

FOR SALE

GATEWAY AT TEXAS CENTRAL PARK



SITE DETAILS

- 6 to 39 acre sites for light industry/logistics
- 680 acre subdivision with 90+ acres of configurable lots remaining
- Master-planned Business Park, Heavy Utilities
- 12.5 KV Oncor Electric distribution (multiple)
- 2x 138 KV Oncor Electric transmission
- 6-10" Atmos Energy gas (high pressure)
- 8-16" City of Waco Water
- 8-30" City of Waco Sewer
- Expansion of water, sewer and gas underway
- Distance to IH 35: 1 mile
- Distance to Highway 6/Loop340: 2 miles
- Park Dimensions (widest): 6750' by 4750'
- Protective Covenants
- Double Freeport Exemption
- Tenants: Caterpillar Logistics, Hello Bello, Graphic Packaging Int'l, Brazos Electric HQ
- Incentive pricing available for qualified businesses
- Sheehy Parkway extension to Gateway Blvd underway

PRICING

Acres	Price
6.1	\$5.00 psf
9.3	\$5.00 psf
10.2	\$5.00 psf
25.0	\$4.00 psf
39.2	\$3.75 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™**

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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%



The Gateway Business Park is a development within the Texas Central Park, a 3700 acre master-planned park located in McLennan County. Tenants include Caterpillar, Brazos Electric, Graphic Packaging International, and several prospects. This property has been reserved for Class A Industrial construction, which includes a broad range of uses, including manufacturing, distribution, and related professional services.

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