

CBRE

Baylor University Campus

702 S

6TH STREET

Waco, TX 76706



2.58-Acre Land Development Opportunity

STUDENT HOUSING · MULTIFAMILY · MIXED-USE · HOTEL

Downtown Waco

Magnolia Market

Silos at Magnolia

6th street

5th street



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SUPERIOR LOCATION FOR DEVELOPMENT NEAR BAYLOR UNIVERSITY

- › 2.58 Acres (112,515 SF)
- › Zoned C-2 Commercial
 - No restriction on building height, parking, or use type
- › Two blocks from Baylor University
- › Prime location for multifamily, student housing, hotel, or mixed-use retail
- › Located in Tax Increment Finance (TIF) District #1
- › Tax Rate: \$2.341901
- › Sale Price: \$52 PSF (\$5,850,780)

	1 MILE	3 MILES	5 MILES
Population	13,985	74,641	128,024
Renter Occupied Housing	70.9%	53.8%	49.7%

ABUNDANT SURROUNDING RETAIL

2 Miles



Subject Site

1637

84

933

35

484

84

6

434

434



DEEP IN THE HEART OF TEXAS

Waco is a rapidly growing Texas city strategically located at the heart of the Texas Triangle. This economically thriving region encompasses Austin, Dallas-Fort Worth, Houston, and San Antonio, all within a three-hour drive.



90 Minutes to Dallas and Austin



185 Miles to Houston and San Antonio



20 Million Population within 3 hours



80% Population within 200 Miles



25% of population within 1 mile works in educational services



5 Local Colleges and Universities

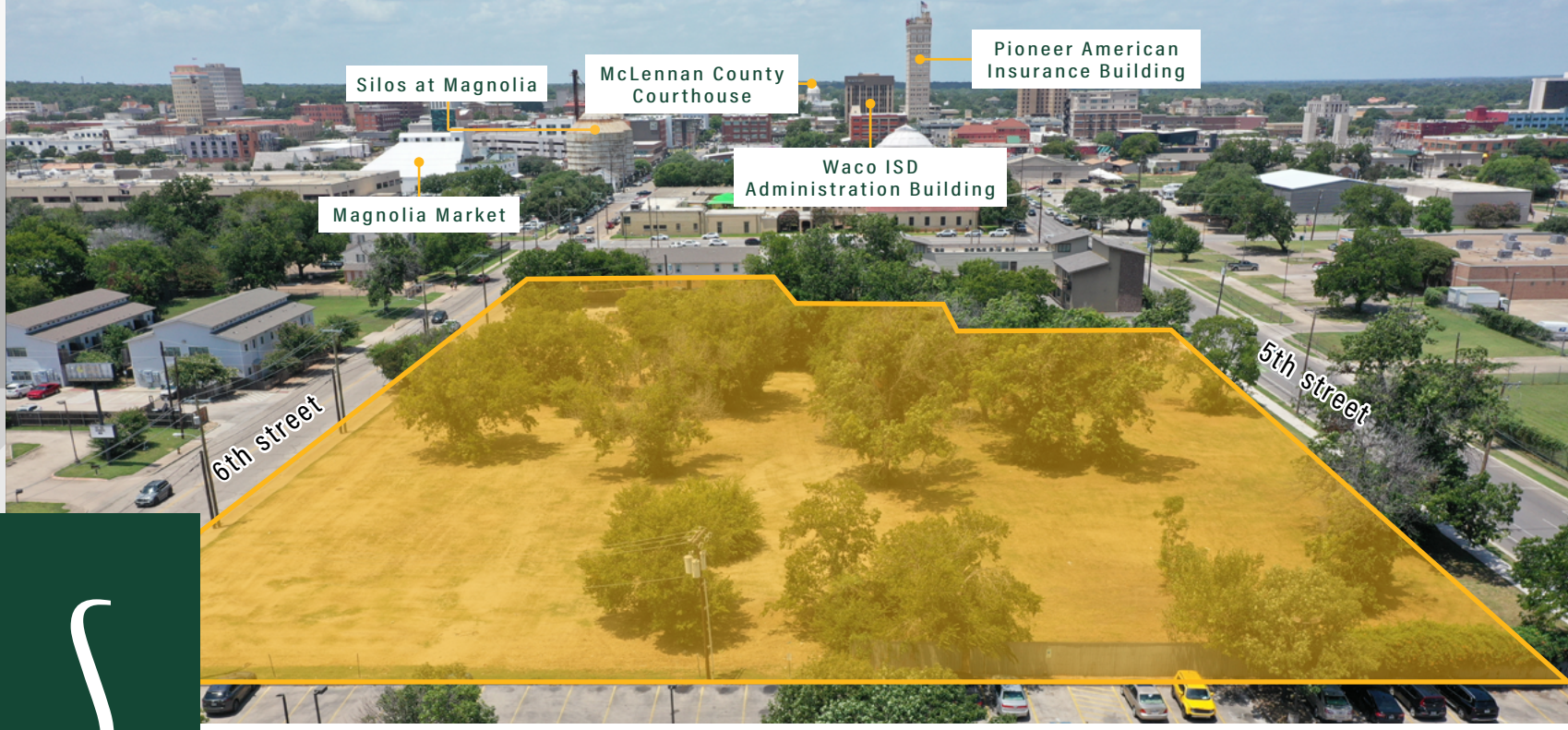


75,000 College Students within 60 minutes

BAYLOR UNIVERSITY

- › Baylor University is a 1,000-acre, private Baptist research university founded in 1845.
- › Baylor is the oldest continuously operating university in Texas and one of the first educational institutions west of the Mississippi River in the US.
- › 21,000 students per year.
- › 39% of students live on campus in 12 residence halls.
- › Baylor University tuition and fees are approximately \$54,844 annually.
- › Baylor students come from all 50 states and more than 90 countries, with 60% originating from Texas.
- › Baylor University is one of the top employers in Waco.





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