

FOR SALE

WACO INTERNATIONAL AVIATION PARK



**GREATER
WACO
CHAMBER™**

WacoChamber.com

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PLOT THE FUTURE

BUSINESS ENVIRONMENT

LOCATION

- 90 miles south of
- 90 miles north of Austin
- 180 miles northwest of Houston and San Antonio

POPULATION (2024)

- MSA: 304,865
- Region: 835,607
- Growth: 1.6% / Year

WORKFORCE (2024)

- MSA Labor Force: 139,515
- Region Labor Force: 354,626
- MSA Unemployment: 3.5%
- Region Unemployment: 3.5%

TALENT PIPELINE

- 33,000+ College Students
- 5 Colleges/Universities

DIVERSE ECONOMY

- Education/Health: 19.4%
- Trade/Transport: 17.3%
- Government: 15.2%
- Manufacturing: 11.6%
- Hospitality: 10.0%
- Prof. Services: 9.9%
- Financial: 6.6%
- Construction: 6.4%
- Information: 0.7%
- Other Services: 2.9%

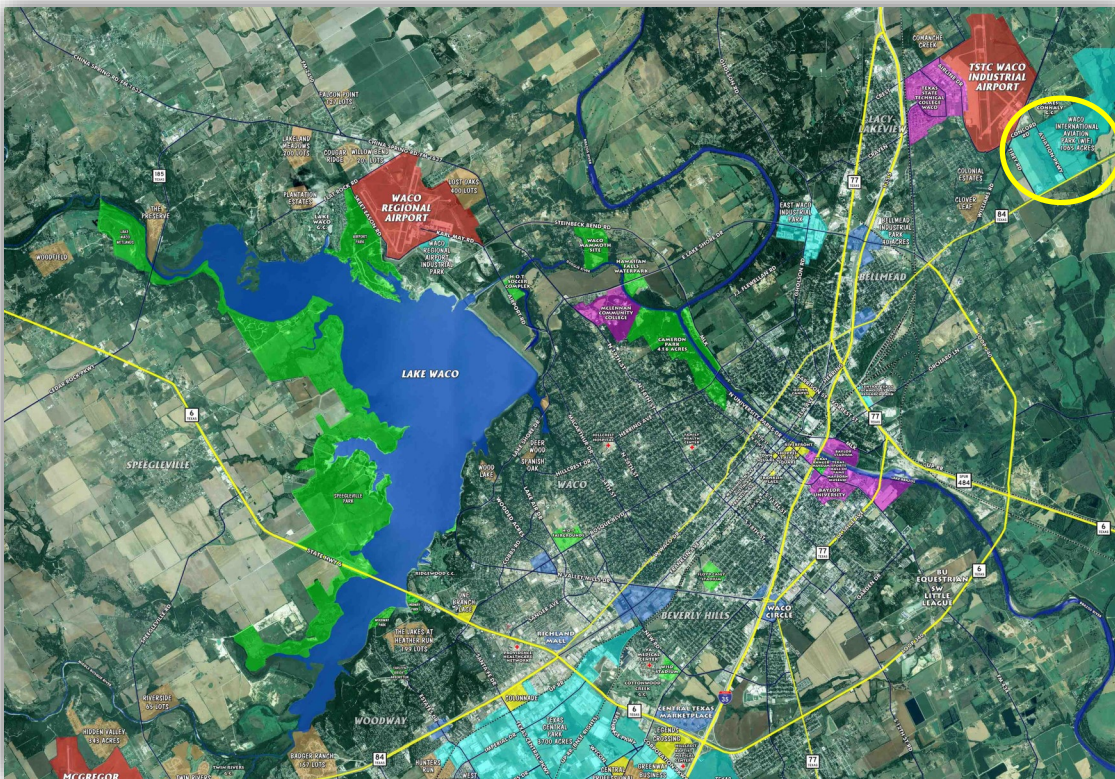
SITE DETAILS

- 1,100 acre business park, ±250 acres remain
- Master-planned for manufacturing, distribution and heavy commercial
- Near Texas State Technical College Airport
- Sites range from 7 acres to 131 acres
- 12.5 KV Oncor Delivery distribution line
- 4" and 6" Atmos Natural Gas
- 16" City of Waco water
- 8-24" City of Waco sewer
- Regional Detention & Tiry Rd Upgrade
- Located on U.S. Highway 84 approximately two miles east of Interstate 35
- Triple Freeport Exemption
- Foreign Trade Zone #246
- Sherwin-Williams, Sanderson Farms, Dr Pepper Snapple, Balcones and L3Harris

PRICING

Lot Number	Acres	Price
Lot 1	7.5 to 130.5	\$3.00 psf
Lot 2	20 to 84.13	\$2.00 psf
Lot 3	40.61	\$3.00 psf

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 a rebuilt Tiry Rd and regional detention pond. Preliminary geotechnical studies completed.

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.



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**BUSINESS
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**RECENT
ANNOUNCEMENTS**

- Walmart Inc. (mfg)
- SpaceX
- Uzin Utz
- Knauf Insulation
- Messer
- Graphic Packaging Intl
- Mars Wrigley
- AstenJohnson
- Amazon
- Envases
- ZinkPower

MAJOR EMPLOYERS

- Baylor University
- Ascension Providence
- Baylor Scott&White Hillcrest
- Sanderson Farms
- Wal-Mart
- Veterans Administration
- Texas Farm Bureau
- Mars Wrigley Confectionery
- L3Harris
- AbbVie
- Aramark
- American Income Life
- Magnolia Market
- Texas Materials
- SpaceX
- Caterpillar Logistics
- Versalift
- Howmet Fastening Systems
- Owens-Illinois