For Sale

Tract 38 in Texas Central Park

Site Details

- Flexible Site Development Options
- 63.92 total acres
- Approximately 30 acre buildable site
- Master-planned Business Park Tract
- 12.5 kV Oncor Delivery Distribution
- 10” City of Waco Water
- 18-24” City of Waco Sewer
- Union Pacific Branch line (West) and Mainline (East)
- Distance to IH 35: 2.6 miles
- Distance to Highway 84: 1.2 miles
- Highway 6/Loop 340: 0.6 miles
- Dimensions (widest): 3390’ x 1780’
- High Point: 582’
- Low Point: 525’
- Slope (steepest): 1.73% (East)
- Triple Freeport Exemption

Pricing

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Acres</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Acreage</td>
<td>63.92</td>
<td>$0.60 psf</td>
</tr>
<tr>
<td>Entirely Buildable Site</td>
<td>30.0</td>
<td>$1.35 psf</td>
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</tbody>
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The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, physical or familial status.
Waco Industrial Foundation Tract 38 is located near the junction of Highway 6/Loop 340 and Highway 84. This site provides a low cost option that can be utilized for a broad range of uses, including manufacturing, logistics, and more. Nearby tenants include Owens-Illinois, Romark Logistics, and more. Site could also be rail served by Union Pacific. Ideally, this site provides 25 low-cost, rail-served buildable acres.

Texas Central Park is located at the intersection of Interstate 35 and Texas Highway 6. The Park is home to over 85 tenants, 9,500 employees and 12,000,000 square feet of construction. Today, more than 1,400 acres are available for sale to meet the diverse needs of companies.

For More Information: WacoProspector.com

With a large portfolio of prime development property in Waco, the Waco Industrial Foundation is firmly focused on economic growth. As a non-profit foundation, WIF seeks to acquire, develop and inventory sites that provide strategic advantages for companies seeking to excel.