

I-35 LOGISTICS CENTER

OFFERING MEMORANDUM

5200
beverly drive

CBRE

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executive summary

Distribution and Manufacturing space located in Waco, Texas along with Two Points of Railroad Access served by Union Pacific

CBRE is please to present the opportunity to acquire I-35 Logistics Center, a multi-building, 971,500- square foot industrial property located at 5200 Beverly Drive in Waco, Texas. Situated on 58.08 acres, the asset is currently vacant.

The property is in close proximity to I-35 to the west, Hwy 6 to the south, Hwy 84-298 to the west and S Valley Mills Drive to the north. Union Pacific Railroad also runs next to the property.

PROPERTY OVERVIEW

SQUARE FOOTAGE	971,500
ACREAGE	58.08
CLEAR HEIGHT	18' - 33'3"
DOCKS	50
GRADE LEVEL	5
ASKING PRICE	\$64,500,000
PRICE /SF	\$66.39
ZONING	Real Industrial (F2)

INVESTMENT HIGHLIGHTS

Largest Manufacturing Building Between Dallas & Austin - Multi-Tenant Manufacturing and Distribution Center positioned midway between Dallas-Fort Worth and Austin along I-35, the property offers direct access to two of Texas' largest metropolitan markets, enabling efficient distribution in the heart of the Texas Triangle.

Value-Add Opportunity Offered Well Below Replacement Cost - This property delivers an efficient layout designed for large-scale logistics and streamlined distribution operations. With direct rail transportation access, below market-rate leases at \$5/SF, and pricing well below the estimated \$150/SF replacement cost, it offers immediate value and long-term stability. This is a rare opportunity to secure a top-tier, rail-served facility with significant scale at an attractive entry point.

Prime Location with Immediate Highway Access - Situated just off Interstate 35, the property offers excellent connectivity to major regional and national routes. Its location provides quick access to Waco's primary transportation corridors, making it ideal for distribution and logistics operations throughout Central Texas.

Convenient Proximity to Air Transport - The site is approximately 8 miles from Waco Regional Airport, ensuring efficient air freight options for industrial tenants. Additionally, its central Texas position allows easy reach to major airports in Dallas and Austin for broader connectivity.

Highly Functional Multi-Warehouse Complex - The property features 7 warehouses ranging from 103,234 sq. ft. to 225,319 sq. ft., with clear heights from 18 feet to 33'3" and 20 docks on 58.08 acres. Each building is equipped with energy-efficient LED lighting, Phase 3 power, and individual panel boxes, delivering flexibility and reliability for diverse industrial operations.

Workforce-Rich Location for Industrial Growth - McLennan County boasts a population of over 270,000 residents, supported by a strong and diverse labor force of more than 120,000 workers. With employment concentrated in sectors such as manufacturing, healthcare, education, and logistics, businesses benefit from a skilled workforce ready to meet industrial and distribution demands. The county's central Texas location and connectivity via Interstate 35 make it an ideal hub for companies seeking reliable talent and efficient supply chain operations.





building facts

HISTORY

The building was built for and used during its lifetime to manufacture, package and distribute glass bottles for consumer beverages by one company. Approximately 50,000 square feet of total space was used for manufacturing. This building and related equipment is in process of being removed to be completed by July 1, 2026.

UTILITIES

The building is served by unique and uncommon electric, natural gas, and water services as follows:

WATER:

Service Provider | City of Waco

3 tanks: 1 ground level (backup for fire system) and 2 elevated

ELECTRIC:

Service Provider | Oncor

On Site Equipment:

Two Westinghouse 13.2 MVA transformers and ABA switchgear

Prior owner had a service commitment of 13.4 MW, which is no longer in place

0.6 Miles to Transmission Line

NATURAL GAS:

Service Provider | Atmos

On Site Service Size:

Former service was 4,000 MMBtu per day

WAREHOUSE SPECIFICATIONS

WAREHOUSE 1

SF: 225,319+/-
Clear Height: 19.3' | 27'
Column Spacing: 20' x 20' & 40' x 40'
Dock High Doors: 15
Grade Level Door w/ Ramp

WAREHOUSE 2A & 2B

SF: 132,241+/-
Warehouse 2A SF: 32,696
Warehouse 2B SF: 90,140
Common Area: 9,405
Clear Height: 26' 2" | 22' 10"
Column Spacing: 26.5' x 40'
Dock High Doors: 12 - 12' x 10'
Grade Level Door w/ Ramp Rail Access

WAREHOUSE 3

SF: 151,581+/-
Clear Height: 26' 2" | 24' 7"
Column Spacing: 26.6' x 39.5'
Dock High Doors: 10 - 9' x 12' | 9' x 9'
Rail Served Doors: 5 - 12' x 12'

WAREHOUSE 4

SF: 138,867+/-
Clear Height: 29' 1" | 26' 4"
Column Spacing: 24.6' x 49.3'
Dock High Doors: 8 - 9' x 10'
Grade Level Door w/ Ramp

WAREHOUSE 5

SF: 158,679+/-
Clear Height: 33' 3" | 30' 4" Column
Spacing: 49' x 49'
Dock High Doors: 15 - 9' x 10'

WAREHOUSE 6

SF: 103,234+/-
Clear Height: 18' | 20'
Column Spacing: 39.1' x 20'
Dock High Doors: 5 - 9' x 9'
Grade Level Door w/ Ramp (9' x 9' Door)
Rail Served Doors: 2 - 12' x 12'

ELECTRICAL & POWER

Individual Panel Boxes in each Warehouse
3 Phase Power | 120/240/480
LED Lights throughout

YARD SPACE

18 Acre Yard

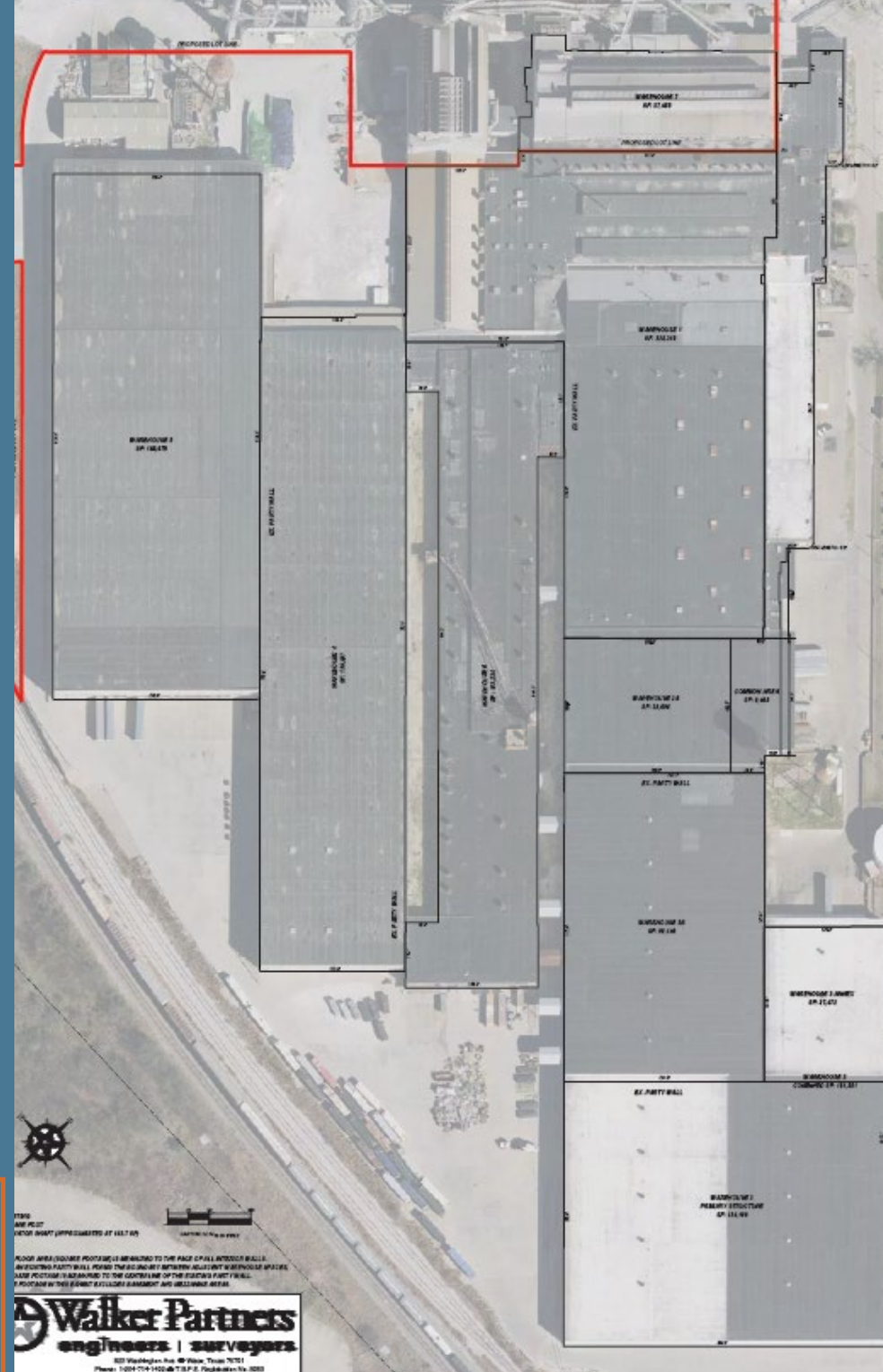
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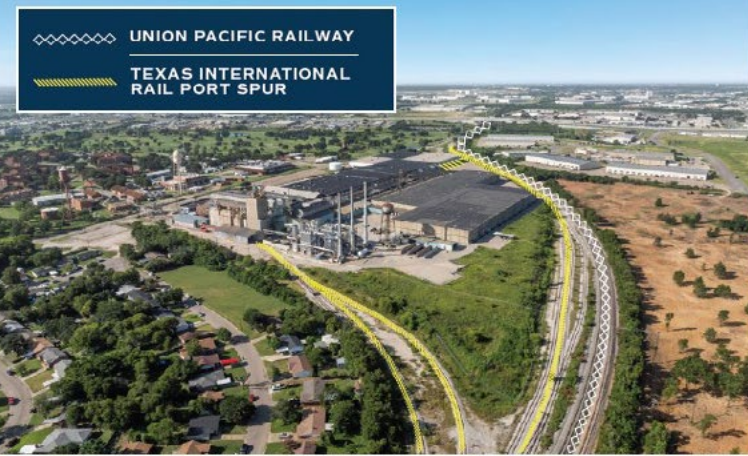
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Jordan Beard

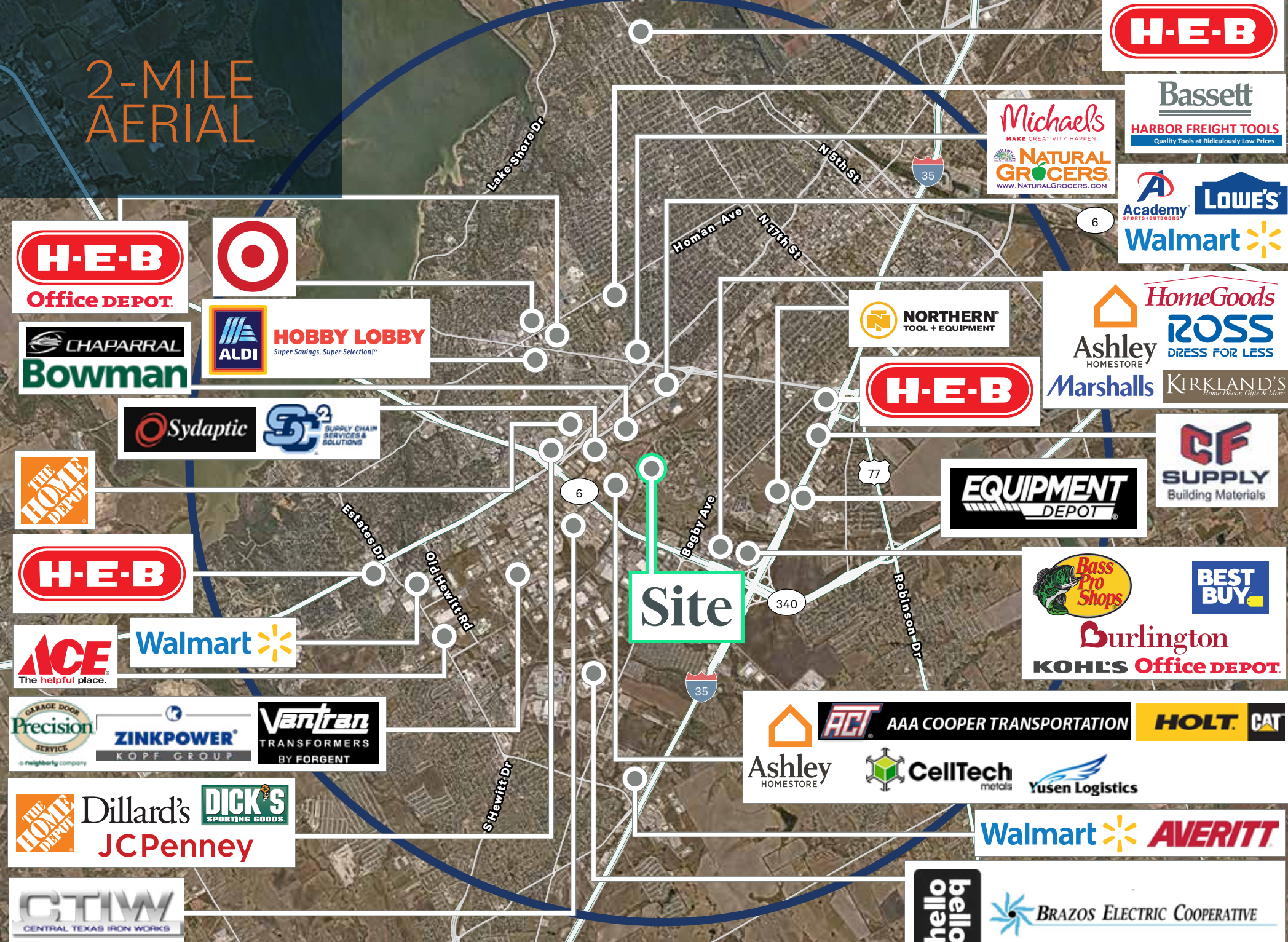
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AERIAL



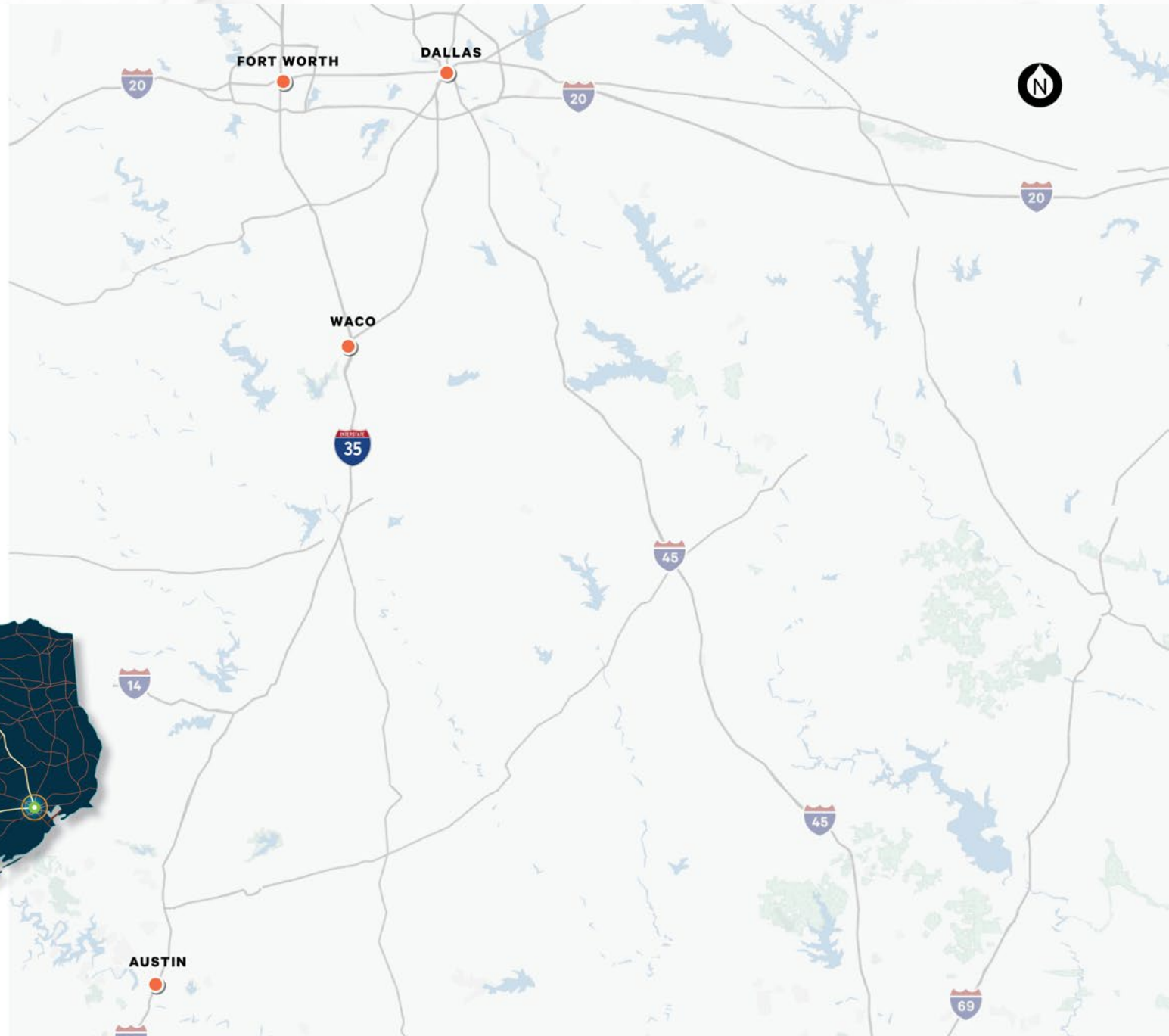


DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	3 MILES	5 MILES	7 MILES
POPULATION			
2025 Population	59,658	146,436	172,774
2030 Population - Projection	60,823	148,811	175,945
2025-2030 Annual Population	0.39%	0.32%	0.36%
GENERATIONS			
Generation Alpha	12.6%	11.5%	11.5%
Generation Z	24.8%	29.9%	29.0%
Millennials	25.6%	23.3%	23.3%
Generation X	16.5%	15.4%	15.8%
Baby Boomers	16.1%	15.9%	16.3%
Greatest Generations	4.3%	4.2%	4.1%
HOUSEHOLD INCOME			
Average Household Income	\$79,708	\$86,833	\$89,457
Median Household Income	\$61,815	\$64,139	\$65,583
HOUSING VALUE			
Median Home Price	\$204,686	\$251,832	\$262,013
Average Home Price	\$254,410	\$285,691	\$295,104
HOUSING UNITS			
Owner-Occupied Housing	44.6%	45.6%	47.5%
Renter-Occupied Housing	46.5%	45.8%	44.2%

The Texas Triangle

The "Texas Triangle", refers to the mega region encompassing Texas's major cities: San Antonio, Austin, Houston and Dallas/Fort Worth. This area's business-friendly environment, robust infrastructure and affordable cost of living has propelled Texas to the #1 state in the nation in terms of population growth and corporate expansion. Since 2018 alone, 74 companies have relocated their headquarters to Texas including industry giants such as McKesson, Charles Schwab, Oracle and Hewlett Packard, in addition to the recent and planned expansions of firms such as Apple, Google and Tesla. The region has attracted a highly skilled workforce as a result, and these fundamental trends position Texas to benefit from continued rapid economic growth and diversification going forward.



Waco, TX



Centrally located in the Lone Star State, Waco's well-developed infrastructure is the foundation that supports a successful and effective business environment. The metro area constantly evolves to support the needs of local businesses, and has rich diversity, abundant natural resources, convenient location and numerous amenities. Waco is home to three industrial parks with thousands of acres of development potential, including Texas Central Park, Waco International Aviation Park and Waco Regional Airport Industrial Parks.

The city blends urban amenities with outdoor spaces, including Lake Waco and the nearby Teas Hill Country, offering a mix of cultural attractions and nature experiences. It also offers some major attractions, five historic homes, seven recreational venues, and nine arts organizations staging theatrical and musical productions, as well as art exhibitions. Waco boasts a population nearing 147,000, is the seat of McLennan County and the 24th most populous city in the state of Texas. Several attractions across Waco saw close to 3 million visitors passing through. Top visitors are coming from Dallas-Ft. Worth, Austin, Houston and San Antonio.

Major companies with a presence in the region include the Coca-Cola Company, Exxon Mobile, Mars Wrigley Confectionery, Sanderson Farms, Blue Cross Blue Shield, Scott & White Healthcare, Keurig Dr. Pepper and more.

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