

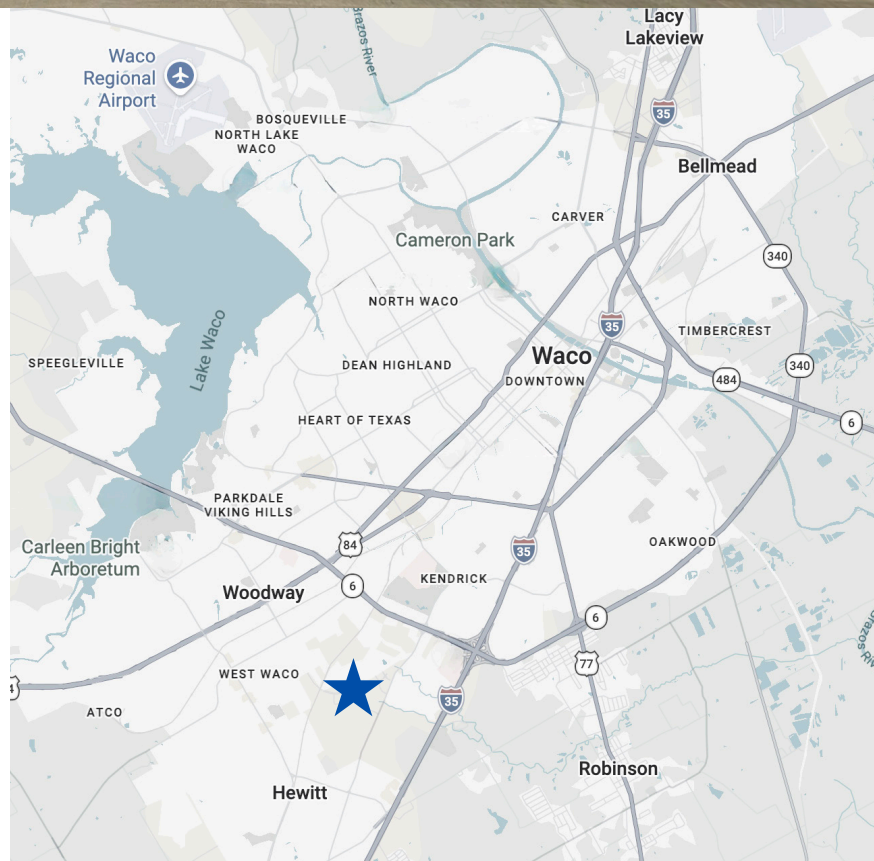
2401 TEXAS CENTRAL PKWY
WACO, TX 76712

FOR SALE OR FOR LEASE
AS BUILD-TO-SUIT



PROPERTY HIGHLIGHTS

- +/- 8.20 acres of development-ready land available for Sale or as a Build-to-Suit industrial property.
- Improvements already in place:
 - Paving for car parking and truck court
 - Detention ponds
 - All utilities are to the site
- Will have direct access to I-35E via Gateway Blvd per future city of Waco plans.



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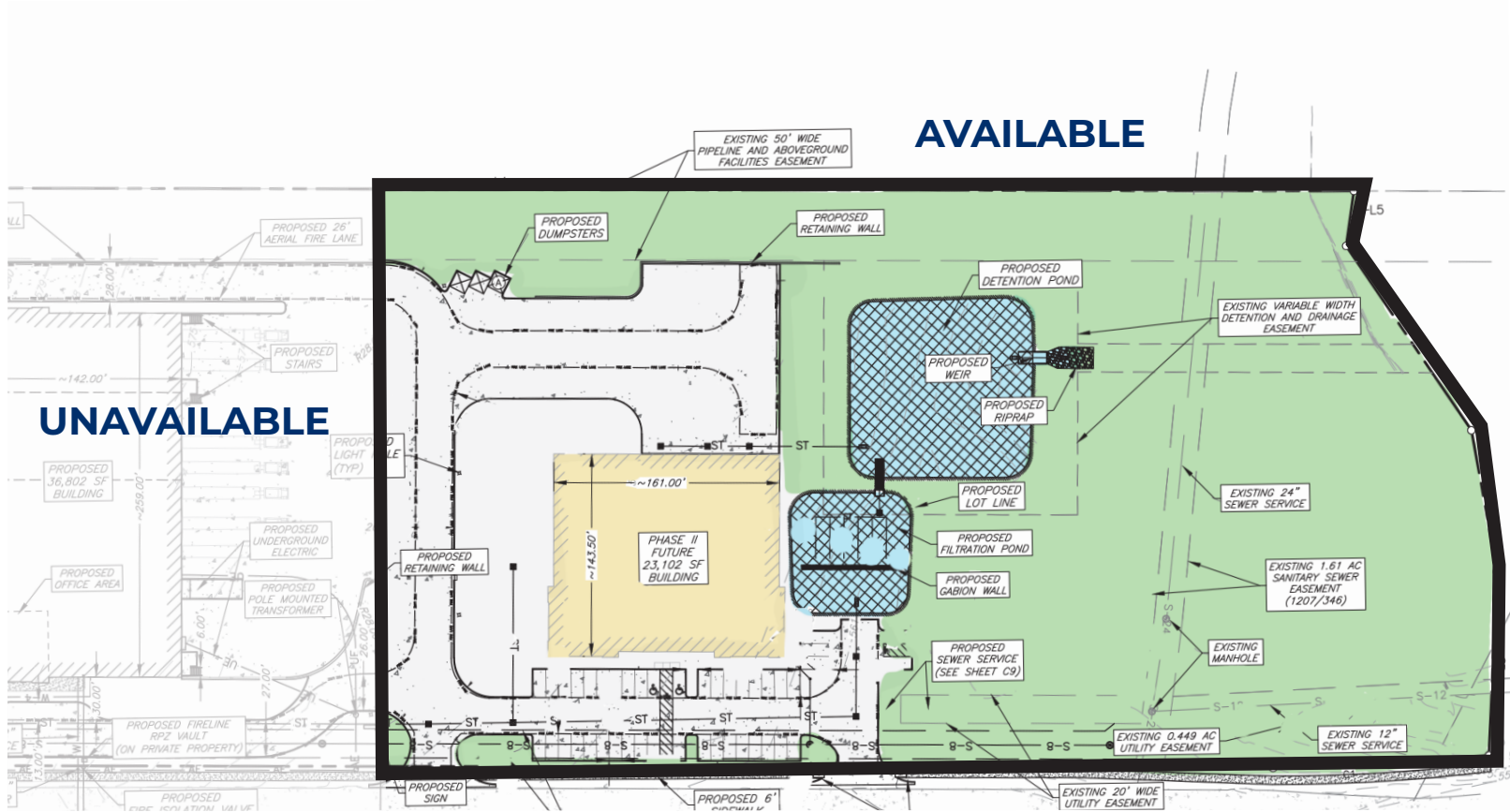
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SITE PLAN

Option 1

Build to Suit for a standalone 23,102 SF that could be leased or sold upon completion.



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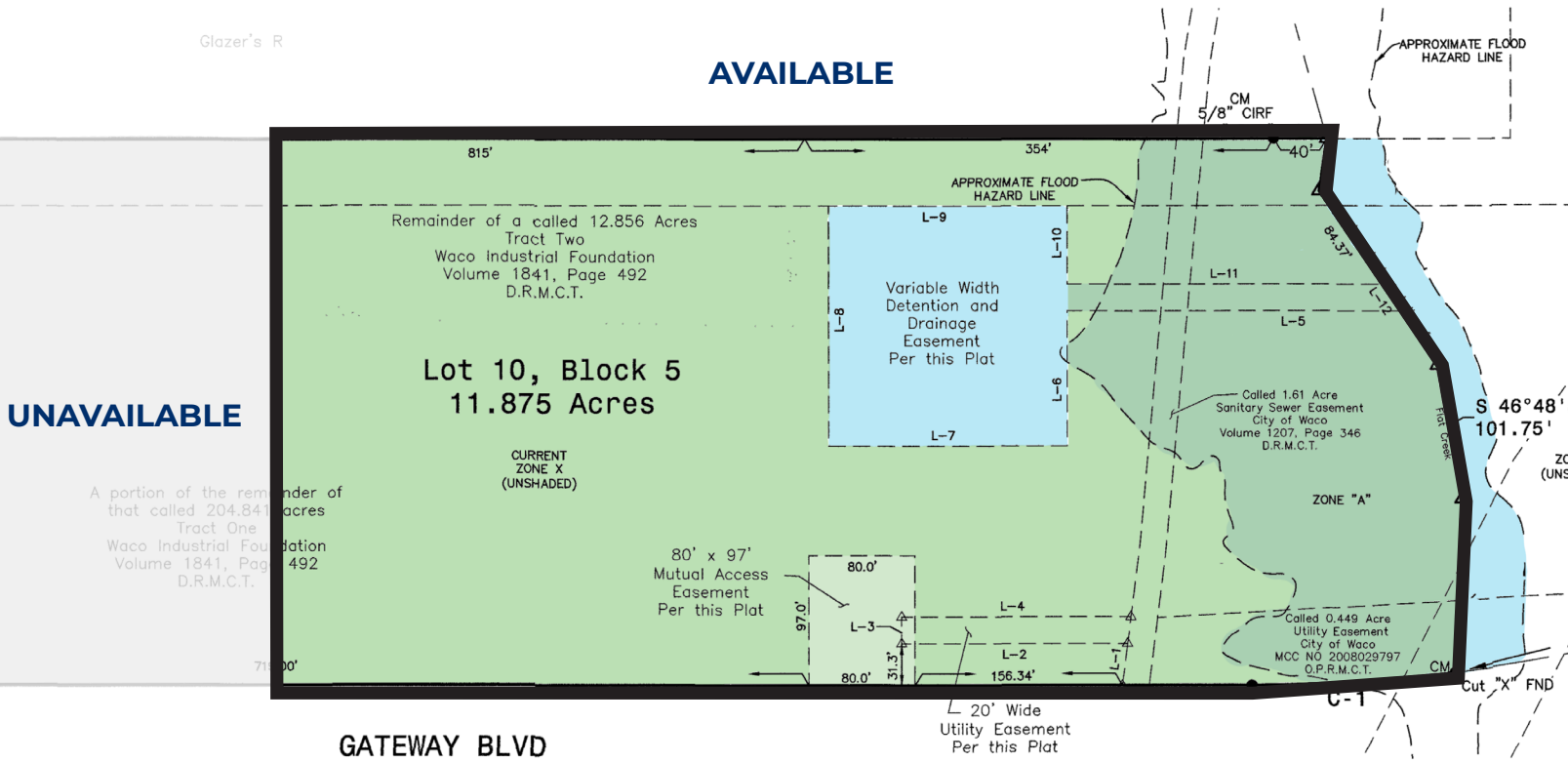


SITE PLAN

Option 2

Parcel off the remainder of the land and sell it separately.

We would sell roughly 8.20 acres on the right side. It is development ready with improvements already in place like utilities, detention pond, oil-separating leach pond, and pavement for parking & truck court.



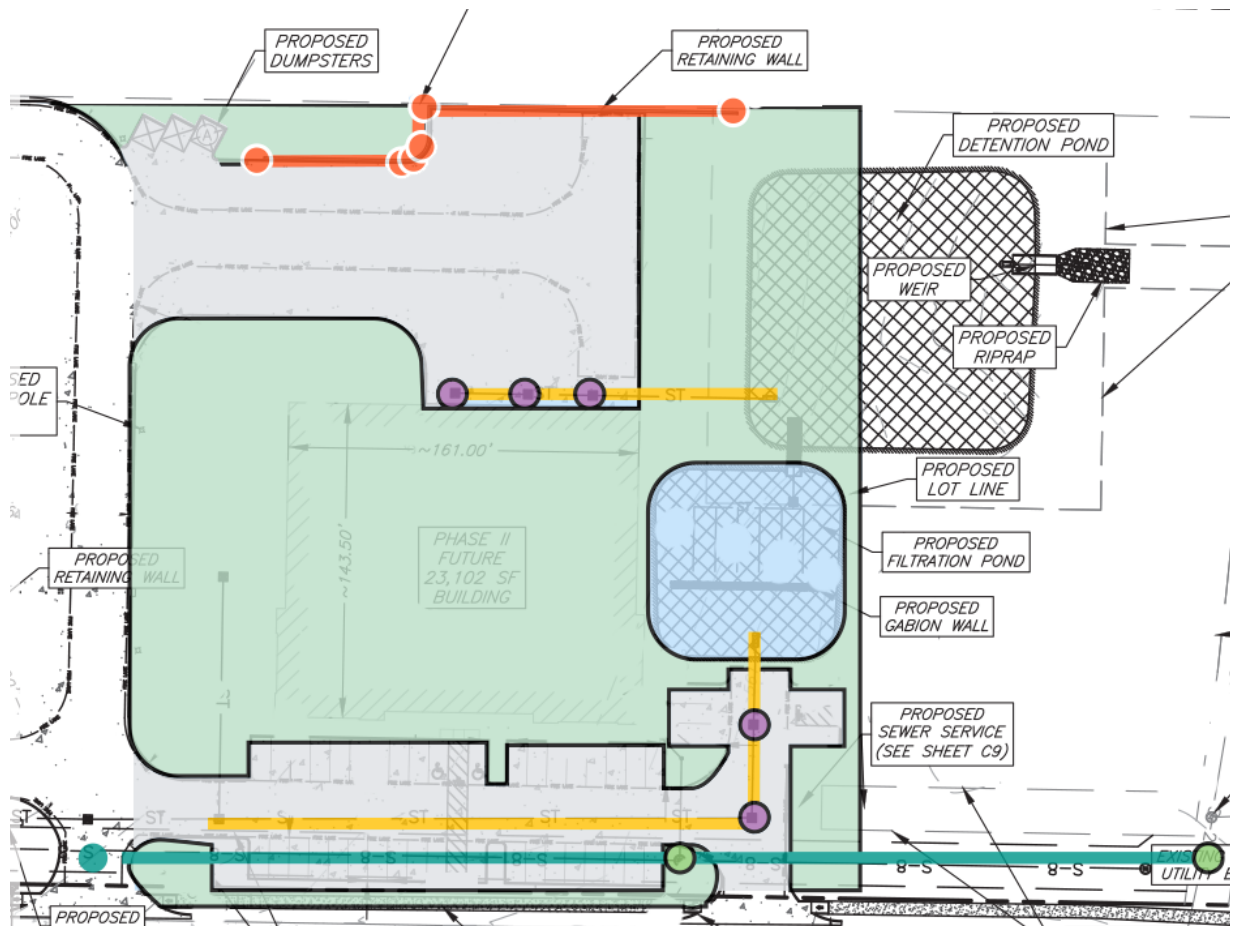
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Improvements Already Completed by the Seller



- 44,285 SF paving for front parking and truck court
- Site work + 240' retaining wall
- Storm & sewer brought to the building's site
- Landscaping the remainder of the usable site



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