

For Sale 6.3 Acres | Prime Commercial Land | Interstate 35 Frontage Lacy Lakeview (Waco MSA), Texas

Positioned directly on the booming Interstate 35 growth corridor, this 6.3-acre commercial tract in Lacy Lakeview, TX offers unmatched visibility, access, and long-term upside. Located just minutes from Downtown Waco and Baylor University, the property sits in the heart of one of Central Texas' fastest-expanding submarkets — a corridor experiencing explosive residential, commercial, and institutional investment.

With flexible C-1 Highway Commercial zoning, direct I-35 frontage, and a conceptual pad-site plan already in place, this site is perfectly suited for retail, QSR, hotel, industrial, or mixed-use development. The city has also expressed openness to expanded uses, including industrial with outside storage, giving developers a rare level of flexibility.

Why This Property Is a Standout Investment

Unmatched Visibility & Access

- Direct frontage along Interstate 35, one of Texas' most traveled highways
- Over 97,000 vehicles per day
- Immediate access to I-35, Loop 340, and U.S. Route 77 Business
- Only 10 minutes to Downtown Waco and 8 minutes to Baylor University

Explosive Regional Growth

The north Waco / Lacy Lakeview corridor is undergoing a major transformation driven by large-scale public and private investment:

- A \$10 billion data center has been announced just 4 miles north of the property
- A new 200-unit luxury apartment community is under construction and already 25% occupied
- TSTC's \$72 million program building is rising along I-35
- The former K-Mart redevelopment is underway
- 92-lot subdivision by Woody Butler Construction is selling homes
- A developer recently acquired 340 acres for a ranch-style HOA subdivision with 85 one-acre lots

This level of activity is accelerating demand for retail, services, housing, and employment — positioning this property at the center of a rapidly expanding economic hub.

Strong Demographics & Workforce

- Nearly 175,000 residents within a 10-mile radius
- 14% population growth since 2010
- Surrounded by Baylor University, TSTC, and McLennan Community College
- Expanding workforce and student population fueling retail and service demand

National Retail Momentum

The immediate trade area includes major national brands such as:

Walmart Supercenter, The Home Depot, Planet Fitness, Starbucks, Chick-fil-A, Whataburger, Discount Tire, IHOP, McDonald's, Taco Bell, and many more.

This concentration of national retailers validates the strength of the corridor and supports additional commercial development.

Development Flexibility

The property's zoning and location support a wide range of uses, including:

- Retail & QSR
- Hotel / Hospitality
- Industrial with outside storage
- Medical / Dental / Urgent Care
- Flex / Office
- Pad-site subdivision
- Mixed-use concepts

A conceptual pad-site plan is available to help visualize potential layouts and end-user configurations.

The Bottom Line

This 6.3-acre tract represents a rare opportunity to secure a high-visibility, high-growth commercial site along one of Texas' most powerful economic corridors. With massive regional investment underway, strong demographics, and flexible zoning, this property is positioned to deliver exceptional long-term value for developers and investors.

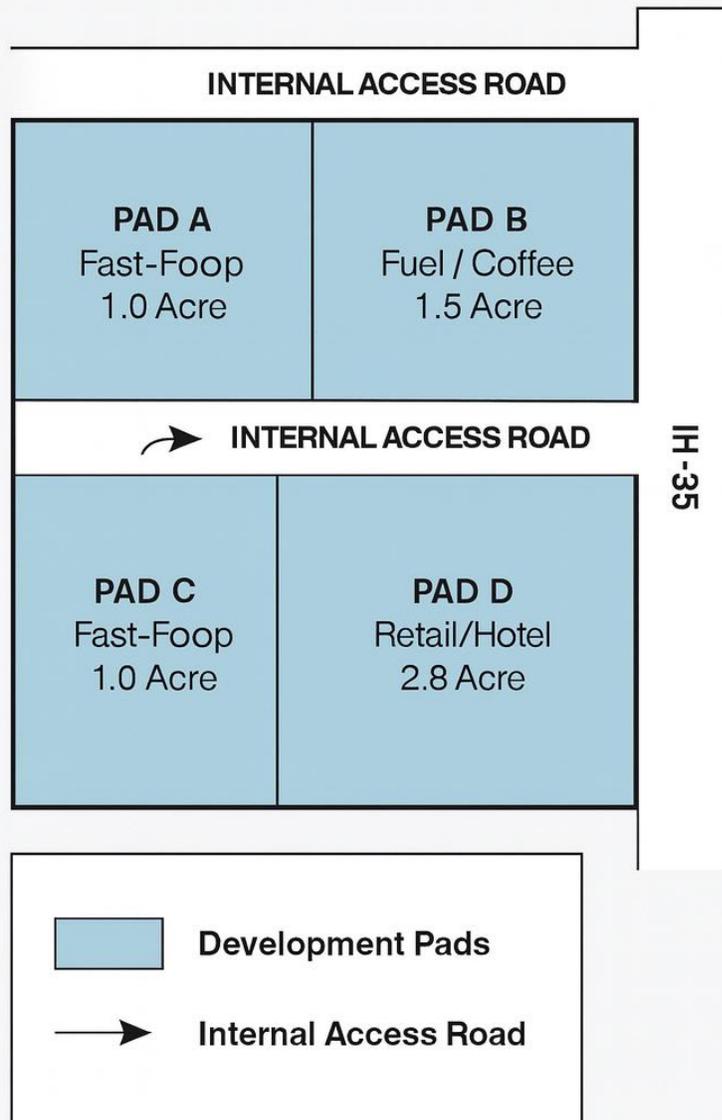
CONCEPTUAL SITE PLAN

6.3 Acres

E Crest Drive & IH-35

Lacy Lakeview, Texas

Southeast Quadrant



CONCEPT PLAN



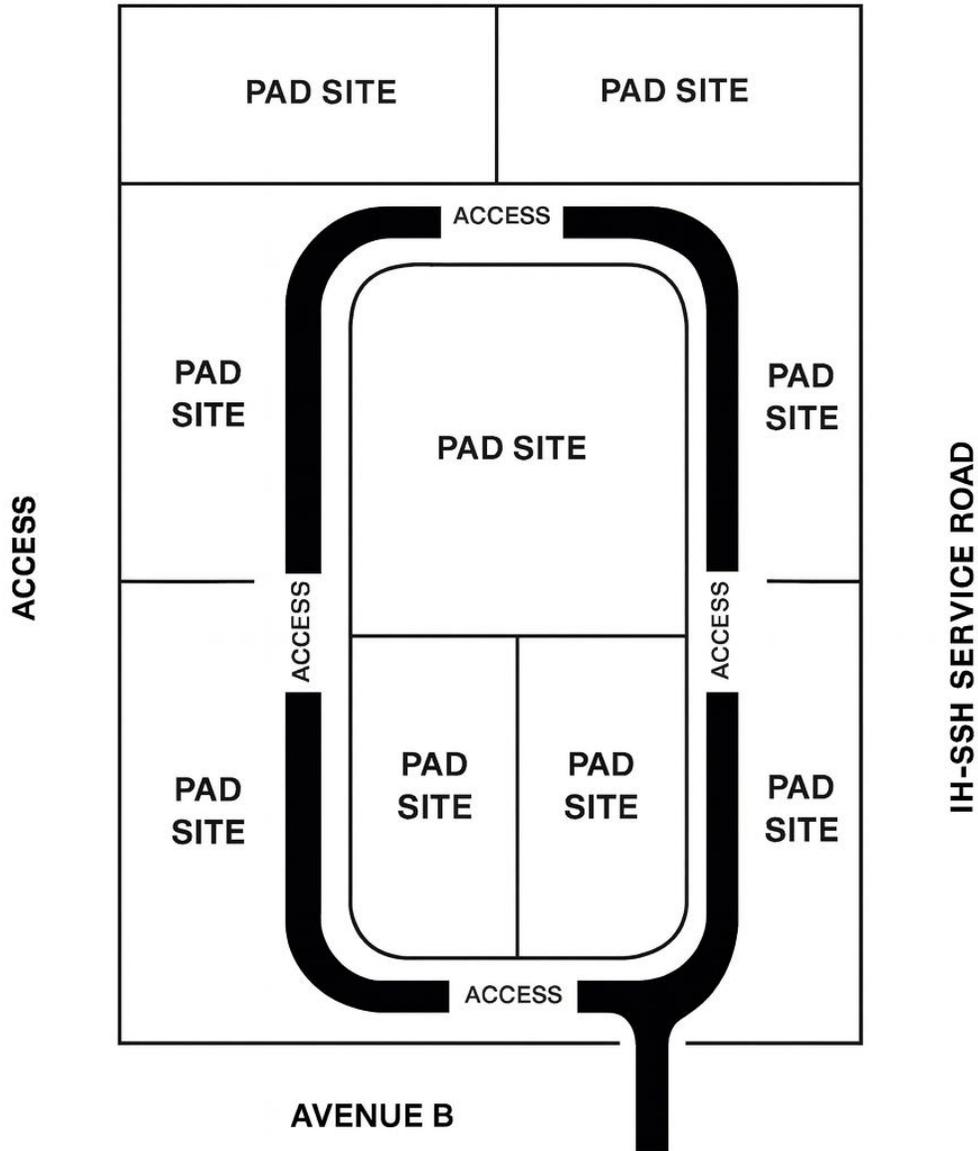
IH-35

INTERNAL DRIVE →



CREST DRIVE

EAST CREST DRIVE



**CONCEPTUAL PAD SITE
CONFIGURATION DRAWING**