



# Waco International Aviation Park

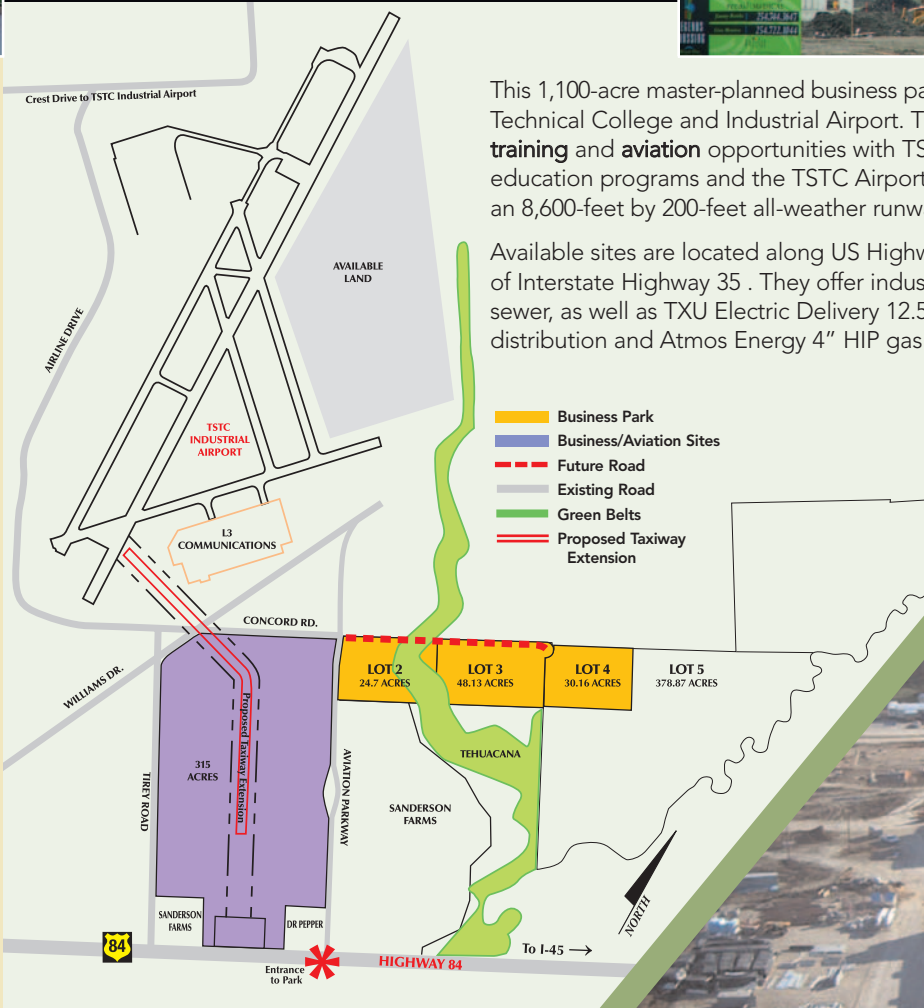


## Waco Industrial Foundation

With a large portfolio of prime development property in Waco, the Waco Industrial Foundation is firmly focused on the future and the economic growth of their community. As a non-profit foundation, WIF seeks to acquire, develop and inventory sites that provide strategic advantages for real estate investment. Leveraging these resources makes them the ideal partner for any company seeking a place to grow.

With assets totaling over **2,000 acres**, spread across two strategically located business parks, the foundation has a proven record of success. Since its beginning in the 1950s, WIF has helped plot the success of many high-profile companies with very recognizable names like **Masterfoods USA, Tractor Supply Company** and **Allergan**.

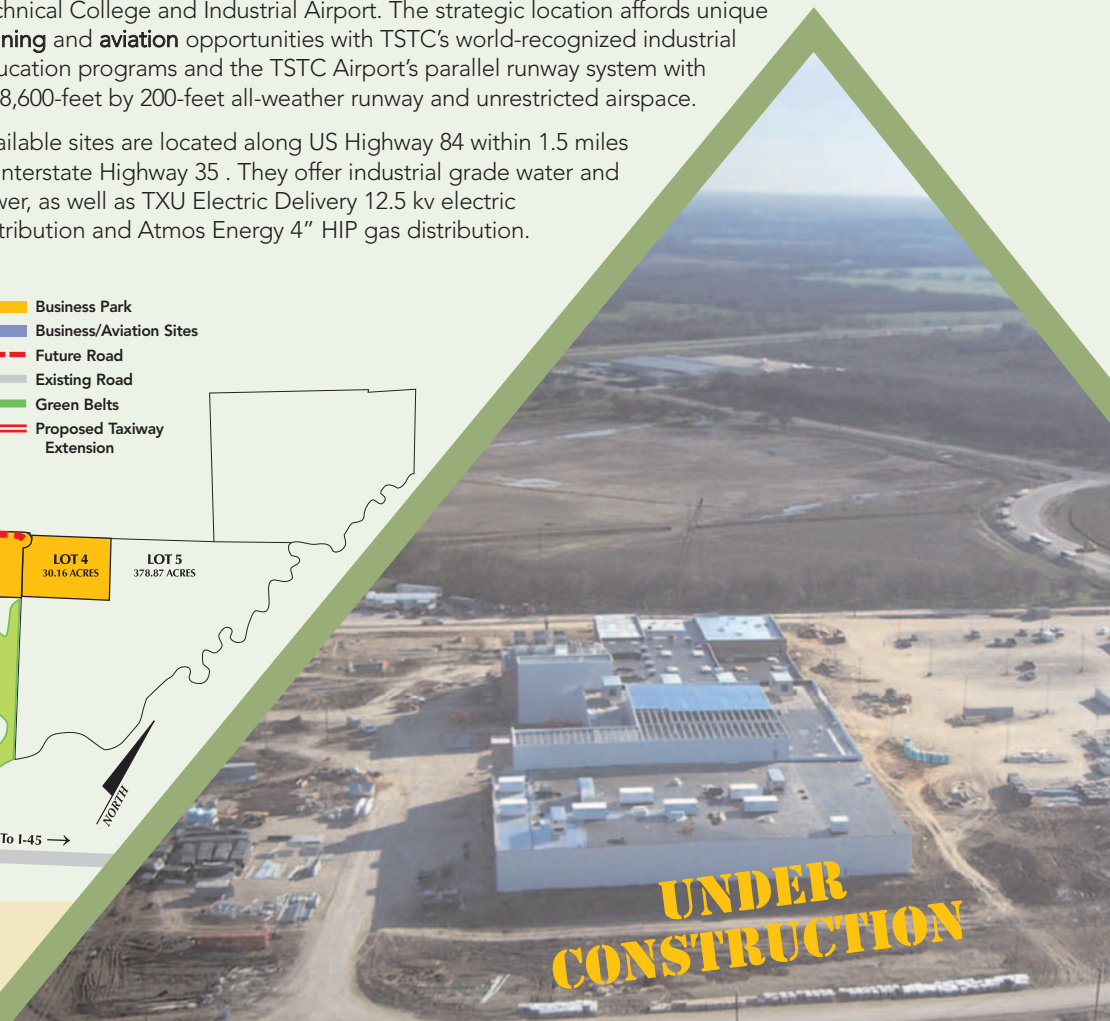
In 2006, a new master plan was adopted, establishing a clear blueprint for future growth of both the Texas Central Park and the Waco International Aviation Park.



This 1,100-acre master-planned business park was established in 1981 and sits adjacent to Texas State Technical College and Industrial Airport. The strategic location affords unique **training** and **aviation** opportunities with TSTC's world-recognized industrial education programs and the TSTC Airport's parallel runway system with an 8,600-feet by 200-feet all-weather runway and unrestricted airspace.

Available sites are located along US Highway 84 within 1.5 miles of Interstate Highway 35. They offer industrial grade water and sewer, as well as TXU Electric Delivery 12.5 kv electric distribution and Atmos Energy 4" HIP gas distribution.

- Business Park
- Business/Aviation Sites
- - - Future Road
- Existing Road
- Green Belts
- = = = Proposed Taxiway Extension



“On January 12, 2006 Sanderson Farms announced the selection of Waco, Texas as the site for our next poultry complex.

The Waco Industrial Foundation was able to meet our requirements for sites with land in the foundation's inventory as well as secure the necessary extension of infrastructure to support our needs.

The aggressive schedule we embarked on would never have been possible without the can-do attitude and results of this group. Thank you to the Waco Industrial Foundation for keeping our project on track.”

— Bob Billingsley  
Director of Development & Engineering  
Sanderson Farms, Inc.

### DEVELOPMENT AREAS

- 5- to 300-Acre Sites Available For Sale Adjacent to the TSTC Industrial Airport
- 10- to 200-Acre Sites Available for Lease with Flight-Line Access Available Through WIF's Partnership with TSTC Industrial Airport
- Ideal for Aviation Suppliers, Advanced Manufacturing and Logistics

### Current tenants include:

- Dr Pepper Bottling
- L-3 Communications Integrated Systems
- Sanderson Farms, Inc.