

# 1.54 ACRES - COTTONWOOD CREEK MARKET

NWQ OF I-35 S. AND W. LOOP 340/HIGHWAY 6 | WACO, TEXAS

**FOR SALE**



- **1.54-ACRE TRACT AVAILABLE FOR SALE, PAD-READY**, LOCATED IN THE MIDDLE OF COTTONWOOD CREEK MARKET, WACO'S PREMIER MIXED-USE ENTERTAINMENT DISTRICT
- **LOCATED AT THE SUPER-REGIONAL INTERSECTION OF I-35 AND HWY. 6** WITH CLOSE PROXIMITY TO BAYLOR UNIVERSITY, DOWNTOWN WACO, AND MAGNOLIA MARKET
- **EXCELLENT ACCESS FROM I-35 SOUTH**, ONE OF THE **BUSIEST HIGHWAYS IN TEXAS** (OVER 108,140 VPD)
- **PRICE: \$15.00 P/SF**



**698,296**

Current Population Within the Trade Area



**12%**

Population Growth Within a 3-Mile Radius from 2020 to 2023



**\$87,181**

Average HHI Within the Trade Area



**NOW OPEN**

**CINEMARK**

**LOVESAC**

**BLACK RIFLE COFFEE COMPANY**



**TOPGOLF**

**MAIN EVENT**

**COMING SOON**



**WHATABURGER**



**Black Bear Diner**

**AUSTEN BALDRIDGE**

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**NewQuest PROPERTIES**