**SITE DETAILS**

- Industrial, Commercial and Office Sites
- Divisible 51.5 acres (up to 62 acres)
- Master-planned Subdivision
- Development Covenants
- 10.3 acre expansion lot available
- 12.5kV Oncor Electric Delivery distribution
- 138kV Oncor Electric Delivery transmission
- 4” Atmos Energy gas (~600’ extension)
- 8” City of Waco Water
- 12-15” City of Waco Sewer
- Union Pacific Railroad / BNSF Rights Class A Mainline (Western Boundary)
- Distance to Interstate 35: 2.5 miles
- Distance to Highway 84: 3 miles
- Distance to Highway 6/Loop 340: 1.7 miles
- Dimensions: 957’ by 1745’ (North)
- Slope: 2.2%
- Double Freeport Exemption
- Incentive pricing available for qualified businesses

**PRICING**

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Acres</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Lot Configurations</td>
<td>51.5</td>
<td>$1.50 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 7 is located within the Texas Central Park, a 3700 acre master-planned park located in McLennan County. Nearby tenants include Sherwin Williams, Sonoco Flexible Packaging, Coca Cola North America, Caterpillar Work Tools, the Central Professional Park, and more. Additionally, this site provides rail siding suitable for a rail-served site.

Texas Central Park is situated south-west of 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.

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.