

MIDWAY LOGISTICS PARK





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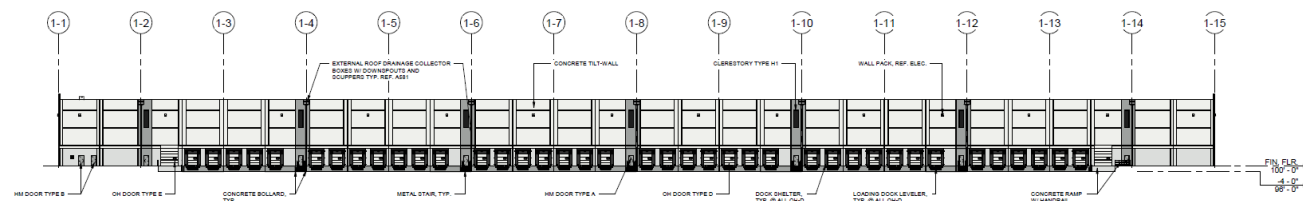
Site Plan

MARKET OVERVIEW

Waco Industrial Market Overview

Local Information & Incentives

- ✓ FINAL APPROVAL FROM THE CITY OF WACO
- ✓ PLAT APPROVAL
- ✓ SITE PLAN APPROVED
- ✓ BUILDING PLAN APPROVED
- ✓ WETLANDS PERMITS RECEIVED (FEMA)

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Specifications

PHASE 1

SF: 163,965

Dock Doors: up to 39

Drive-in Doors: 2

Trailer Park: 40

Car Park: 176

Power: 3,000 Amp 277/480V

Sprinkler System: ESFR

Column Spacing Warehouse: 50' x 56'6"

Speed Bay Depth: 60'

Clear Height: 40' AFF to bottom of joist

Lighting: LED w. motion sensors and 15' whips

PHASE 2

SF: 247,255

Dock Doors: up to 36

Drive-in Doors: 2

Trailer Park: 20

Car Park: 97 (can be expanded up to 221)

Power: 3,000 Amp 277/480V

Sprinkler System: ESFR

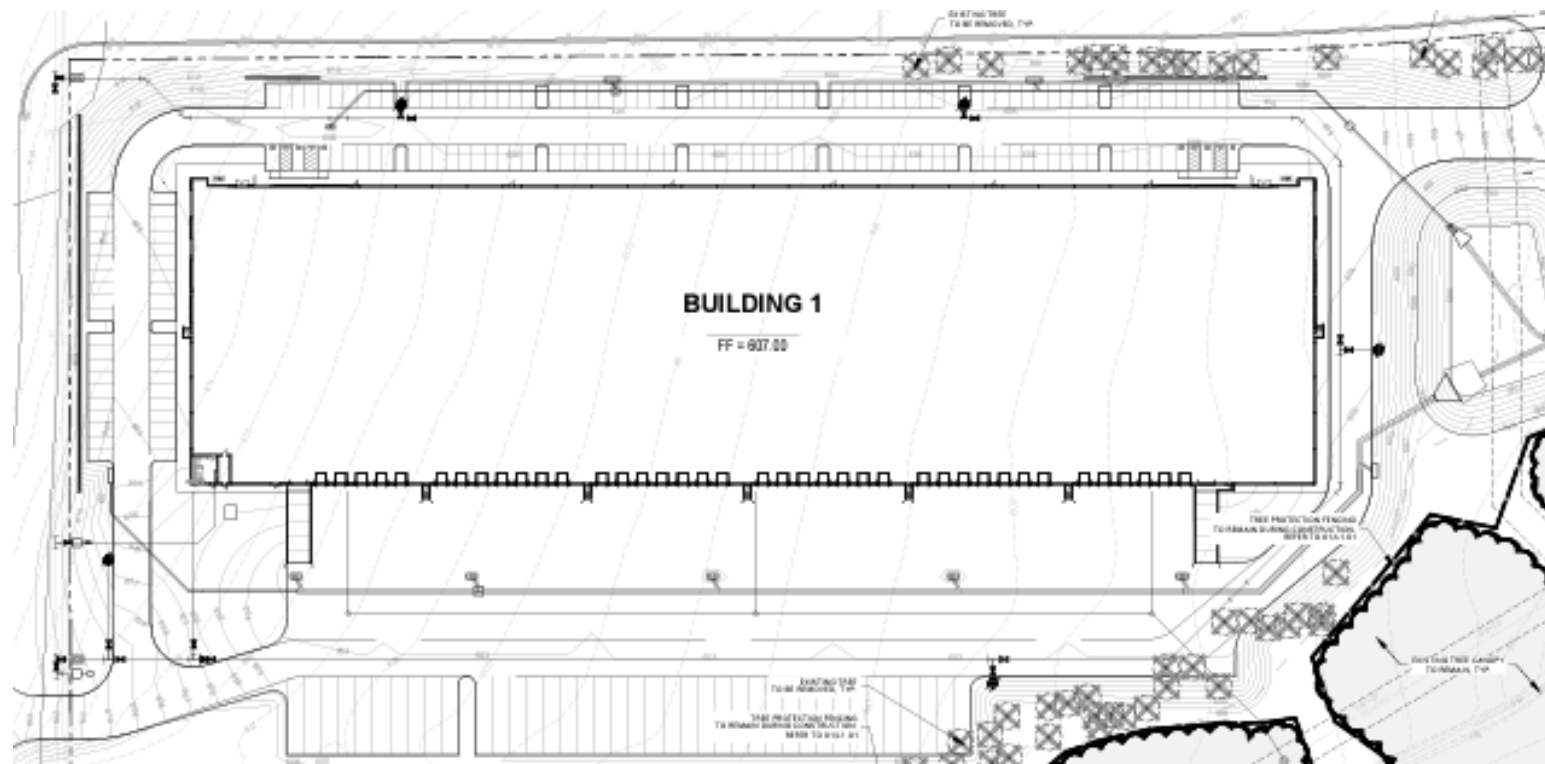
Column Spacing Warehouse: 50' x 56'6"

Speed Bay Depth: 60'

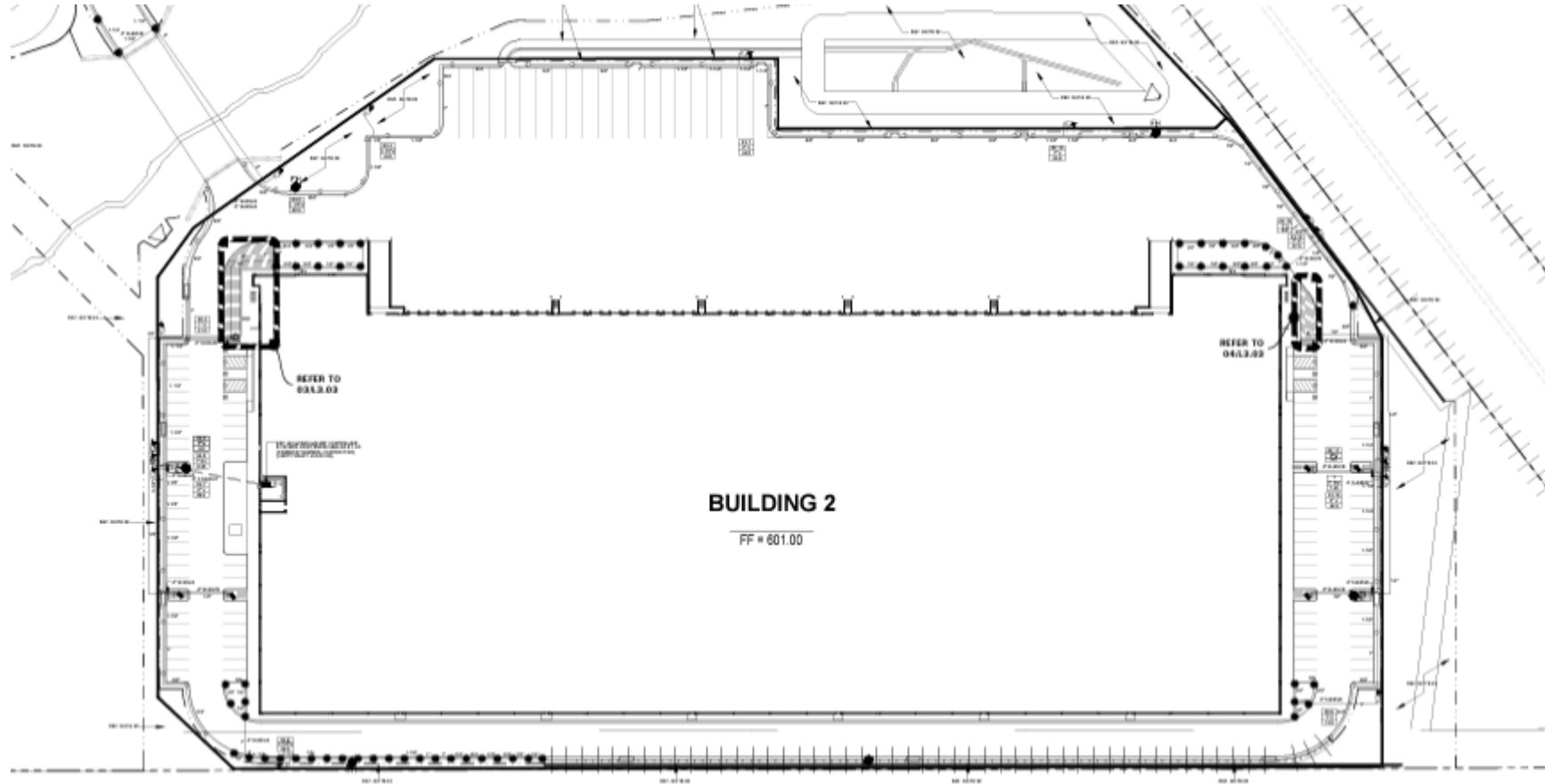
Clear Height: 40' AFF to bottom of joist

Lighting: LED w. motion sensors and 15' whips

Site Survey – Building 1



Site Survey – Building 2



Market Overview



The City of Waco is conveniently located between Dallas, Fort Worth and Austin along I-35, which makes it the perfect location for manufacturers, distributors, logistics companies and other industrial users. The Greater Waco market is home to many leading global brands and provides robust infrastructure to support job growth as well as best in class modes of transportation.

Waco: A Great Place to Bring Your Business

Why Waco?

Convenience

- Just 90 minutes to/from Austin & Dallas
- 185 miles to Houston & San Antonio
- Just 3 hours to 85% of Texas population
- 200 miles within 80% of Texas population

Workforce

- 5 local colleges & universities
- 75,000 students within 60 minutes
- Advanced education high school programs

Jobs

- #2 in Texas in job growth
- #7 nationally in job growth
- Have surpassed pre-covid employment numbers

Resources & Incentives

State

- Cash Grants (for job creation & capital investment)
- State Sales Tax Refunds
- Customized Training Grandstand Employee Recruitment
- In-state College tuition

Local

- Cash Grants (for job creation & capital investment)
- Phased-in Property Taxes (Abatements / Grants)
- Infrastructure Assistance
- Tax Exemptions and Inventory Tax Reductions
- Tax Increment Financing

CONTACTS

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