

SITE PLAN



PROPERTY INFORMATION

LOCATION: Property is located in Legends Crossing which sits in the southwest quadrant of Interstate 35 and Loop 340 intersection.

DESCRIPTION: 1 acre of land located in the rapidly developing Legends Crossing development. This tract is suitable for retail, office, or restaurant use. Located on the corner of I-35 and Loop 340, this tract is highly visible and accessible. This intersection boasts 163,000 vehicles per day.

The immediate surroundings of the area are teeming with commercial and residential activity. Several major developments are taking place within Legends Crossing. Businesses in the area include Ford, Honda, Hyunda, Nissan, Coca-Cola distribution, Walmart distribution, Tractor Supply distribution, Holiday Inn Express, Hilton Garden Inn, Towne Place Suites, Homewood Suites, Hampton Inn, Walk-On's, P.F. Chang's, Chuy's, Logan's Roadhouse, Starbucks, Panera Bread, Buffalo Wild Wings, Verizon, Best Buy, Office Depot, Kohl's, Marshalls, Pier 1 Imports, Old Navy, The Healthcare Resort of Waco, and the Baylor Scott & White Hospital.

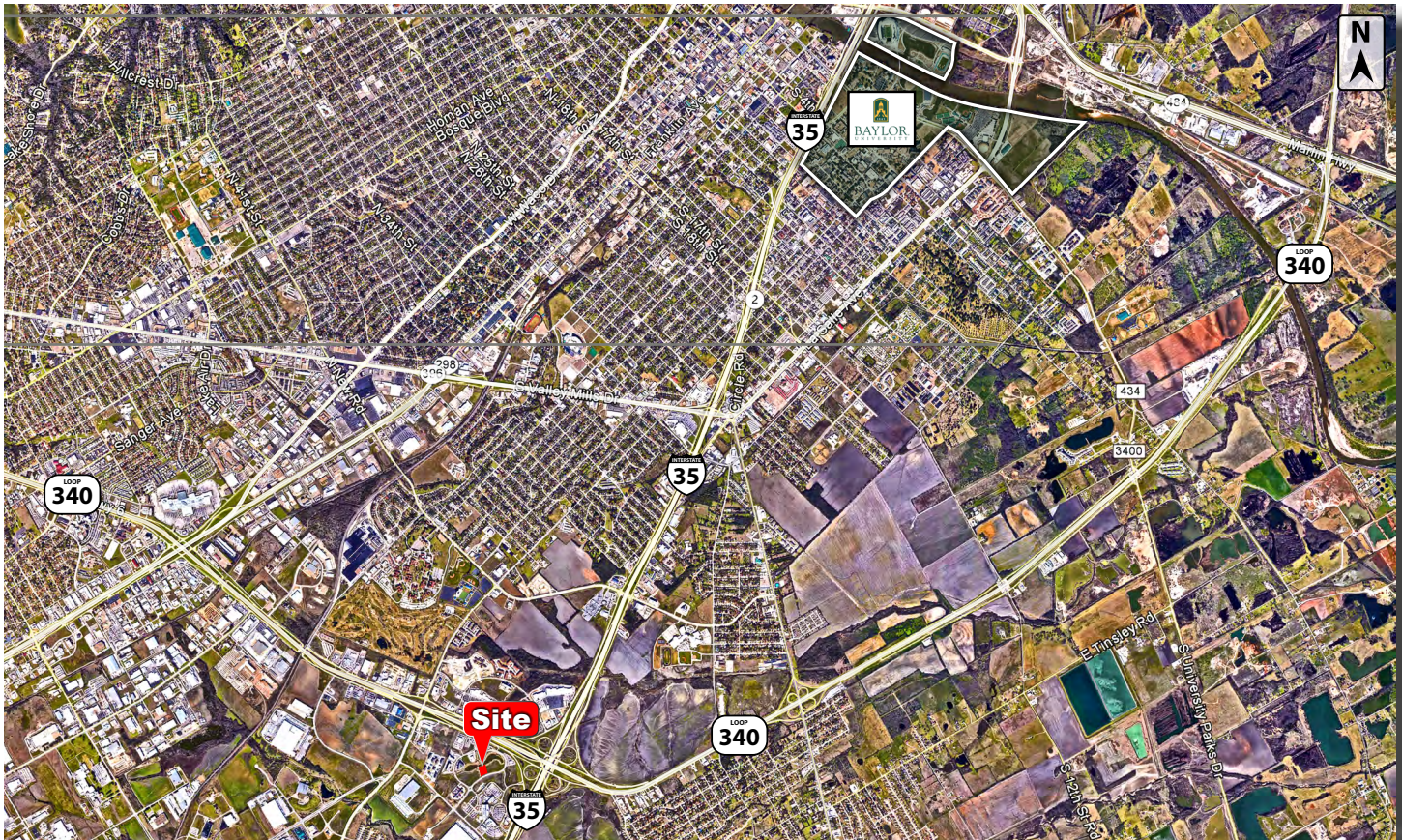
Additionally, this property is four miles from Baylor University the State's oldest continuously-operating university. The 1,000-acre campus is located on the banks of the Brazos River. More than 16,000 students study at Baylor, representing all 50 states and approximately 89 foreign countries.

SIZE: 1 Acre

PRICE: Build-to-Suit or Ground Lease

WACO, TX DEMOGRAPHICS

CITY MAP



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,770	32,712	108,081
MEDIAN AGE	34.8	32.5	31.9
MEDIAN AGE (MALE)	35.5	32.3	31.5
MEDIAN AGE (FEMALE)	35.0	33.2	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	947	12,307	38,779
# OF PERSONS PER HH	2.9	2.7	2.8
AVERAGE HH INCOME	\$64,436	\$48,961	\$47,602
AVERAGE HOUSE VALUE	\$82,395	\$86,982	\$118,923

For Additional
Information Contact:



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