



Reid Peevey
Commercial

FOR SALE

DEVELOPMENT PROPERTY - 2.65 ACRES DOWNTOWN WACO

Listing Agent:

Pat Farrar, Associate Broker

254.749.0613

pat@reidpeevey.com

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REID PEEVEY COMMERCIAL
2420 WYCON #301
WACO, TX 76712
254.752.9500

REIDPEEVEY.COM



DOWNTOWN WACO DEVELOPMENT PROPERTY FOR SALE

OVERVIEW

1001 WEBSTER - WACO, TX



PROPERTY OVERVIEW





LAND SIZE	2.65 ACRES
BUILDING SIZE	54,294 SF (MCAD)
ZONING	M2 (POTENTIALLY C4)
SALES PRICE	CALL FOR PRICING

PAT FARRAR
ASSOCIATE BROKER

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PROPERTY DESCRIPTION

HOTEL, RETAIL, MIXED-USE DEVELOPMENT OPPORTUNITY IN DOWNTOWN WACO, JUST BLOCKS AWAY FROM THE MAGNOLIA MARKET. EXISTING BUILDING CAN BE REPURPOSED OR RAZED FOR A HOTEL, RETAIL OR OFFICE DEVELOPMENT AT THE HEART OF DOWNTOWN'S FAST GROWING ENTERTAINMENT DISTRICT.

-  THREE BLOCKS FROM MAGNOLIA MARKET
-  HARD CORNER OF 11TH AND WEBSTER
-  HIGHLY VISIBLE
-  LOCATED WITHIN THE TIF ZONE





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AREA

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PHOTOS

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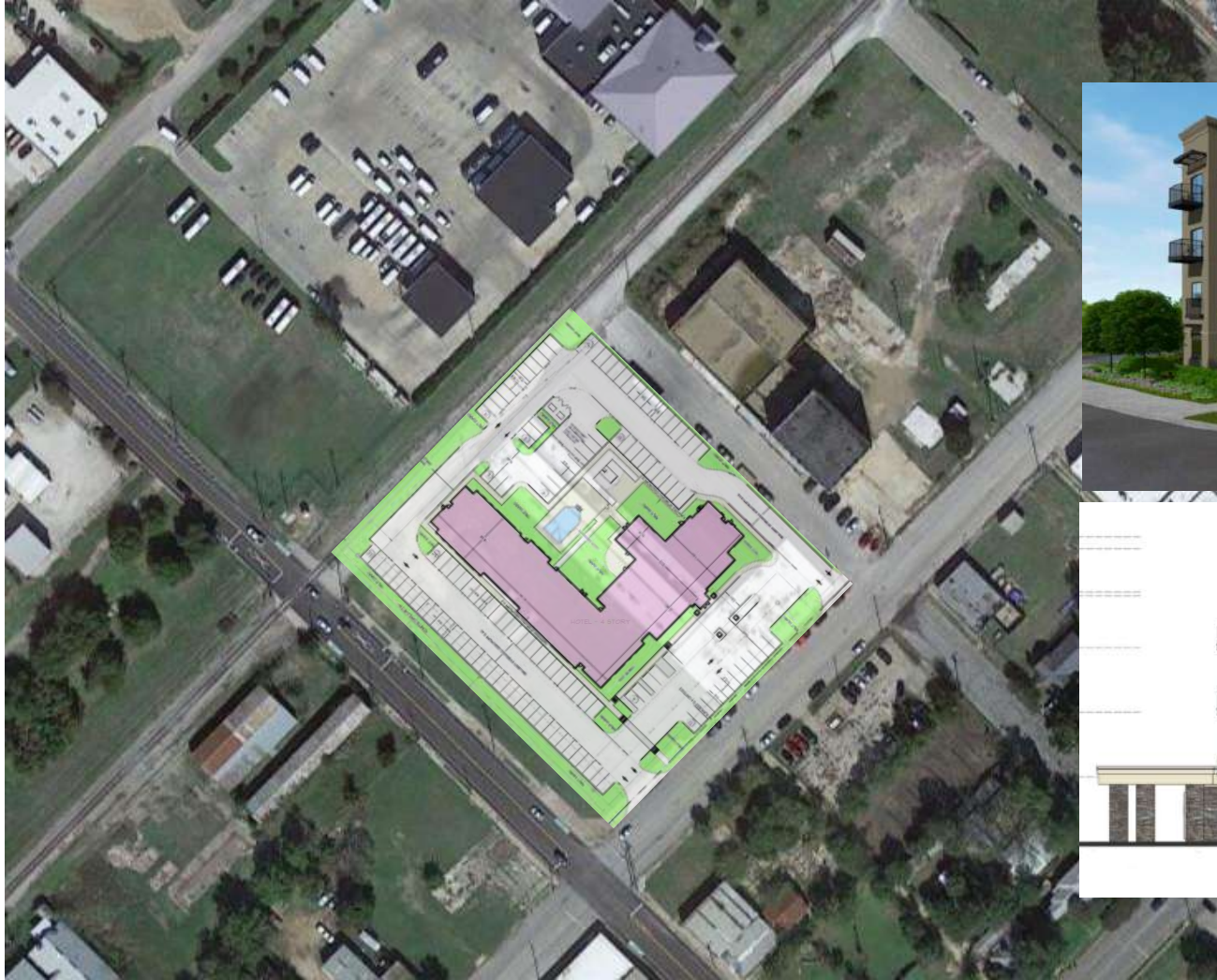
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DOWNTOWN WACO DEVELOPMENT PROPERTY AVAILABLE

CONCEPTUAL

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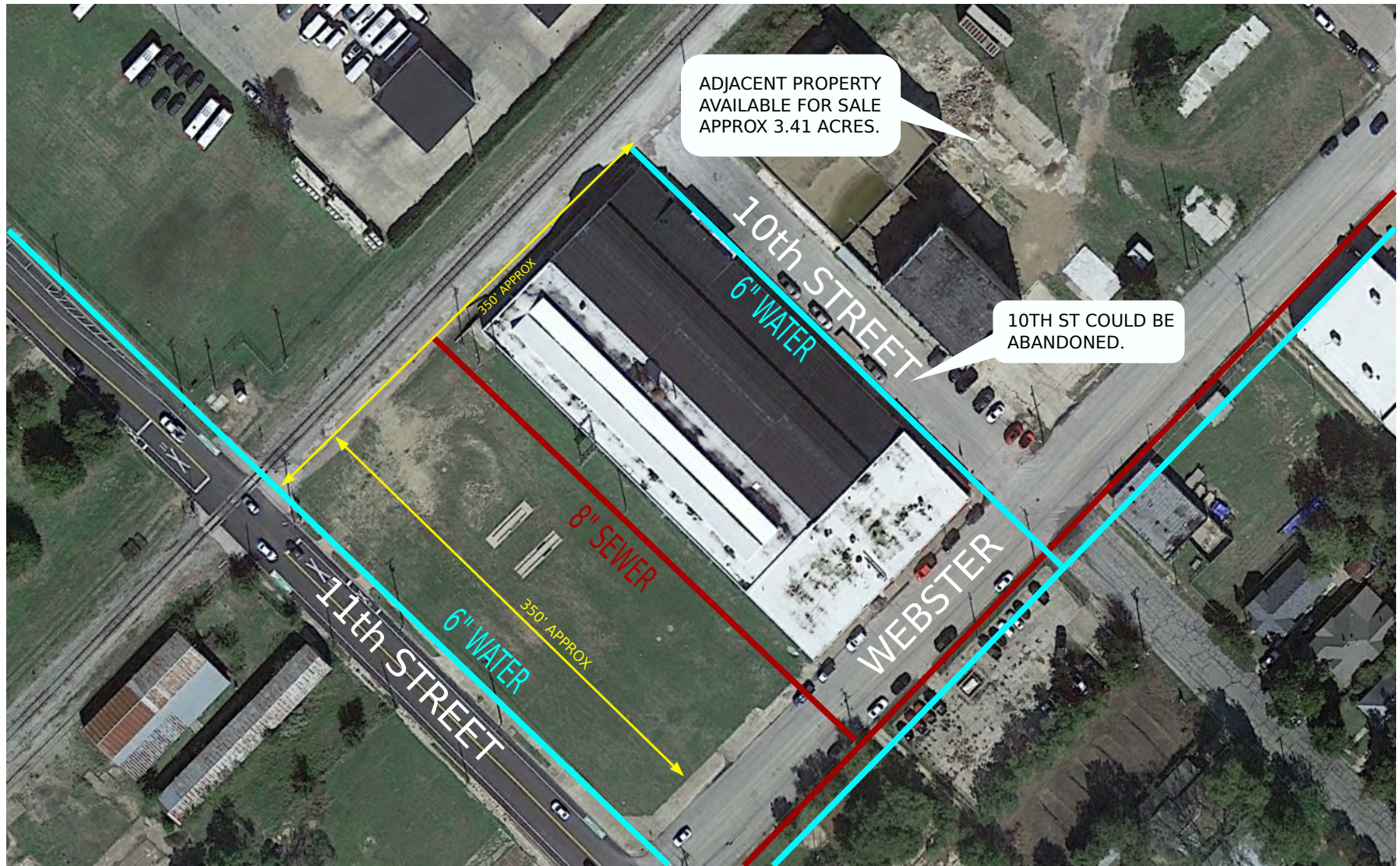
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DOWNTOWN WACO DEVELOPMENT PROPERTY FOR SALE

DETAIL

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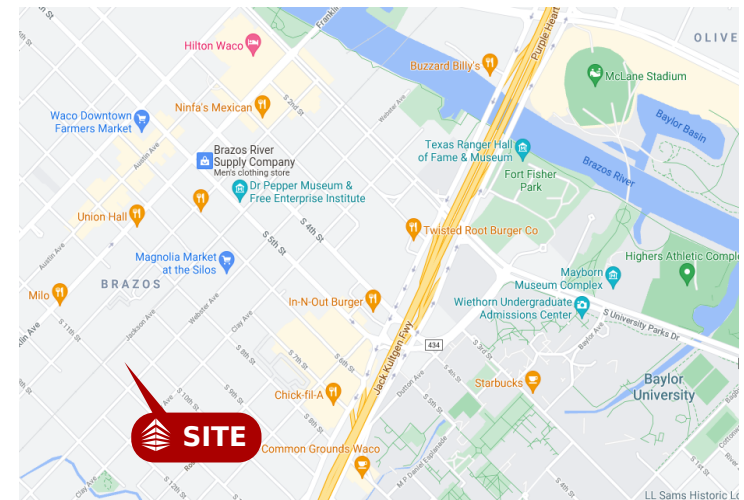
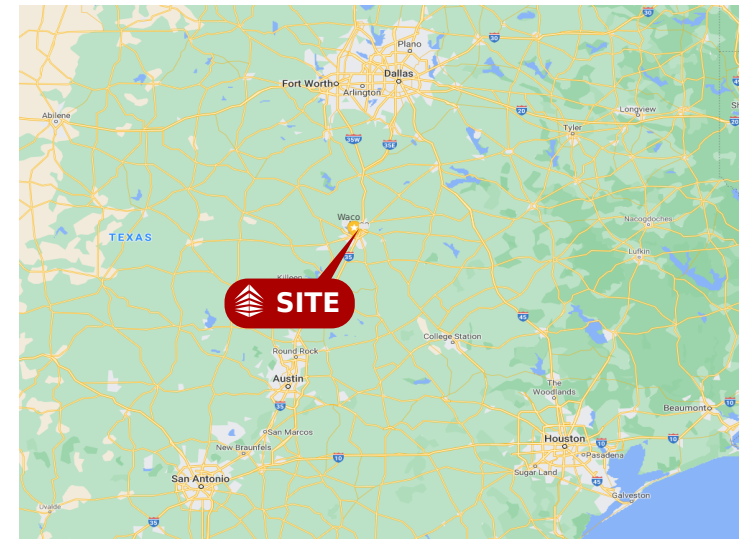
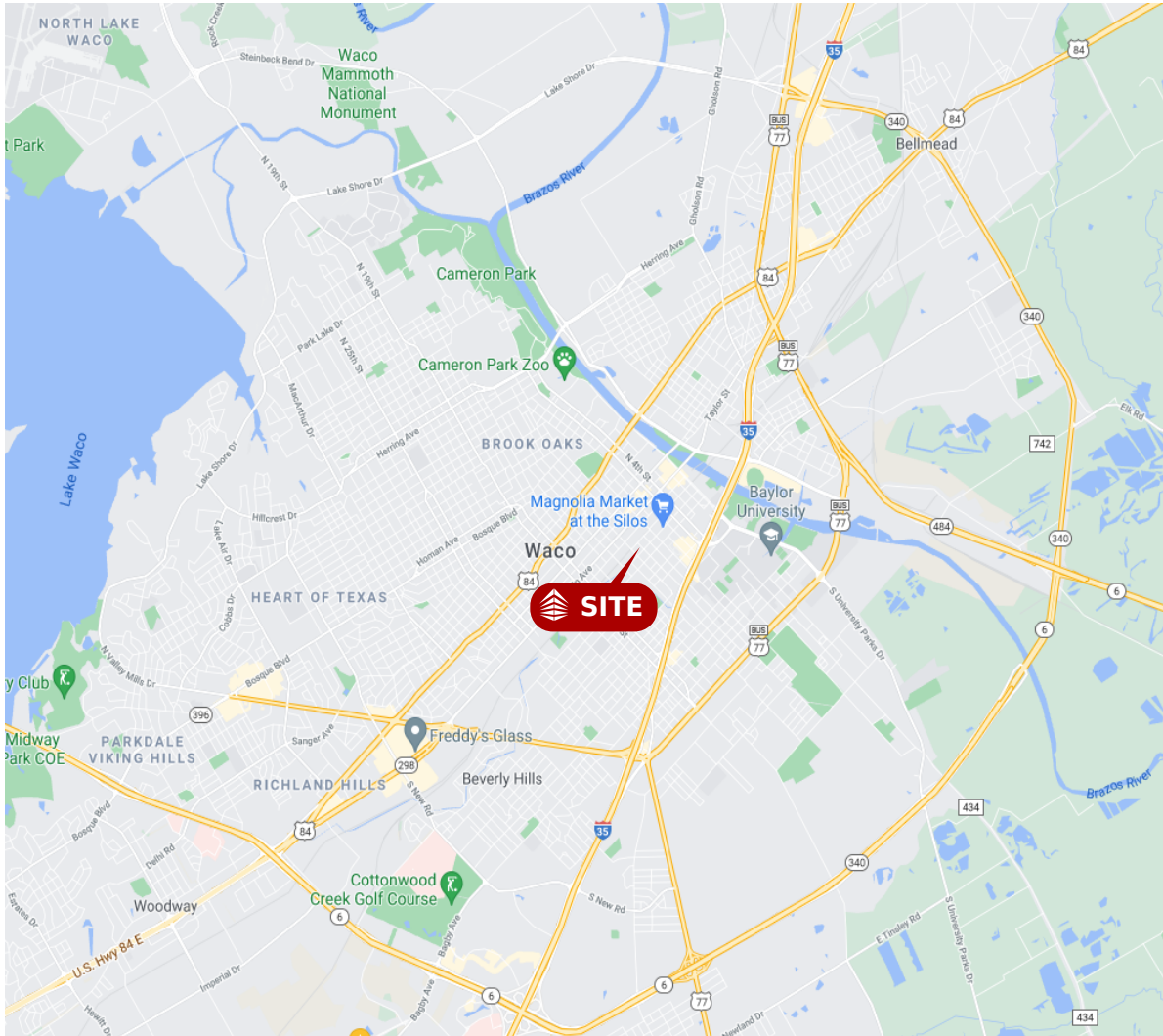
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DOWNTOWN WACO DEVELOPMENT PROPERTY FOR SALE

LOCATION

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ABOUT WACO

1001 WEBSTER - WACO, TX

Waco

METROPOLITAN STATISTICAL AREA



282,527
POPULATION



104,383
HOUSEHOLDS



34.7
MEDIAN AGE



\$67,057
AVG HH INCOME



Waco is home to a diverse economy, with no industry making up more than 20% of the economy.



Waco was the first city in Texas to reach pre-COVID employment levels (and the 15th in the nation).

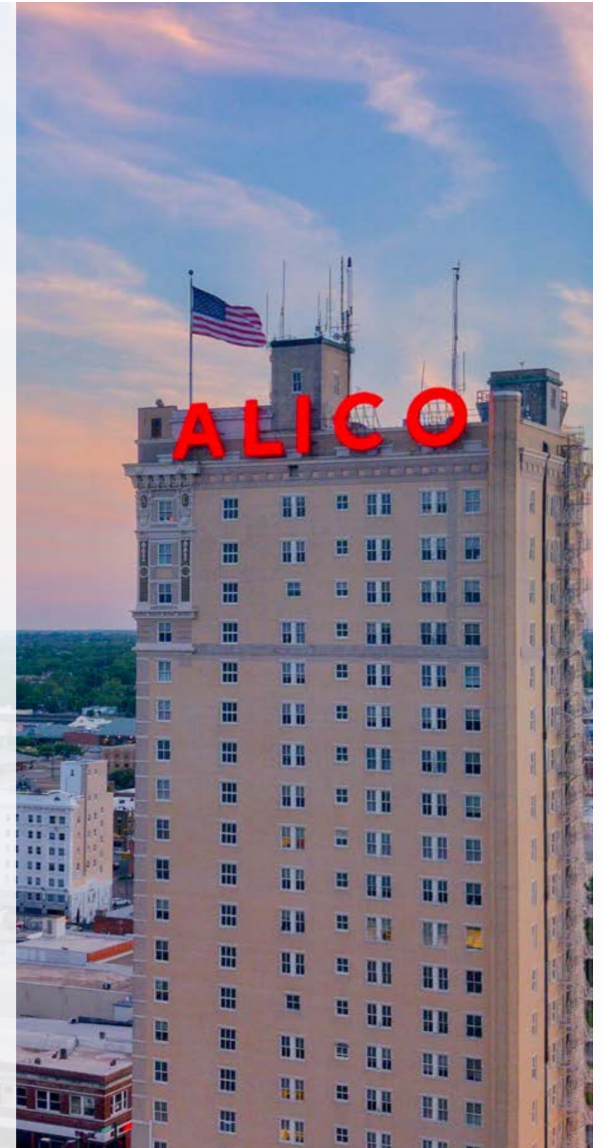


Waco is seeing 80%+ hotel occupancy (versus 62% state wide)

MAJOR AREA EMPLOYERS



CITY OF WACO



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ABOUT WACO

1001 WEBSTER - WACO, TX

The Waco region is a great place to call home and conduct business, with an outstanding array of community assets — from arts to education and big-time college sports to recreation—coupled with a strong, diverse and growing economy to support further improvements in its quality of life. Deep in the heart of Texas, Waco is perfectly located within a 90-minute drive of Dallas, Fort Worth and Austin for weekend trips out of town or transporting products to a diverse clientele.

Deciding where to live in Greater Waco may take a while because of the diversity of housing options—from historic homes in close-in neighborhoods to a Texas ranch! Lakeside and riverfront homes are attractive to many as are planned developments in the suburbs. Increasingly, young professionals and empty nesters are moving downtown where lofts and apartments enable residents to be “out and about”, enjoying restaurants, parks, amenities and the Brazos riverwalk. Housing costs in Greater Waco are 84.4 percent of the national average.



Additionally, the Waco Region includes McLennan and six contiguous counties. Waco is the largest of 20 cities in the one-county McLennan County Metropolitan Statistical Area. The Waco Region Population (2010) was 715,080, and the overall Waco MSA is 234,906. Growth (2000-2010) for the Waco MSA +16 percent. Greater Waco is home to one university and two colleges with a total enrollment of 31,243. We are at the center of the state’s highly educated future workforce with 344,729 students enrolled in four-year colleges and 219,178 students enrolled in two-year colleges within 200 miles. Baylor University, McLennan Community College and Texas State Technical College (plus cities, county and local chambers) are partners in the Baylor Research and Innovation Collaboration (BRIC) at the Central Texas Technology and Research Park just north of downtown on U.S. 77. The BRIC promises to be a game-changer for Greater Waco in that it will make the region competitive for globally impactful, knowledge-based products and firms.

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