



+/- 136.76 AC Land ★ SALE
WACO, TX ETJ



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PRICE REDUCTION AND ADDITIONAL ACREAGE



CLICK LOGO TO VIEW
PROPERTY VIDEO



Property Summary

LAND OVERVIEW AND ABOUT WACO



Location:	Waco, Texas ETJ
Sale Price:	Contact Broker
Total Land Area:	+/- 136.76 ac
Utilities:	Off Site, But Accessible
Zoning:	(None) ETJ
ISD:	Midway ISD (Ranked #14 in TX)

ABOUT WACO

#2

*IN TEXAS JOB
GROWTH*

1.7M

*TOURIST IN
2021*

#7

*NATIONALLY IN
JOB GROWTH*

15%

*INCREASE IN
POPULATION
SINCE 2010*



Property Summary

LAND HIGHLIGHTS



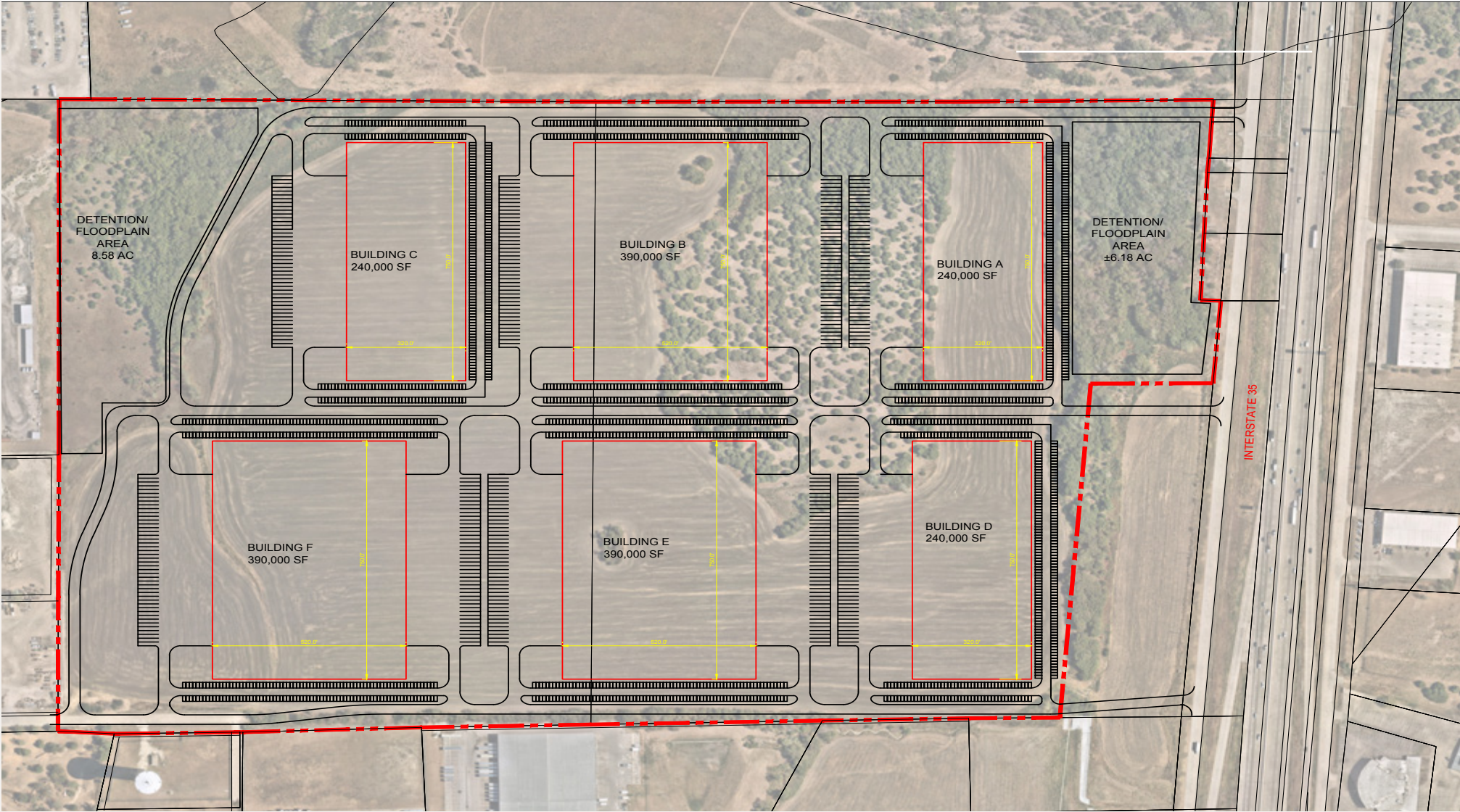
EXCELLENT LOCATION IN ONE OF THE FASTEST GROWING AREAS IN TEXAS.

- **Prime Development Opportunity:** Property is efficiently shaped and generally flat with direct I-35 frontage.
- **Ingress/Egress:** Excellent ingress and egress options on and off I-35 with a dedicated turnaround and quick on and off-ramp access. Possible access to Bagby Ave from road near water tower.
- **Strategic Location:** Located in the heart of the "Texas Triangle" economic mega-region and equidistant between Dallas-Fort Worth and Austin.
- **Zoning:** ETJ allows for versatile mix of development types.
- **Strong Labor Force and Economic Drivers:** Labor force of 400,000+ over a seven-county region; 21 national and worldwide company HQ locations; 75,000+ college students within a 60-minute drive.



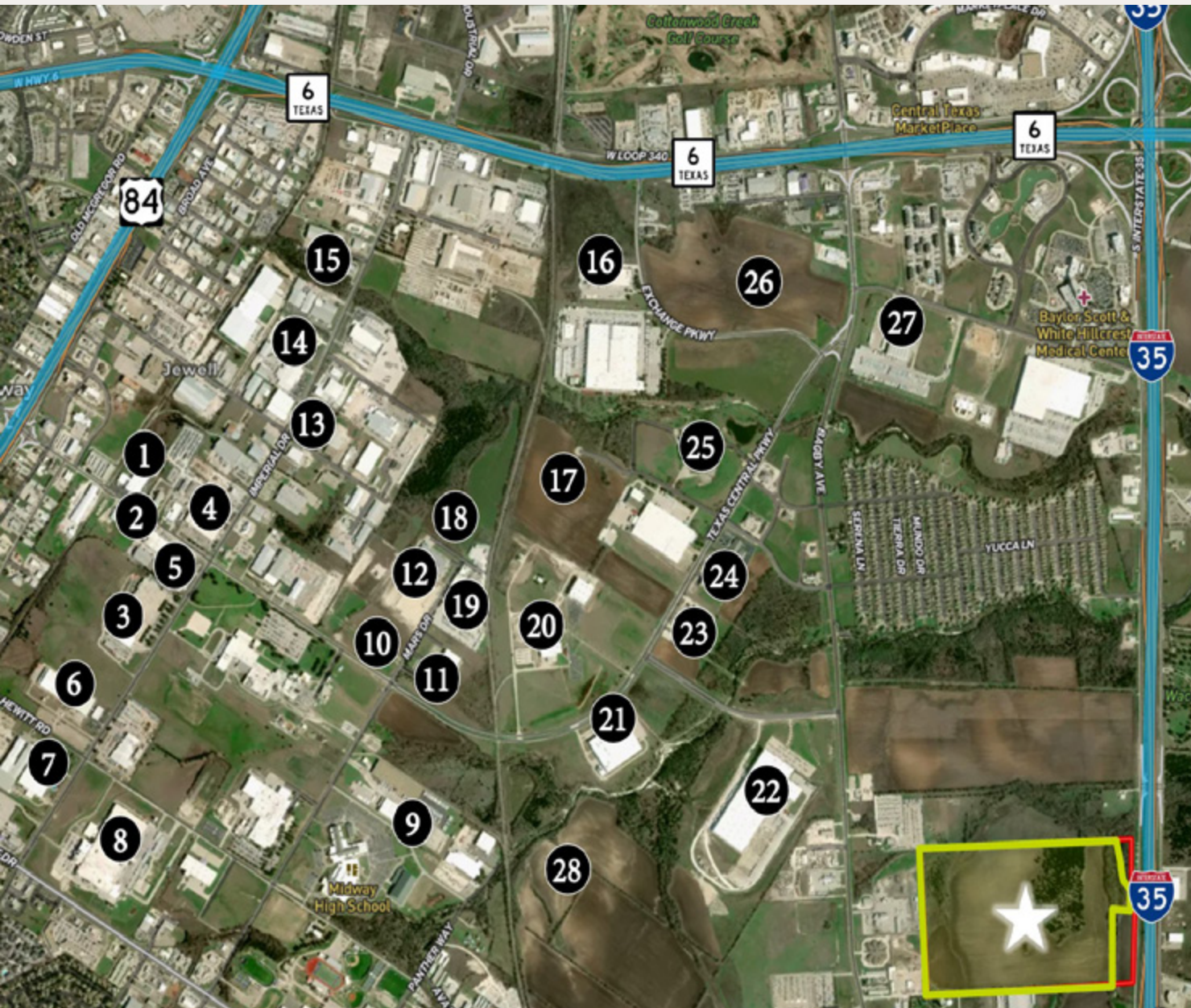
Conceptual Site Plan

EXAMPLE LAYOUT - INDUSTRIAL



Location Overview

LOCATION AERIAL



CORPORATION

1		15	
2		16	
3		17	
4		18	
5		19	
6		20	
7		21	
8		22	
9		23	
10		24	
11		25	
12		26	
13		27	
14		28	



Location Overview

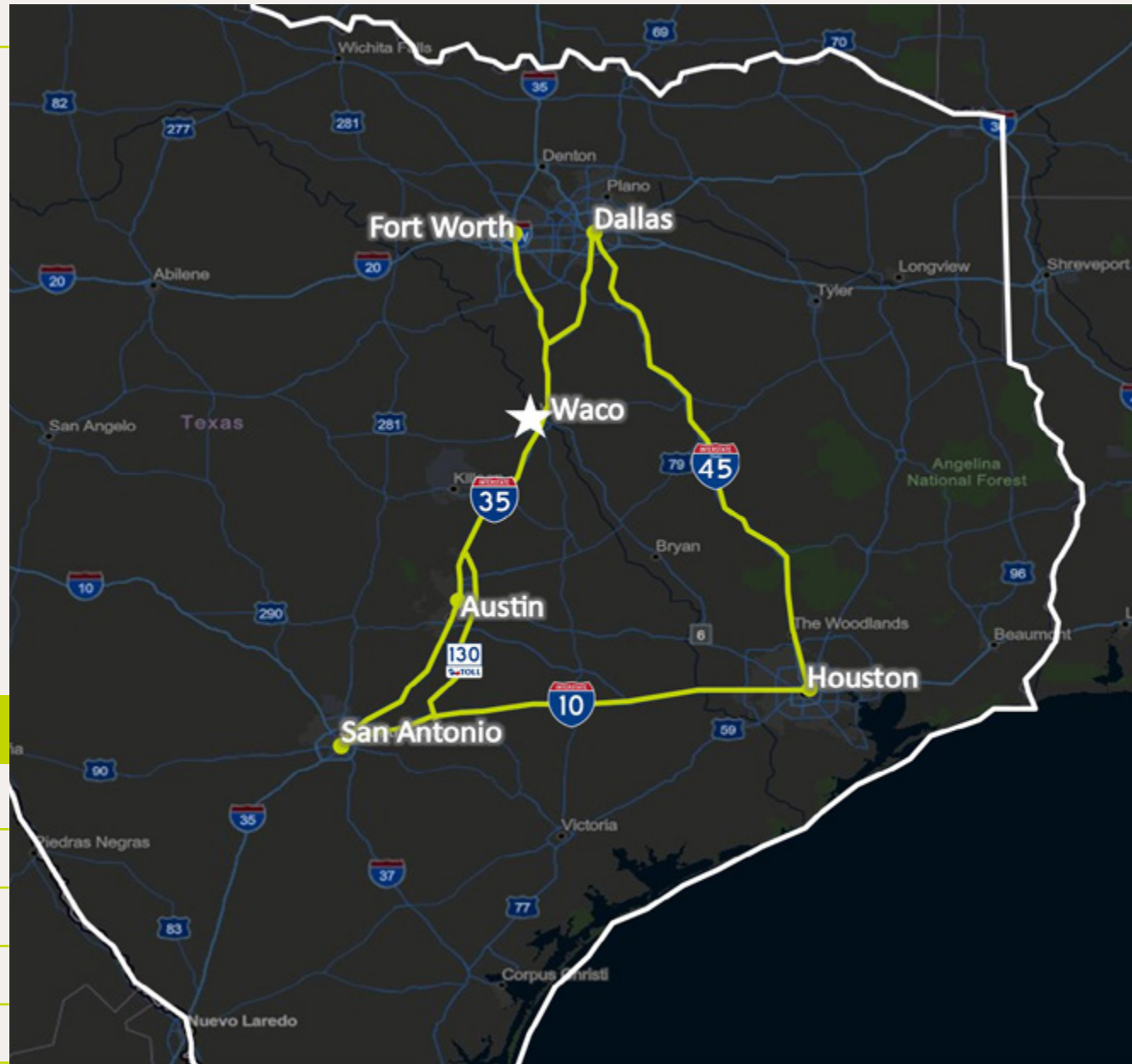
TEXAS TRIANGLE MAP

TEXAS TRIANGLE

Comprising the metropolitan areas of Dallas-Fort Worth, Houston, San Antonio, and Austin, the Texas Triangle stands out for its distinctive characteristics and significant influence.

This megaregion is renowned for its rapid growth, economic diversity, and youthful demographic. Markedly different from other American megaregions, it excels in balancing rapid population growth with high ethnic diversity, maintaining economic dynamism, and ensuring middle-class lifestyles are more accessible. Economically, the Texas Triangle is a juggernaut, contributing robustly to the U.S. economy through innovation and talent attraction, and would rank as the fifteenth-largest economy globally if considered independently.

The Texas Triangle, with its increasing economic diversification, stands in contrast to more concentrated coastal regions, heralding a unique model for urban development and indicating its continued growth and influence both nationally and globally.

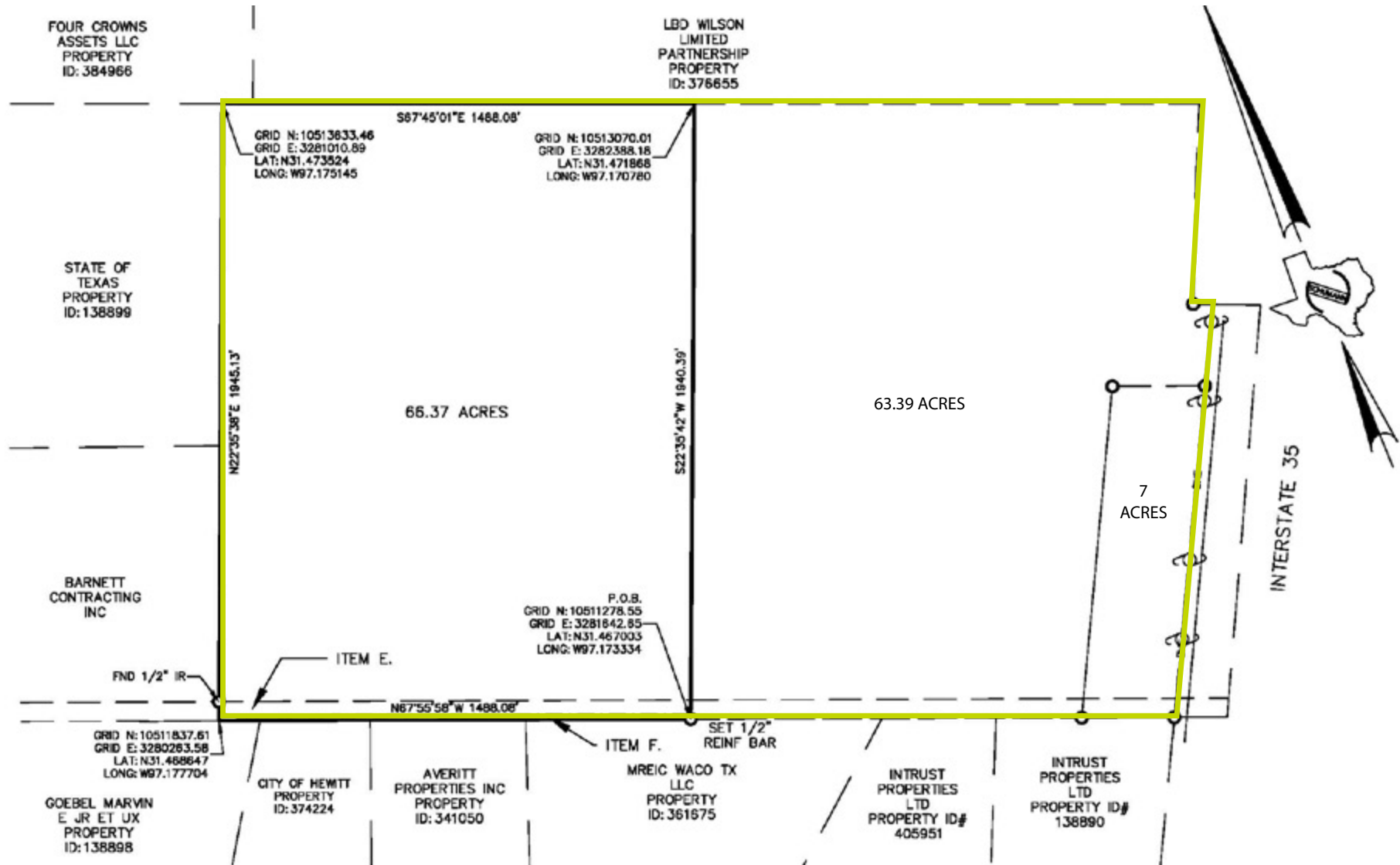


LOCATION	MILES
Dallas	100 miles
Fort Worth	94 miles
Austin	97 miles
San Antonio	175 miles
Houston	188 miles



Location Overview

SURVEY





LANCARTE
COMMERCIAL



RELENTLESSLY PURSUING WHAT MATTERS.

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