



## 1300 S LOOP DRIVE

WACO, TX 76704



\$1,200,000



53,243 sqft

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## DESCRIPTION

Rare 5.14-Acre Industrial-Mixed-Use Development Opportunity Positioned in a high-growth corridor, with nearby McLane Stadium this 5-acre site offers unparalleled versatility under its C-2 zoning. Perfect for an owner-user or developer seeking a blend of light industrial, heavy commercial, and retail potential. (Zoning: C-2 Mixed-Use, permitting warehousing, equipment storage, and large-scale retail.) Immediate access to the Loop and ease of Orchard to either I-35, Loop 340, or Hwy 6, optimized for heavy truck traffic. Ideal for flex-space, a distribution center, or a multi-tenant business park.

**PROPERTY TYPE:** Commercial - Industrial  
**MLS STATUS:** Active  
**MLS:** 21242504  
**YEAR BUILT:** 1950  
**COUNTY:** McLennan  
**TRACT OR SUBDIVIION:** Tomas De La Vega  
**LIST DATE:** 04/18/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 53,243  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 5.1  
**LOT SIZE (SQFT):** 222,156

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Other

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Asphalt
- Concrete
- OnSite
- OffStreet

### ROOF TYPE:

- Mixed

### SIDING:

- Unknown

### FOUNDATION:

- Other

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Reyna Reyes 

**PHONE:** 25471541972547154197

**BROKERED BY:** Arise Capital Real Estate

century21judgefite.com

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