1.54 ACRES - COTTONWOOD CREEK MARKET

NWQ OF I-35 S. AND W. LOOP 340/HIGHWAY 6 | WACO, TEXAS

FOR SALE



- **1.54-ACRE PAD-READY TRACT AVAILABLE FOR SALE,** LOCATED IN THE MIDDLE OF COTTONWOOD CREEK MARKET, WACO'S PREMIER MIXED-USE ENTERTAINMENT DISTRICT
- **LOCATED AT THE SUPER-REGIONAL INTERSECTION OF I-35 AND HIGHWAY 6** WITH CLOSE PROXIMITY TO BAYLOR UNIVERSITY, DOWNTOWN WACO, AND MAGNOLIA MARKET
- **EXCELLENT** ACCESS FROM **I-35 SOUTH,** ONE OF THE **BUSIEST HIGHWAYS IN TEXAS** (OVER 114K+ VPD)
- **PRICE: $14.00 PSF**

737,328
Current Population Within the Trade Area

13%
Population Growth Within the Trade Area from 2020 to 2025

$98,773
Average HHI Within the Trade Area

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

JUST OPENED

Chick-fil-A

WOODSPRING SUITES

stay apt SUITES

COMING SOON

RONI'S Mac Bar

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