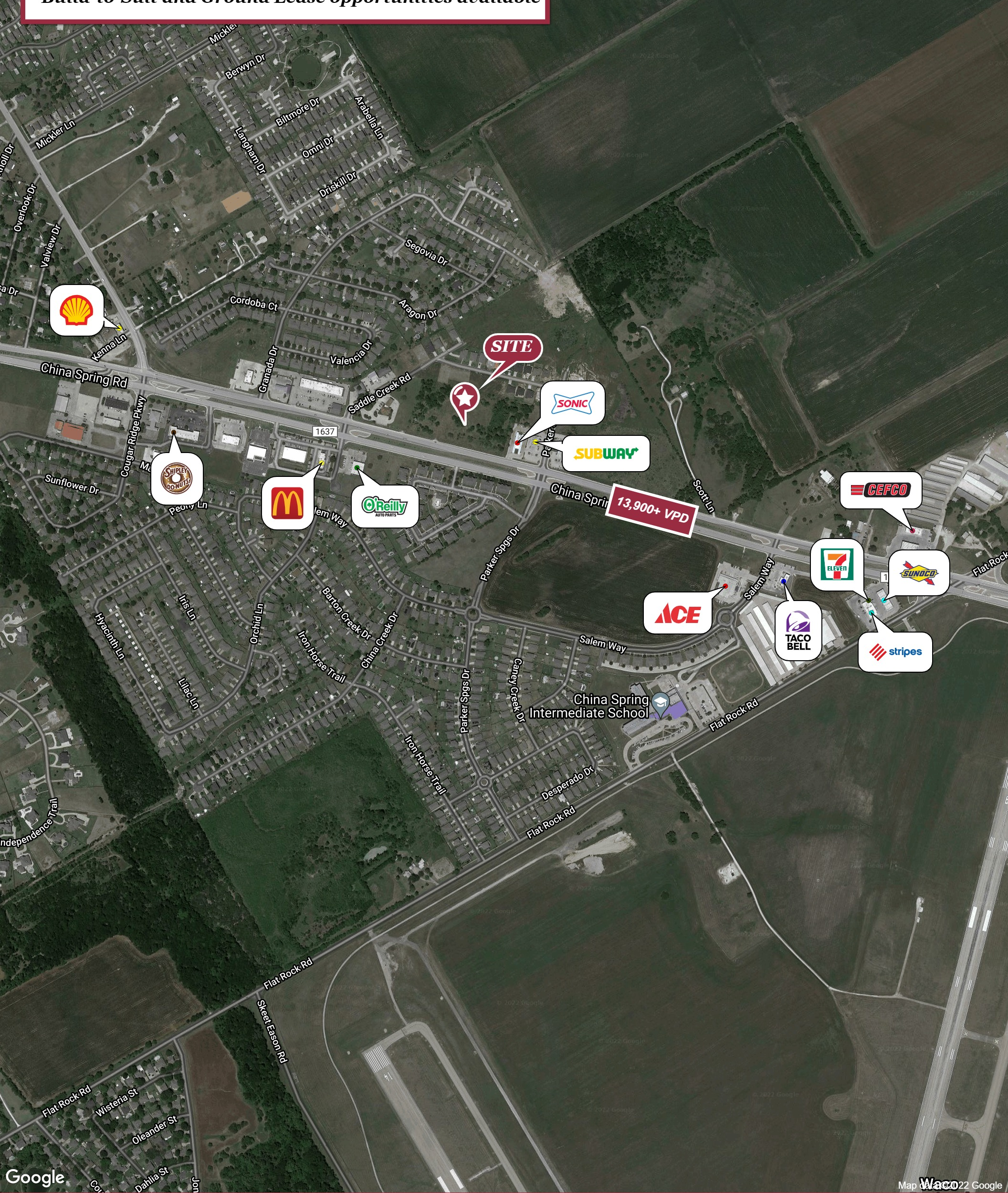
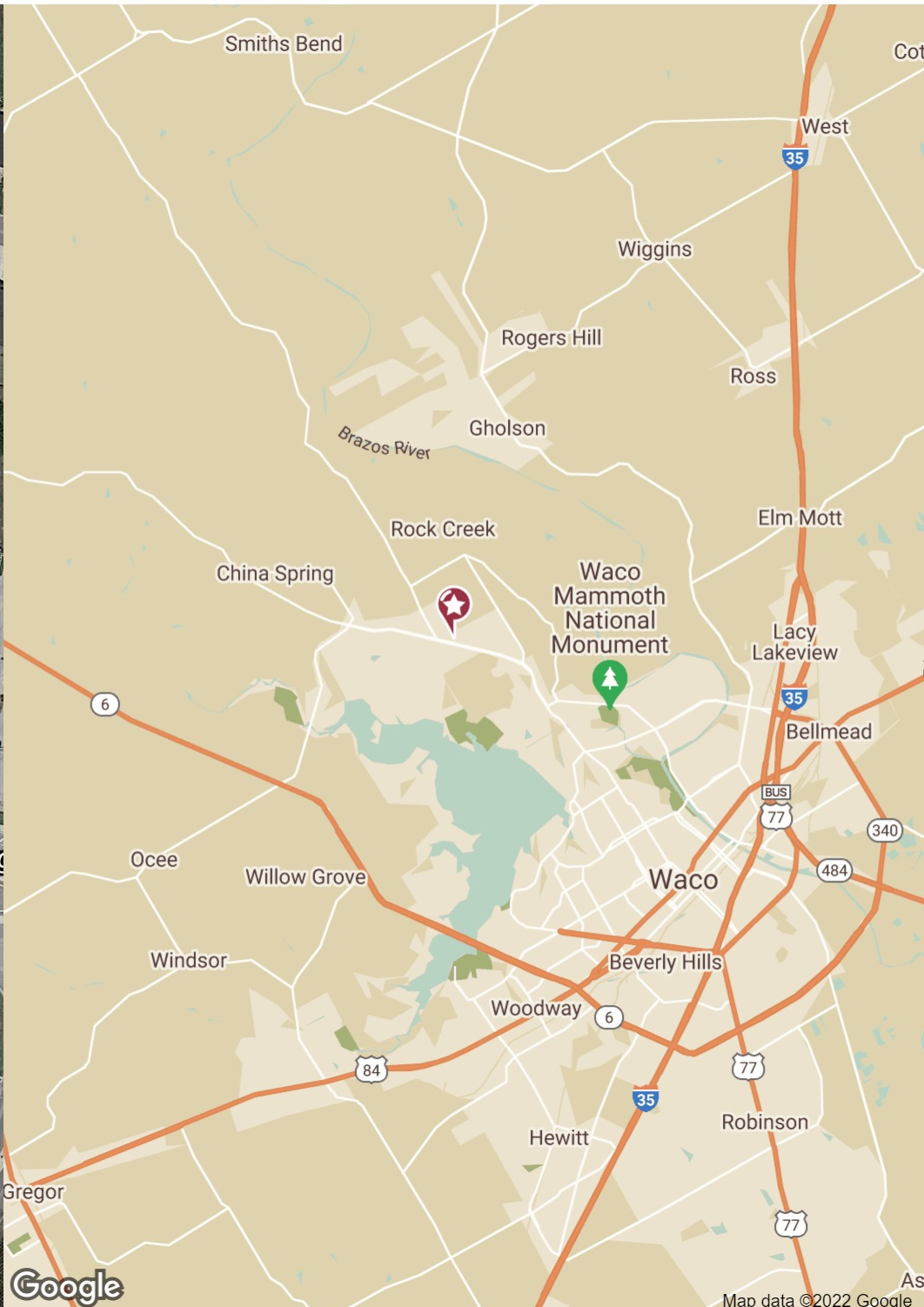
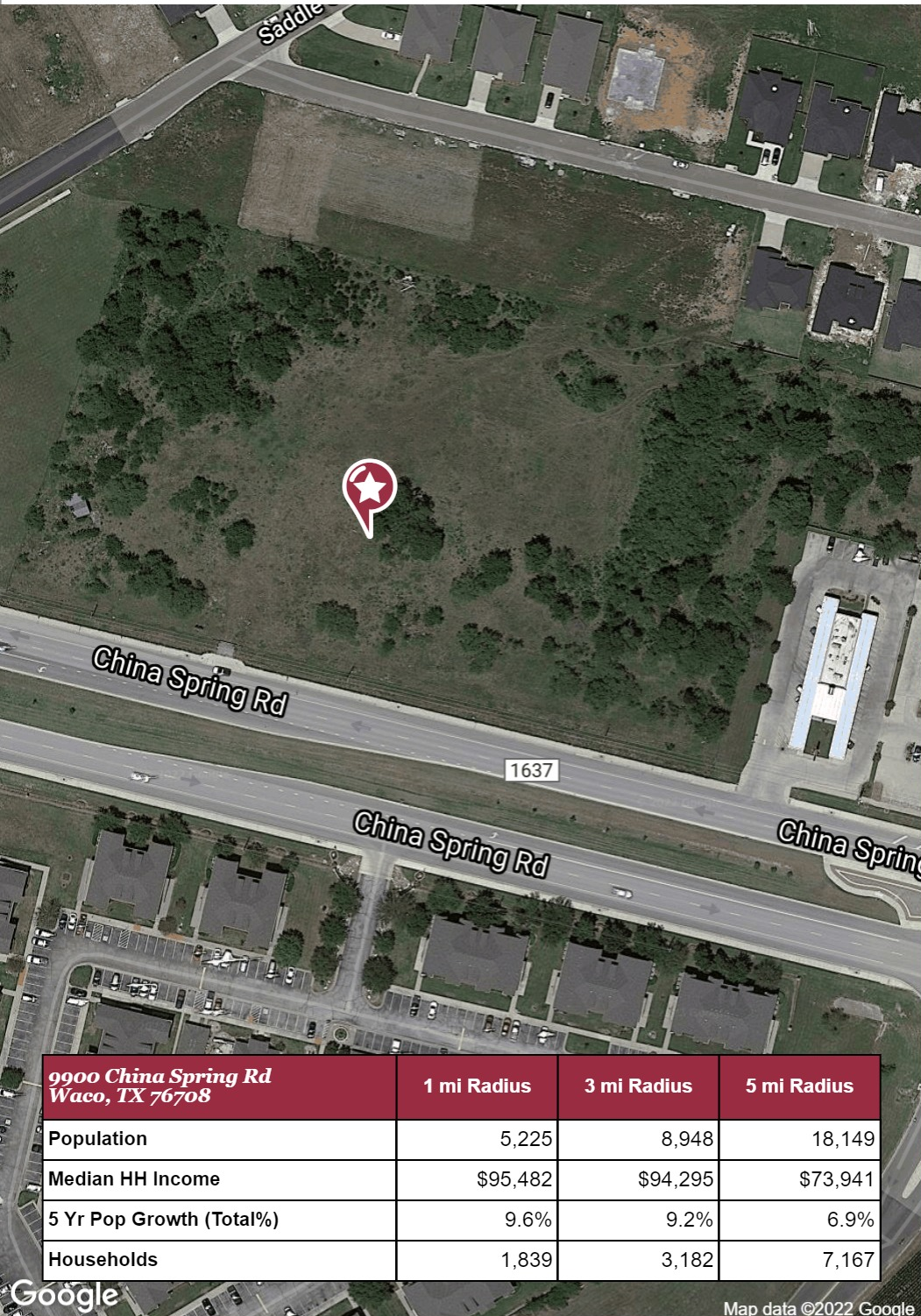
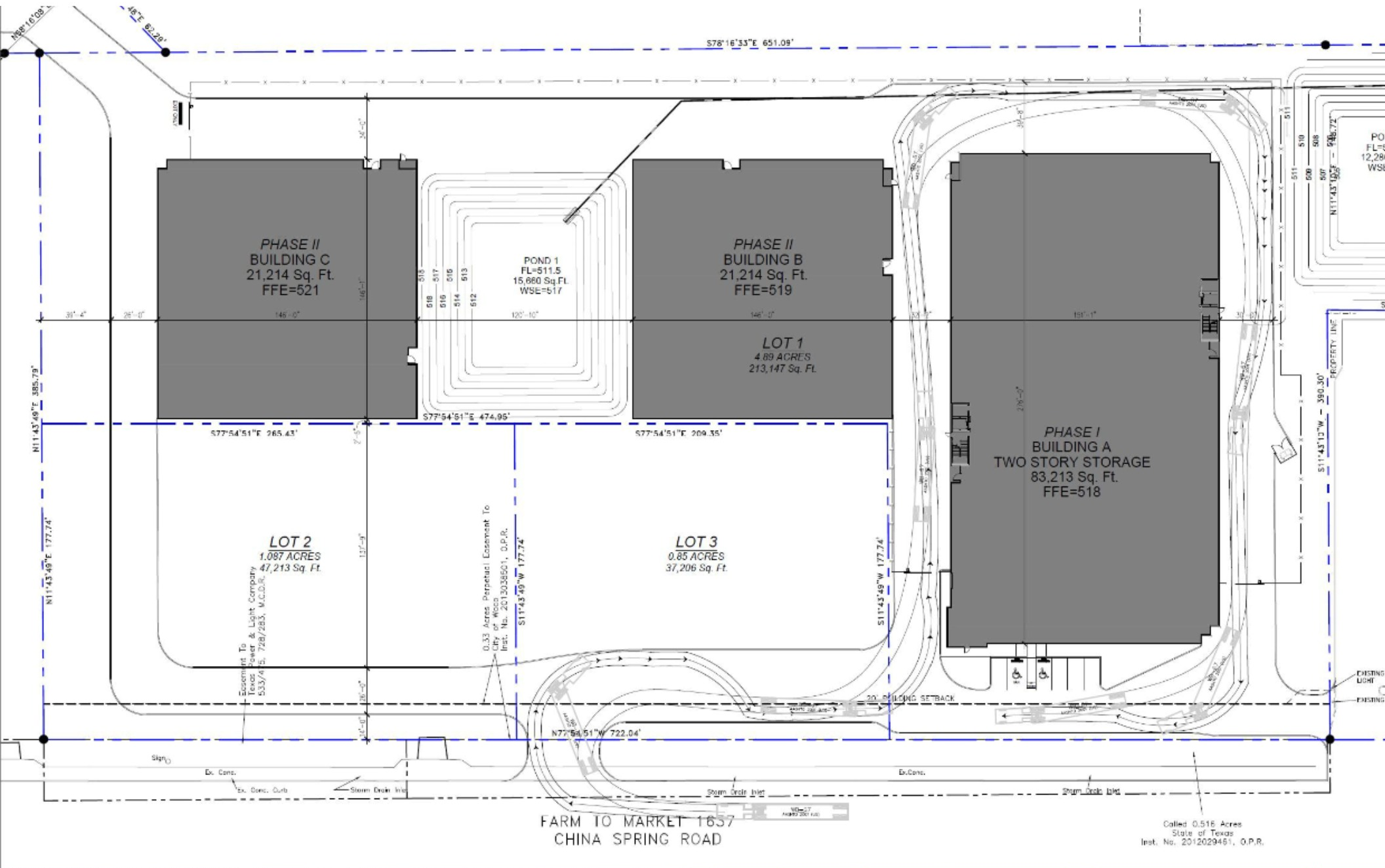


- 4+ Acres available along the recently expanded China Spring Rd
- Visibility and access from both China Spring Rd & Saddle Creek Rd
- Potential QSR, Carwash, Bank sites
- Build-to-Suit and Ground Lease opportunities available





9900 China Spring Rd Waco, TX 76708	1 mi Radius	3 mi Radius	5 mi Radius
Population	5,225	8,948	18,149
Median HH Income	\$95,482	\$94,295	\$73,941
5 Yr Pop Growth (Total%)	9.6%	9.2%	6.9%
Households	1,839	3,182	7,167