

FOR SALE

ROBINSON BUSINESS PARK



SITE DETAILS

- 520+/- Total Acres, Divisible Lots
- Industrial and Commercial
- Interstate 35 and S. Loop 340 Frontage
- Highly Visible, Master-Planned Options
- Protective Development Covenants
- 12.5 & 138 kV Oncor Electricity
- 12" and 20" Atmos Energy Natural Gas
- 16" and 18" City of Robinson Water Lines + 1MM Gallon Elevated Storage Onsite
- 20" WMARSS Reclaimed Water Line
- 36" WMARSS Sewer Line
- Distance to IH 35: Frontage
- Distance to Highway 84: 2.5 miles
- Distance to Highway : Frontage
- Dimensions (widest): 6,230' x 4,950'
- High Point: 546'
- Low Point: 496'
- Located in the City of Robinson
- Triple Freeport Exemption
- Tax Increment Financing District

PRICING

Property Type	Acres	Pricing*
Industrial	< 20	\$4.00 psf
Industrial	20 to 290	\$3.50 psf
Commercial	60 to 121+	\$5.00 psf

*Pricing is subject to change based on desired acreage and location. Contact for additional information.

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.



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CHAMBER™**

www.WacoChamber.com

Kristina Collins
Executive Vice President

101 S. 3rd Street
Waco, TX 76701

Phone: 254.757.5635
Fax: 254.757.5639
kcollins@waco-chamber.com



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)

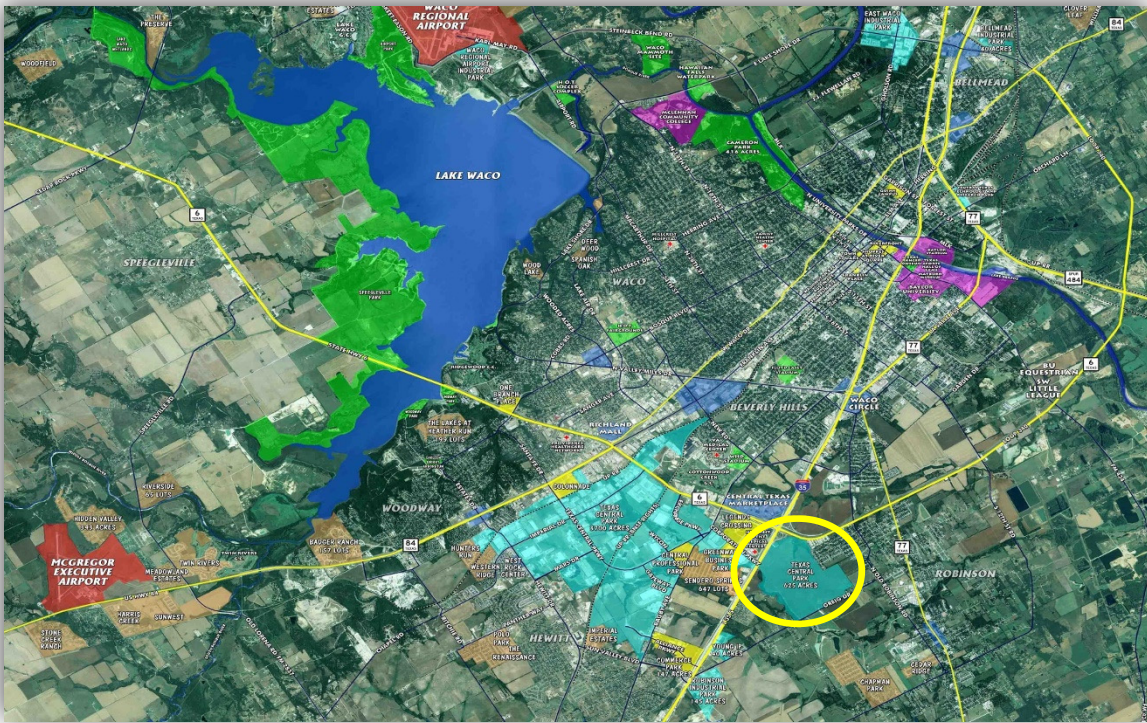
- MSA Labor Force: 139,515
- Region Labor Force: 354,626
- MSA Unemployment: 3.1%
- Region Unemployment: 3.5%

TALENT PIPELINE

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

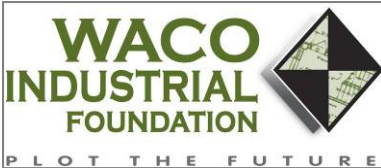
DIVERSE ECONOMY

- 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 Robinson Business Park is the newest addition to the Waco Industrial Foundation's land portfolio. The property is one of the most visible business park sites on the Interstate 35 corridor and offers a range of size and pricing options to prospective tenants. Master-planned, Robinson Business Park has environmental and geotechnical assessments complete, and preliminary infrastructure engineering is available for review.

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