For Sale

Waco International Aviation Park

Site Details

- 1,100 acre business park, 304 acres remaining
- Master-planned for aviation, manufacturing, distribution and heavy commercial
- Near Texas State Technical College & Airport
- Sites range from 5 acres to 254 acres
- 12.5 KV Oncor Delivery distribution line
- 4” HIP ATMOS Energy gas
- 16” City of Waco water
- 8-24” City of Waco sewer
- Regional Detention Pond & Tirey Road Upgrade
- Located on U.S. Highway 84 approximately two miles cast of Interstate 35
- Lot 1 Dimensions: 4950’ x 2700’
- Lot 1 High Point: 452’, Low Point: 420’
- Lot 1 Slope (steepest): 1.33% (East)
- Triple Freeport Exemption
- Foreign Trade Zone #246
- Current Tenants: Sherwin-Williams, Sanderson Farms, Dr Pepper Bottling and L-3

Pricing

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Acres</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1 (Small Lots)</td>
<td>&lt;10</td>
<td>$1.20 psf</td>
</tr>
<tr>
<td>Lot 1 (Medium Lots)</td>
<td>11-30</td>
<td>$1.10 psf</td>
</tr>
<tr>
<td>Lot 1 (Large Lots)</td>
<td>31+</td>
<td>$1.00 psf</td>
</tr>
<tr>
<td>Lot 2 (Small Lots)</td>
<td>&lt;30</td>
<td>$1.30 psf</td>
</tr>
<tr>
<td>Lot 2 (Large Lots)</td>
<td>31+</td>
<td>$0.90 psf</td>
</tr>
</tbody>
</table>

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 International Aviation Park began as a 1,100 acre master-planned business park located adjacent to the Texas State Technical College (TSTC) and Industrial Airport in McLennan County. The strategic location affords unique workforce training and partnership opportunities with TSTC’s world-recognized education programs and TSTC Airport’s 8600’ by 150’ parallel runway system. The land is utility-served with regional detention and ready for development; preliminary geotechnical and environmental studies completed. Upgrades to Tirey Rd are underway.

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.