

OFFERING MEMORANDUM

2425 MARKETPLACE DR IN WACO, TX 76710





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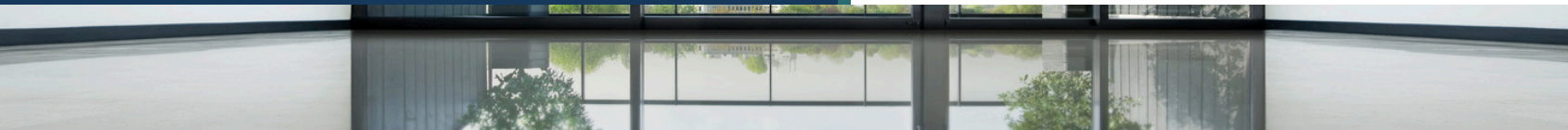
OVERVIEW

04-05

PROPERTY PHOTOS

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MARKET OVERVIEW



OVERVIEW

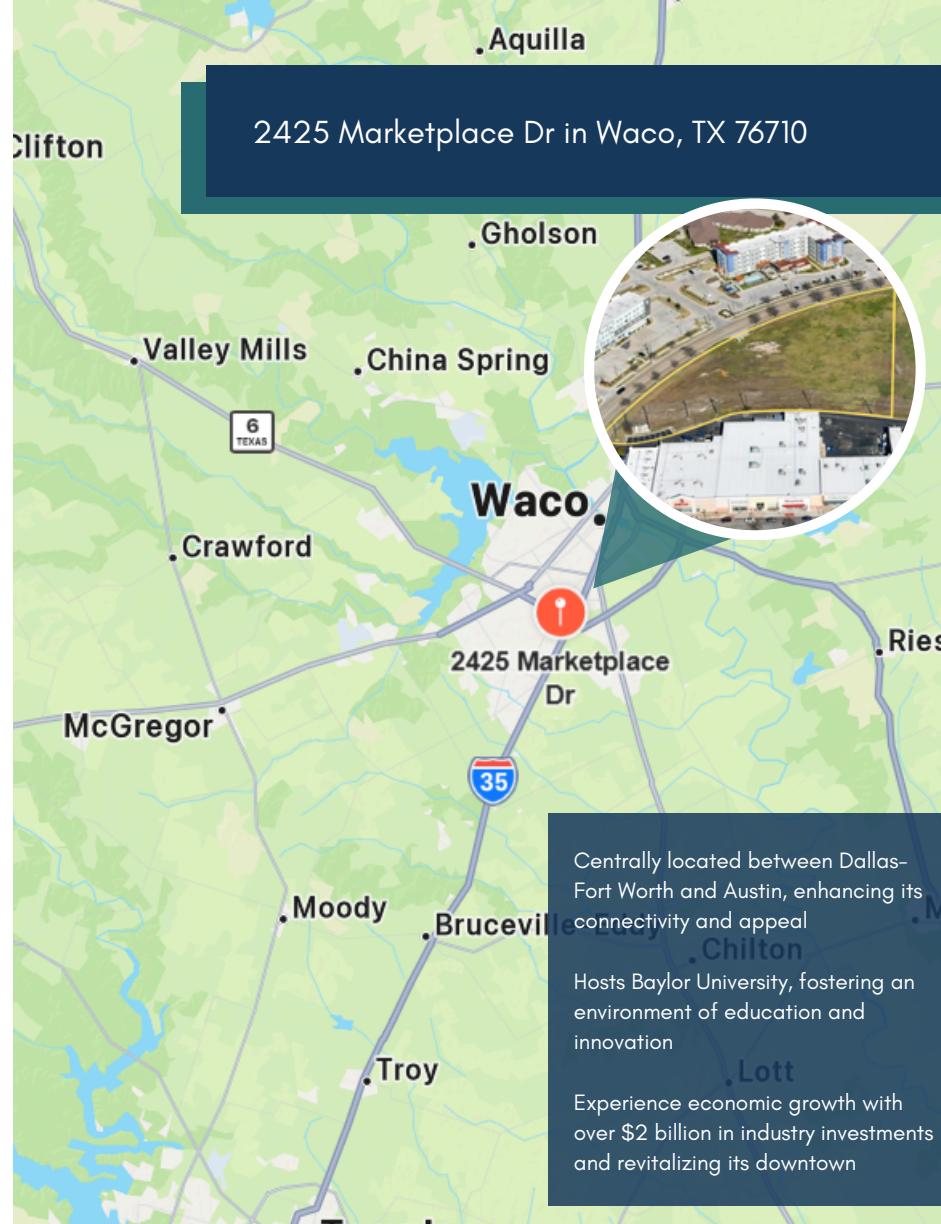
HIGHLIGHTS:

Price: \$1,500,000

Price Per SF: \$10.32/SF

Land Size: 3.3382 Acres

Zoning: C-2



Centrally located between Dallas-Fort Worth and Austin, enhancing its connectivity and appeal

Hosts Baylor University, fostering an environment of education and innovation

Experience economic growth with over \$2 billion in industry investments and revitalizing its downtown

AERIAL VIEW



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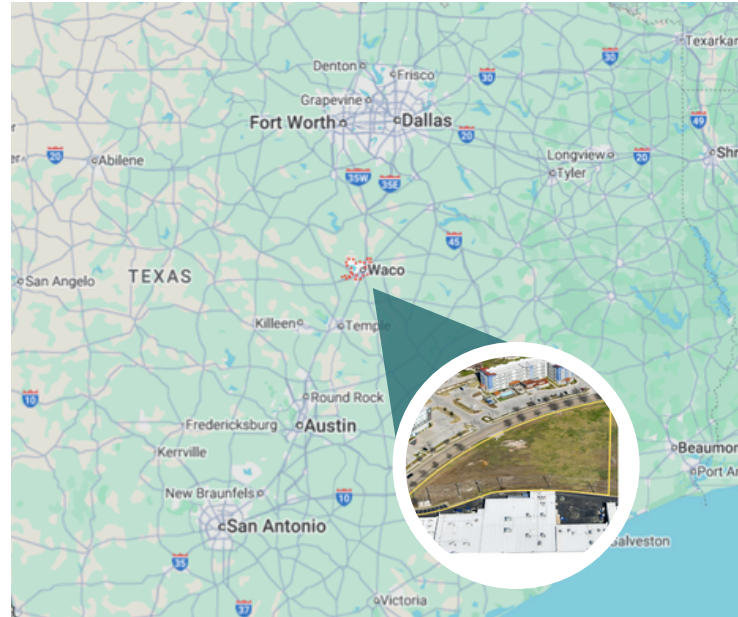
WACO, TEXAS

A, Waco, TX, emerges as a vibrant and swiftly expanding city, strategically positioned equidistant from the Dallas-Fort Worth and Austin metro areas. With a Greater Metropolitan Statistical Area (MSA) population of 270,868, Waco is witnessing a surge in both population growth and urban development, particularly in its thriving downtown area. This growth is further complemented by Waco's robust recruitment and employment in the manufacturing and technology sectors, showcasing its economic vitality and diverse industry base.

B, The city's economic landscape is distinguished by key industries such as advanced manufacturing, aerospace and defense, healthcare, and higher education, with notable institutions including Baylor University, Texas State Technical College (TSTC), and McLennan Community College (MCC) contributing to the local and regional development. This emphasis on education not only fuels the local economy but also fosters an environment of innovation and skills development.

C, Recent announcements have highlighted Waco's economic momentum, with over \$1 billion in capital investment from manufacturing industries marking a significant milestone. Esteemed companies like Allergan, Alcoa, Amazon, Graphic Packaging International, Uzin Utz, Envases, and Mars Chocolates have chosen Waco for their operations, signaling a vote of confidence in the city's economic future and its capacity to support large-scale manufacturing ventures.

d, Waco's strategic location, combined with its burgeoning downtown, diverse economic base, and significant investment in key sectors, positions the city as an attractive hub for business and innovation. The city's commitment to fostering growth in advanced manufacturing, aerospace, healthcare, and education underscores its role as a pivotal economic player in Texas, offering a wealth of opportunities for investment and development.



CENTRAL TEXAS MARKETPLACE

SHOPPING| DINING|LIVING

Central Texas Marketplace stands as Waco's premier power retail center, strategically positioned at the northwest corner of I-35 and Loop 340. This prime location offers exceptional visibility and accessibility, attracting both local residents and the steady flow of travelers along the I-35 corridor. With a Gross Leasable Area (GLA) of approximately 429,631 square feet, the center serves as a dominant retail hub in Central Texas .

The marketplace boasts a diverse mix of national retailers and specialty stores, catering to a wide range of shopping preferences. Anchored by major tenants such as Belk, Kohl's, Ross Dress for Less, Marshalls, HomeGoods, and Best Buy, it offers a comprehensive shopping experience. Additional retailers include Old Navy, Ulta Beauty, Petco, Skechers, and Popshelf, among others. This blend of stores ensures that shoppers can find everything from fashion and electronics to home décor and beauty products in one convenient location.

Beyond retail, Central Texas Marketplace features a variety of dining options to satisfy diverse culinary tastes. Visitors can enjoy quick bites at establishments like Panda Express and Subway or opt for sit-down meals at restaurants such as Panera Bread and Logan's Roadhouse . The center's open-air design and ample parking enhance the overall shopping and dining experience, making it a preferred destination for both everyday errands and leisurely outings.

The marketplace's strategic location contributes to its impressive foot traffic, with an estimated 5.63 million visits annually . Its proximity to Baylor University, Texas State Technical College, and McLennan Community College, which collectively enroll over 38,600 students, further bolsters its customer base . This consistent influx of shoppers underscores the center's role as a vital economic and social hub in the region.

BAYLOR UNIVERSITY



Baylor University, nestled in the heart of **Waco, Texas**, stands as a beacon of academic excellence and tradition, with an enrollment surpassing 19,000 students. Founded in 1845, Baylor is distinguished as the oldest continuously operating university in Texas and has become an integral part of the state's higher education landscape, significantly contributing to the local and regional economy.

Spanning across a picturesque campus of over 1,000 acres along the Brazos River, Baylor University is dedicated to providing a rich and diverse educational experience. This commitment is evident in its comprehensive array of undergraduate, graduate, and professional programs across various disciplines, fostering an environment where academic excellence and faith integration coalesce.

The university's faculty and staff, numbering in the thousands, are deeply committed to student success, providing a supportive and challenging academic environment. Baylor's alumni network, which extends globally, includes over 180,000 individuals who have made significant contributions across a wide range of professional fields.

In athletics, Baylor shines brightly as a member of the NCAA Division I Big 12 Conference, with its teams known as the Bears demonstrating prowess and sportsmanship in a variety of sports. The university's commitment to athletic excellence complements its academic mission, offering students a well-rounded collegiate experience.

5.4 FROM THE SUBJECT PROPERTY



ENROLLMENT: 20,824 Students



ALUMNI: 100,000+



NCAA Division 1 Big 12 Conference



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