

FOR SALE

TRACT 38 IN TEXAS CENTRAL PARK



SITE DETAILS

- Flexible Site Development Options
- 63.304 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
- 4” Natural Gas
- 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

Lot Number	Acres	Price
All Acreage	63.304	\$2.00 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.



**GREATER
WACO
CHAMBER™**

WacoChamber.com

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**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)

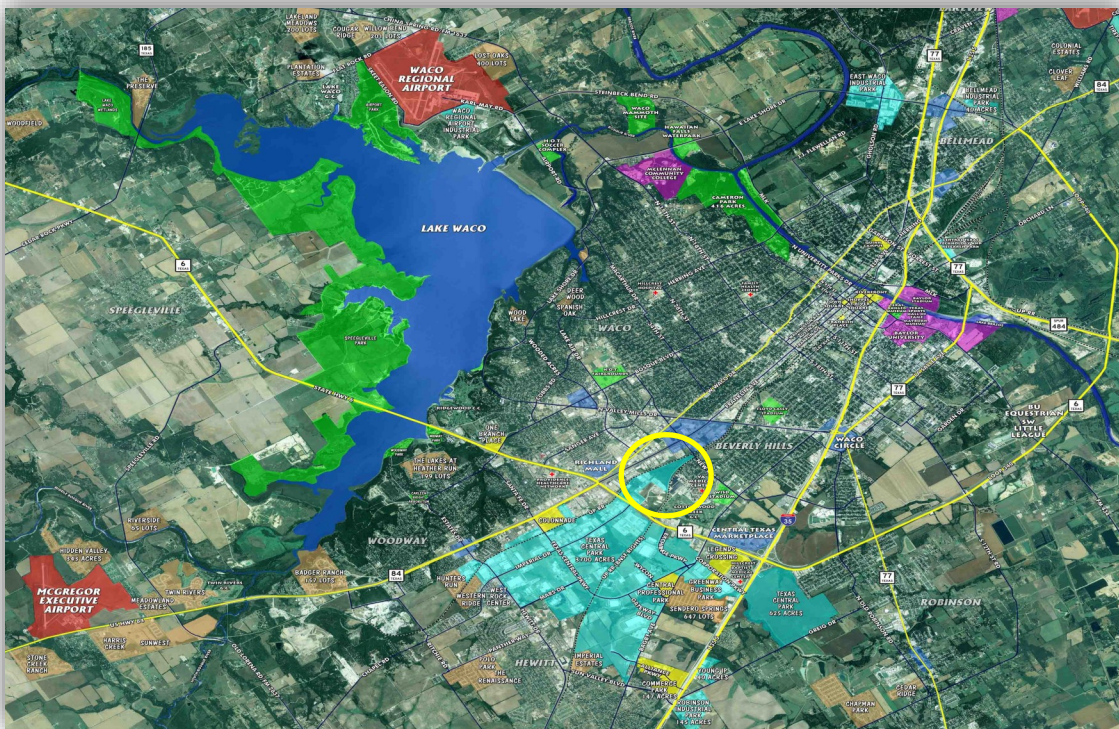
- **MSA Labor Force:** 139,515
- **Region Labor Force:** 354,626
- **MSA Unemployment:** 3.1%
- **Region Unemployment:** 3.5%

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%



Waco Industrial Foundation Tract 38 is located near the intersection of Highway 6/Loop 340 and Highway 84. This site provides a low cost, buffered option suitable for a broad range of uses, including manufacturing, logistics, and more. This site provides approximately 30 buildable acres, with additional land available for buffer, laydown yard, parking, testing and other uses.

Texas Central Park is located at the intersection of Interstate 35 and Texas Highway 6. Home to over 100 tenants, 12,000 employees and 12MM+ square feet of construction, remaining acreage is limited.

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 ENVIRONMENT

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