

Texas Central Park



With an impressive 3,000 acres, this master-planned park was established in 1958 and built on a number of quality development principles. With **over 70 companies** already in residence, there are **1,150 acres** still available to accommodate the diverse business needs of firms with an eye on the future.

Strategically located at the intersections of Interstate Highway 35, Texas Highway 6 and US Highway 84, the park is also served by Union Pacific Class 1 main rail line with additional capacity to serve new rail customers – a unique asset.

Texas Central Park also provides industrial grade water and sewer services from the City of Waco, along with TXU Electric delivery 12.5 kv electric distribution to 138 kv electric transmission service and Atmos Energy's 2-6" HIP gas distribution to 12" HIP gas transmission service.

BUSINESS PARK

- 900 Acres
- Ideally Suited for Advanced Manufacturing and Logistics
- Sites Available from 5 – 120 Acres With and Without Development Covenants
- Newest Subdivision - 680 Acres with Frontage on Bagby Avenue and Texas Central Parkway Served by Union Pacific Main Line
- Available for Class A Industrial Development

PROFESSIONAL PARK

- 100 Acres Located on Bagby Avenue and Texas Central Parkway
- Ideal for Professional and Medical Development
- Readily Accessible to Growing Commercial, Medical and Retail Corridors
- 5-10 Acre Sites Available Overlooking a Water Feature and bordered by a Greenbelt
- One, Large 20-30 acre Wooded Lot Available
- Ideal for Vertical, Professional Development

CAMPUS DEVELOPMENT

- 80+ Acres Located on Exchange Parkway and Bagby Avenue, just off Texas Highway 6
- Hilltop Visibility from both Texas Highway 6 and Interstate Highway 35

