

PROPERTY FOR SALE

14656 N IH 35 ELM MOTT, TX 76640



OVERVIEW

PRICE:

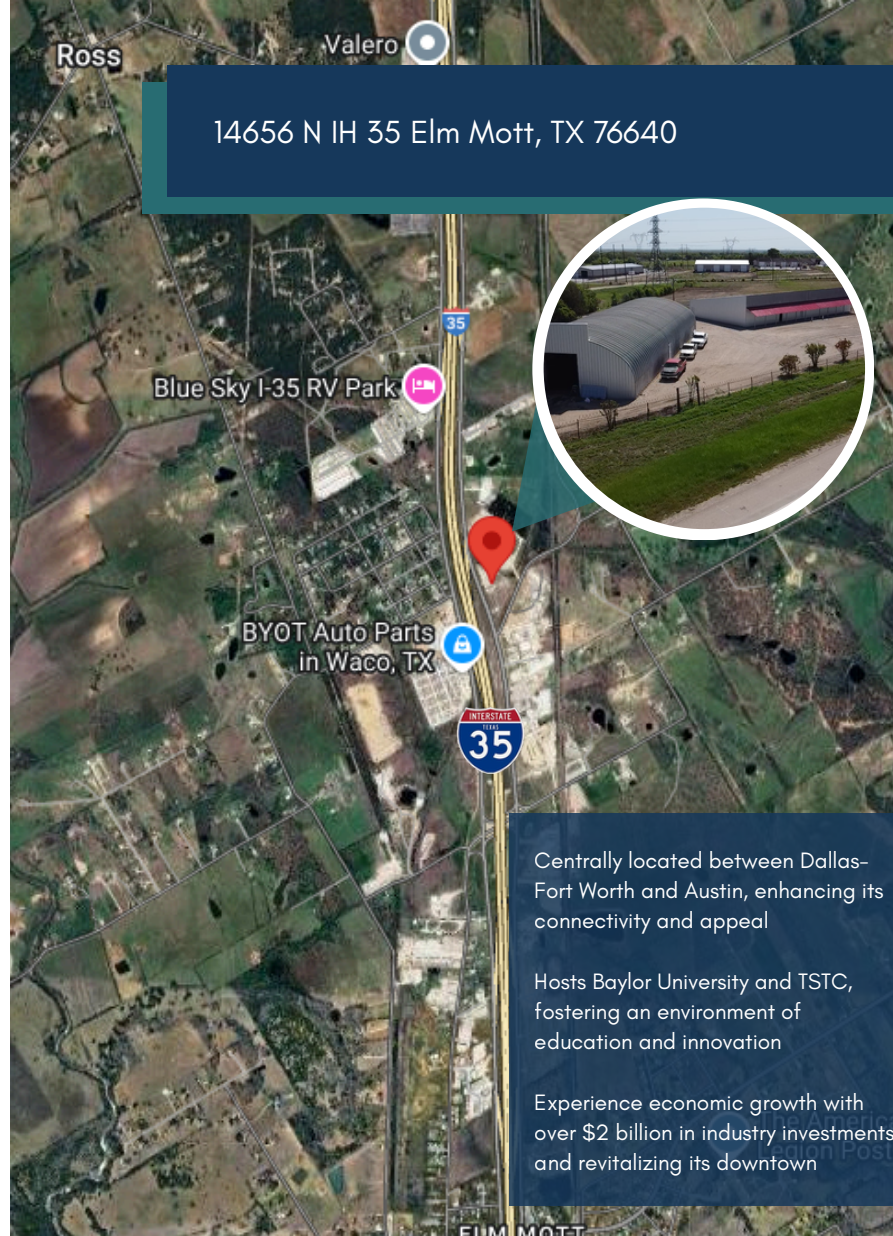
Contact Broker for Pricing

EXISTING BUILDING

Building #1	7,305 SF
Building #2	5,300 SF
Land Size	4.04 Acres

HIGHLIGHTS

- Located off I-35 with plenty of visibility
- Single-phase power
- 5,300 SF Quonset hut is perfect for industrial storage
- Located 10 minutes north of Waco and 1 hour from DFW.



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

Hosts Baylor University and TSTC, fostering an environment of education and innovation

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

AERIAL VIEW



AERIAL VIEW



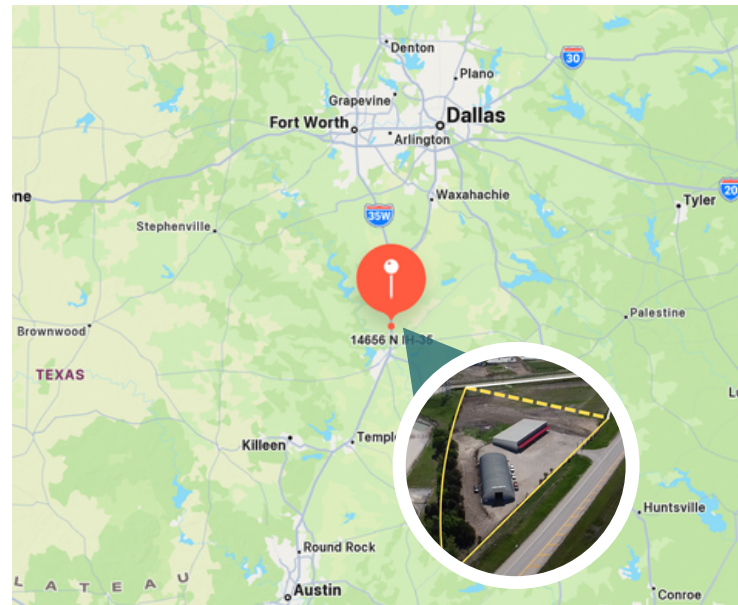
WACO, TEXAS

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.



TEXAS STATE TECHNICAL COLLEGE



- Established in 1965, **Texas State Technical College** is the state's only state-supported technical college system, with its flagship campus located in Waco. The Waco campus spans over 1,200 acres and serves approximately 10,600 students, offering specialized training in high-demand technical fields that power Texas industries
- **TSTC** supports a diverse range of industries, including engineering and manufacturing, aviation, construction and maintenance, transportation, and computer and information technology. By aligning its programs with industry needs, TSTC plays a critical role in supporting workforce development across Texas.

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



Taylor Allen
Rydell Real Estate
Direct: 254-315-1984
taylor@rydellre.com

