

1.54 ACRES - COTTONWOOD CREEK MARKET

NWQ OF I-35 S. AND W. LOOP 340/HIGHWAY 6 | WACO, TEXAS

FOR SALE



- 1.54-ACRE PAD-READY TRACT AVAILABLE FOR SALE, LOCATED IN THE MIDDLE OF COTTONWOOD CREEK MARKET, WACO'S PREMIER MIXED-USE ENTERTAINMENT DISTRICT
- LOCATED AT THE SUPER-REGIONAL INTERSECTION OF I-35 AND HIGHWAY 6 WITH CLOSE PROXIMITY TO BAYLOR UNIVERSITY, DOWNTOWN WACO, AND MAGNOLIA MARKET
- EXCELLENT ACCESS FROM I-35 SOUTH, ONE OF THE BUSIEST HIGHWAYS IN TEXAS (OVER 114K+ VPD)
- PRICE: \$14.00 PSF



728,018

Current Population Within the Trade Area



12%

Population Growth Within the Trade Area from 2020 to 2025



\$98,773

Average HHI Within the Trade Area

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25



JUST OPENED



COMING SOON



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