

1.081 AC PAD SITE

For lease:
NEQ Bagby &
Corporation Pkwy
Waco, TX

Metrics

NEQ Bagby & Corporation Pkwy
Waco, TX

Location

NEQ Bagby Ave & Corporation Pkwy

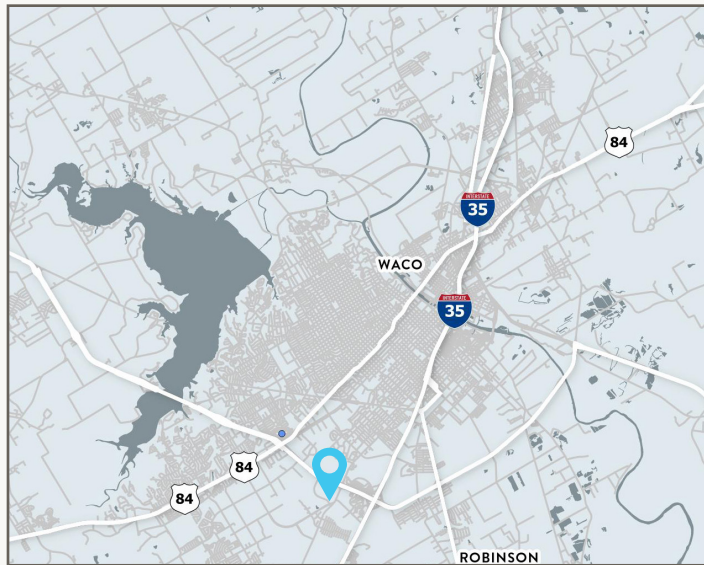
Size

1.081 AC

Traffic Counts

Bagby Ave
31,778 VPD

Corporation Pkwy
8,556 VPD



Property Highlights

1. Cross access with 7-Eleven
2. Across from 600,000 sf Amazon Warehouse and Walmart Return Center
3. Close proximity to major dealerships

2025 Demographic Summary

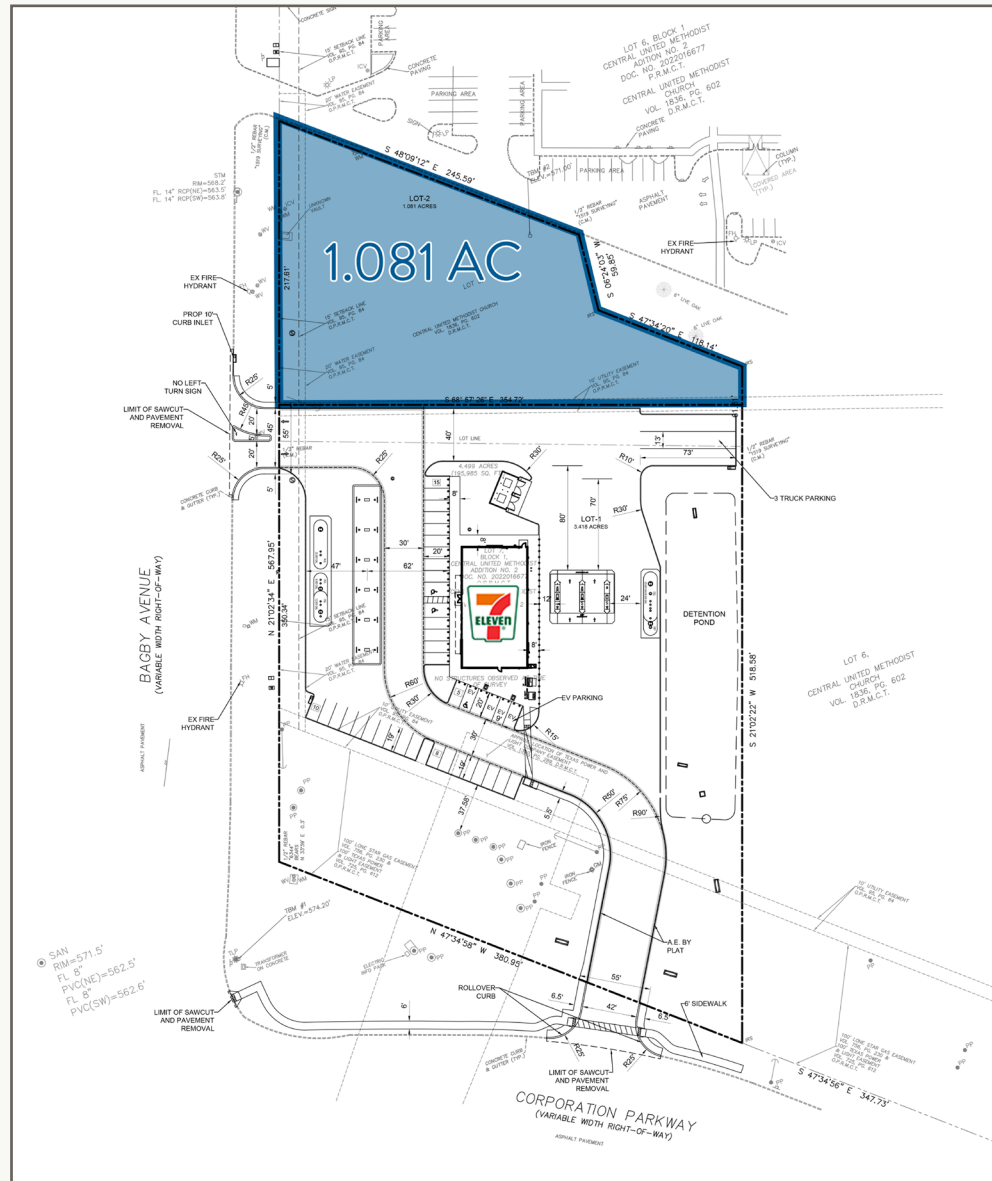
	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,985	44,461	141,076
EST. DAYTIME POPULATION	6,599	38,497	66,318
EST. AVG. HH INCOME	\$88,201	\$90,374	\$93,383

Area Attractions



Site Plan

NEQ Bagby & Corporation Pkwy
Waco, TX



Aerial

NEQ Bagby & Corporation Pkwy
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