

FOR SALE

WACO INTERNATIONAL AVIATION PARK



WacoChamber.com

Kristina Collins
Senior Vice President
Economic Development

101 S. 3rd Street
Waco, TX 76701

254.757.5635 phone
254.757.5639 fax

kcollins@waco-chamber.com



BUSINESS ENVIRONMENT

LOCATION

- 90 miles south of Dallas/ Fort Worth
- 90 miles north of Austin
- 180 miles northwest of Houston and San Antonio

POPULATION (2014)

- MSA: 261,958
- Growth: 1.9% / Year
- Trend: Accelerating

WORKFORCE (2016)

- Labor Force: 120,382
- Employment: 115,635
- Unemployment Rate: 3.9%

DIVERSE ECONOMY

- Trade/ Transport: 18%
- Education/Health: 17%
- Government: 16%
- Manufacturing: 14%
- Leisure/ Hospitality: 10%
- Prof. Services: 10%
- Mining/Construct.: 6%
- Financial Activities: 5%
- Information: 1%
- Other Services: 3%

SITE DETAILS

- 1,100 acre business park, 304 acres remaining
- Master-planned for aviation, manufacturing, distribution and heavy commercial
- Near Texas State Technical College & Airport
- Sites range from 5 acres to 254 acres
- 12.5 KV Oncor Delivery distribution line
- 4" HIP ATMOS Energy gas
- 16" City of Waco water
- 8-24" City of Waco sewer
- Regional Detention Pond & Tirey Road Upgrade
- Located on U.S. Highway 84 approximately two miles east of Interstate 35
- Lot 1 Dimensions: 4950' x 2700'
- Lot 1 High Point: 452'; Low Point: 420'
- Lot 1 Slope (steepest): 1.33% (East)
- Triple Freeport Exemption
- Foreign Trade Zone #246
- Current Tenants: Sherwin-Williams, Sanderson Farms, Dr Pepper Bottling and L-3

PRICING

Lot Number	Acres	Price
Lot 1 (Small Lots)	<10	\$ 1.20 psf
Lot 1 (Medium Lots)	11-30	\$1.10 psf
Lot 1 (Large Lots)	31+	\$1.00 psf
Lot 2 (Small Lots)	<30	\$ 1.30 psf
Lot 2 (Large Lots)	31+	\$0.90 psf

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