

FOR SALE

PROFESSIONAL PARK AT TEXAS CENTRAL



SITE DETAILS

- Master Planned for Professional Developments
- 10.75-acre tract in Texas Central Park
- Development covenants ensure quality
- Wooded lot w/creek visibility
- 12.5 KV Oncor Delivery distribution
- 6" Atmos Gas on Bagby Avenue
- 16" City of Waco Water
- 12" City of Waco Sewer
- Near Central Professional Park, Legend's Crossing and Baylor Scott & White Hospital
- Distance to IH 35: 1.75 miles
- Distance to Highway 84: 3.15 miles
- Distance to Highway 6/Loop 340: 1.60 miles
- Dimensions (widest): 3500' by 2000'
- High Point: 562'
- Low Point: 549'
- Slope (steepest): 2.4% (South)
- Double Freeport Exemption
- Existing Tenants: Central Texas Industrial Training Center, Wardlaw Claims, Coca Cola SW Beverages, various professional offices

PRICING

Lot Number	Acres	Price
All Acres	10.75	\$5.47 PSF
Bagby Frontage	2.00	\$7.50 PSF
Wycon Frontage	8.75	\$5.00 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™**

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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)

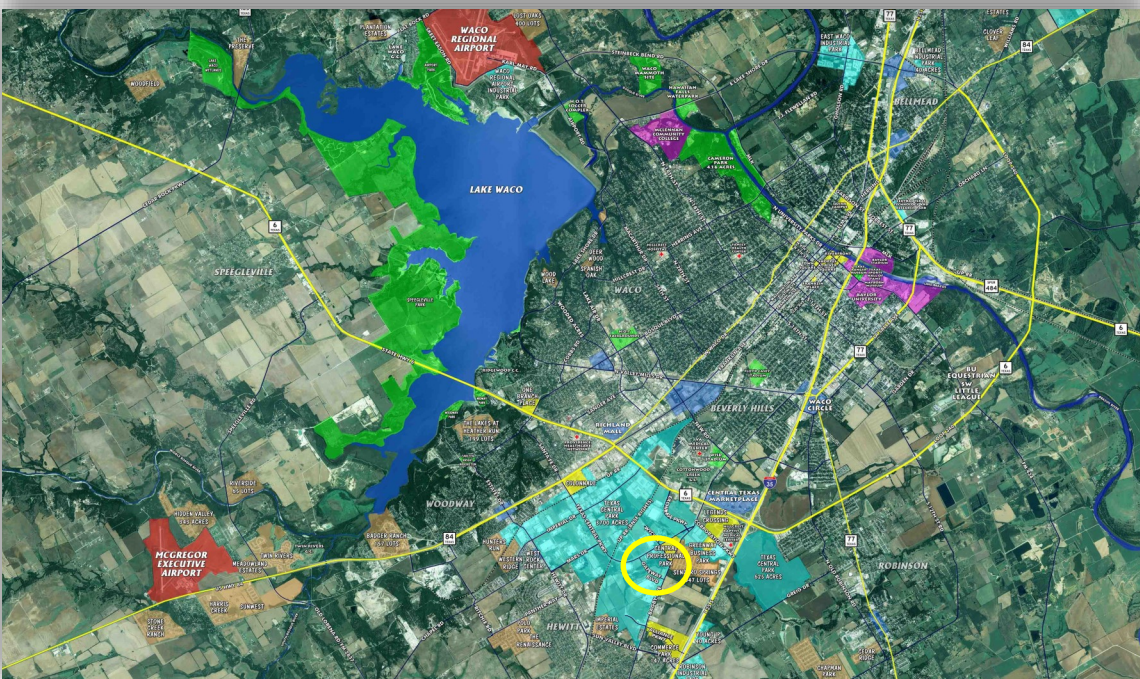
- MSA Labor Force: 139,515
- Region Labor Force: 354,626
- MSA Unemployment: 3.5%
- Region Unemployment: 3.5%

TALENT PIPELINE

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

DIVERSE ECONOMY

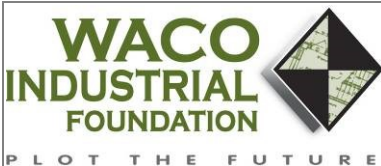
- Education/Health: 19.4%
- Trade/Transport: 17.3%
- Government: 15.2%
- Manufacturing: 11.6%
- Hospitality: 10.0%
- Prof. Services: 9.9%
- Financial: 6.6%
- Construction: 6.4%
- Information: 0.7%
- Other Services: 2.9%



The Professional Park is a development within the Texas Central Park, a 3700 acre master-planned business park in McLennan County. This property provides a wooded site overlooking Flat Rock Creek and is well-suited for Class A, vertical construction of offices and service industries. Nearby tenants include a new flagship workforce training facility, The WorkSITE, as well as both professional and light industrial users.

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