

# 2ND GEN RESTAURANT SPACE FOR LEASE AT 2609 S JACK KULTGEN EXPY #2 WACO, TEXAS 76711



**Onward**  
REAL ESTATE TEAM  
— at Keller Williams

Brad Harrell, CCIM  
Associate Broker  
254.870.0050  
[brad@OnwardRET.com](mailto:brad@OnwardRET.com)

Adam Voight  
Director of Commercial Operations  
254.870.1421  
[adam@OnwardRET.com](mailto:adam@OnwardRET.com)

Xavier Rosas  
Commercial Specialist  
254.870.1426  
[xavier@OnwardRET.com](mailto:xavier@OnwardRET.com)

# 2ND GEN RESTAURANT SPACE FOR LEASE AT 2609 S JACK KULTGEN EXPY #2 WACO, TEXAS 76711



## PRESENTED BY:



Brad Harrell, CCIM  
Associate Broker  
254.870.0050  
brad@OnwardRET.com  
License #363789 (TX)



Adam Voight  
Director of Commercial Operations  
254.870.1421  
adam@OnwardRET.com  
License #650810 (TX)



Xavier Rosas  
Commercial Specialist  
254.870.1426  
xavier@OnwardRET.com  
License #794462 (TX)

## Prime Commercial Property for Lease with High Traffic Exposure!

Introducing a lucrative opportunity - a versatile commercial retail space ideally situated for maximum visibility and accessibility.

- **Key Features:**
  - RSF Available: 2,234 SF
  - NNN Estimate: \$16.60/SF/YR
  - 2nd Generation Restaurant Space
  - Former Potbelly's Restaurant - this space offers a versatile layout that can be tailored to suit the needs of tenants from various industries.
- **Zoning:** Situated within the C-3 General Commercial District, it offers unparalleled convenience and accessibility to both residents and commuters traveling along Interstate Highway 35.
- **Location:**
  - Boasts a strategic location, ample parking, and impressive traffic counts making it an ideal choice for many businesses.
  - Benefiting from its proximity to Interstate Highway 35, the property experiences impressive traffic counts, with over 120,400 vehicles passing daily. Additionally, S Jack Kultgen Expy records more than 3,400 vehicles per day (TxDOT 2022).

Whether you're establishing a retail outlet, restaurant, office space, or service-oriented establishment, this property offers the ideal platform for success. Don't miss out on the chance to elevate your business to new heights.

For more information or to schedule a site visit, please contact the Onward Commercial Team at 254.870.0050 or email us at [commercial@onwardret.com](mailto:commercial@onwardret.com).



# ABOUT WACO, TEXAS

## City Overview

Waco is in central McLennan County about seventy miles south of Dallas near the confluence of the Brazos and Bosque rivers. The city's transportation links include Interstate Highway 35, U.S. highways 84 and 77, State Highway 6, the Missouri Pacific Railroad, and the St. Louis Southwestern Railway.

Waco's population in 2023 is estimated to be 141,997, covers a city area of 101.15 sq mi (261.98 sq km), and ranks the twenty-fourth largest city in Texas State, two-hundredth city in the United States. Waco's population as per the 2020 census is 138,486 compared to the 2010 population is 124,805, with an increase number of 13,681 people growth of 11%.

The city of Waco is situated within a relatively short drive of most of the major cities of Texas: 89 mi north to Fort Worth, 95 mi north-northeast to Dallas, 104 mi southwest to Austin, and 185 mi southeast to Houston.



## HISTORY AT A GLANCE:

In 1849, Shapley Ross built the first cabin in Waco overlooking the springs, where his daughter, Kate Ross, was later born. Many consider Ross the founder of the town, with Kate as the first settler child to be born there. In the following decades, Ross's cabin was joined by many others, helped along by the growth of the railway system, until by 1866 Waco had taken shape into a true frontier town. It was founded in 1849 on the site of a Waco (Hueco) Indian village near a Texas Ranger fort (1837) in a farming and plantation area.

## THE ATHENS OF TEXAS:

Even as Waco became an increasingly important commercial center, during the late nineteenth century the city also attracted a number of educational institutions and in some circles was known as the "Athens of Texas." Waco Classical School, established in 1860, became Waco University in 1861 and in 1887 merged with Baylor University. In 1872 the African Methodist Episcopal Church opened Paul Quinn College. Sacred Heart Academy was founded by the Sisters of St. Mary of Namur in 1873.

## PARKS & RECREATIONAL:

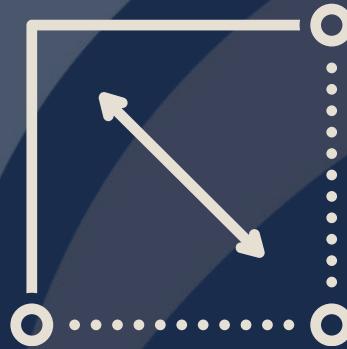
Waco is the site of a municipal zoo, the popular Texas Sports Hall of Fame (1992), and the Texas Ranger Hall of Fame and Museum (1976). Other notable attractions include the Dr. Pepper Museum (where the soft drink was first bottled) and Baylor's Mayborn Museum Complex, which includes a natural history museum and a historic village. Lake Waco, formed in 1923 by damming the Bosque River, is a recreational spot just west of the city.

# PROPERTY OVERVIEW

**LEASE PRICE**  
**\$24.00/SF NNN**

## Highlights:

- RSF Available: 2,234 SF
- NNN Estimate: \$16.60/SF/YR
- Zoned: C-3: General Commercial District
- Frontage: S Jack Kultgen Expy: ± 210'
- Property Depth: ± 310'
- S Jack Kultgen Expy: 3,400+ Vehicles/Day (TxDOT 2022)
- Interstate Highway 35: 120,400+ Vehicles/Day (TxDOT 2022)
- 2023 Taxes: \$39,233.27 (Please Verify)



### LOT SIZE

0.689 Acres (30,012.84 SF)



### FRONTAGE

S Jack Kultgen Expy: ± 210'



### ZONING

C-3: General Commercial District



### DEMOGRAPHICS

1 Mile Radius: 10,210 Residents  
5 Mile Radius: 124,149 Residents  
10 Mile Radius: 203,677 Residents



### UTILITIES

City Water  
City Sewer



### TRAFFIC COUNTS

S Jack Kultgen Expy: 3,400+ Vehicles/Day (TxDOT 2022)  
Interstate Highway 35: 120,400+ Vehicles/Day (TxDOT 2022)



# PROPERTY PHOTOS



**Onward**  
REAL ESTATE TEAM  
— at Keller Williams

Brad Harrell, CCIM  
254.870.0050  
brad@OnwardRET.com

Adam Voight  
254.870.1421  
adam@OnwardRET.com

Xavier Rosas  
254.870.1426  
xavier@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





Brad Harrell, CCIM  
254.870.0050  
brad@OnwardRET.com

Adam Voight  
254.870.1421  
adam@OnwardRET.com

Xavier Rosas  
254.870.1426  
xavier@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





**Onward**  
REAL ESTATE TEAM  
at Keller Williams

Brad Harrell, CCIM  
254.870.0050  
brad@OnwardRET.com

Adam Voight  
254.870.1421  
adam@OnwardRET.com

Xavier Rosas  
254.870.1426  
xavier@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.







# SURROUNDING AREA







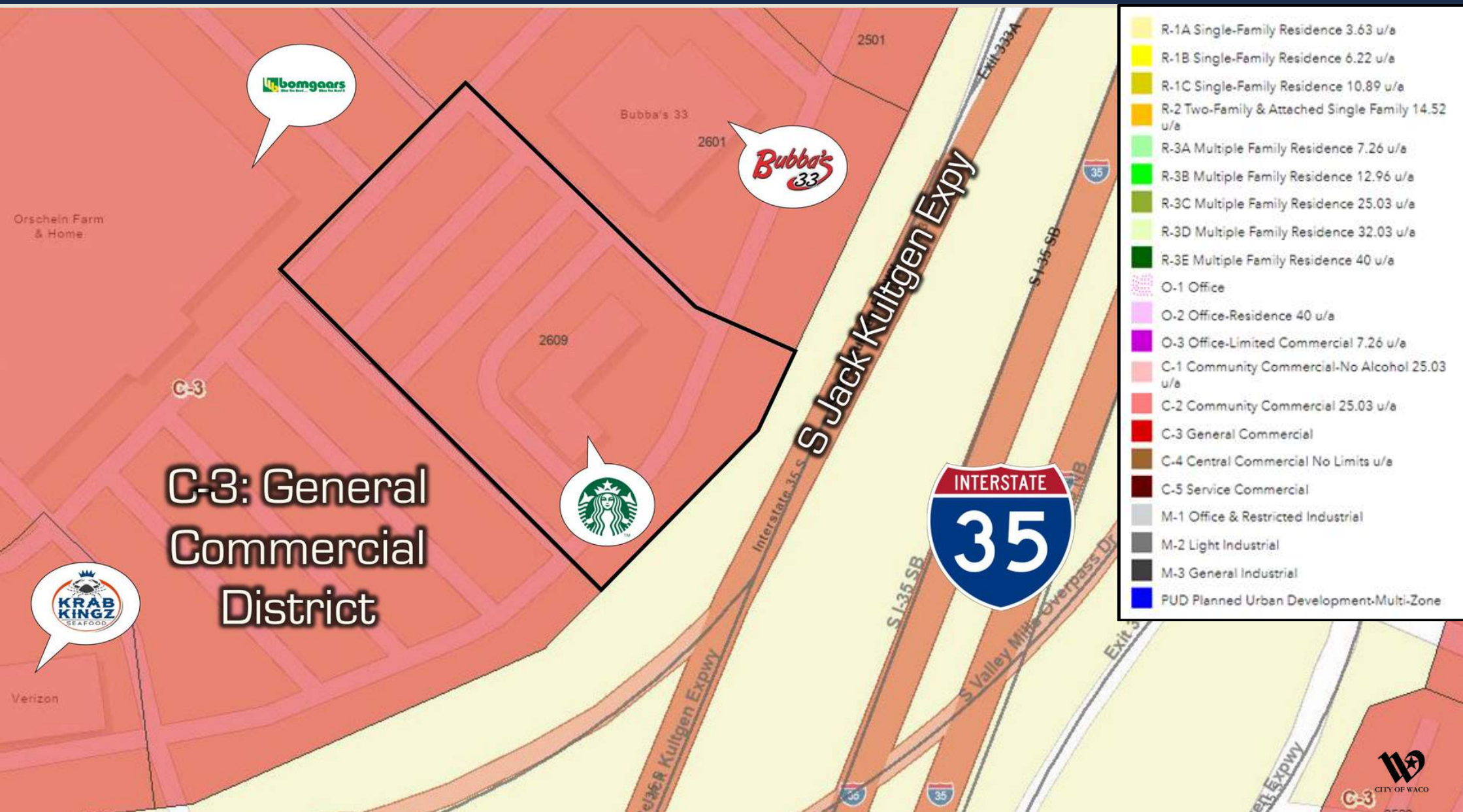


# PROPERTY BOUNDARY



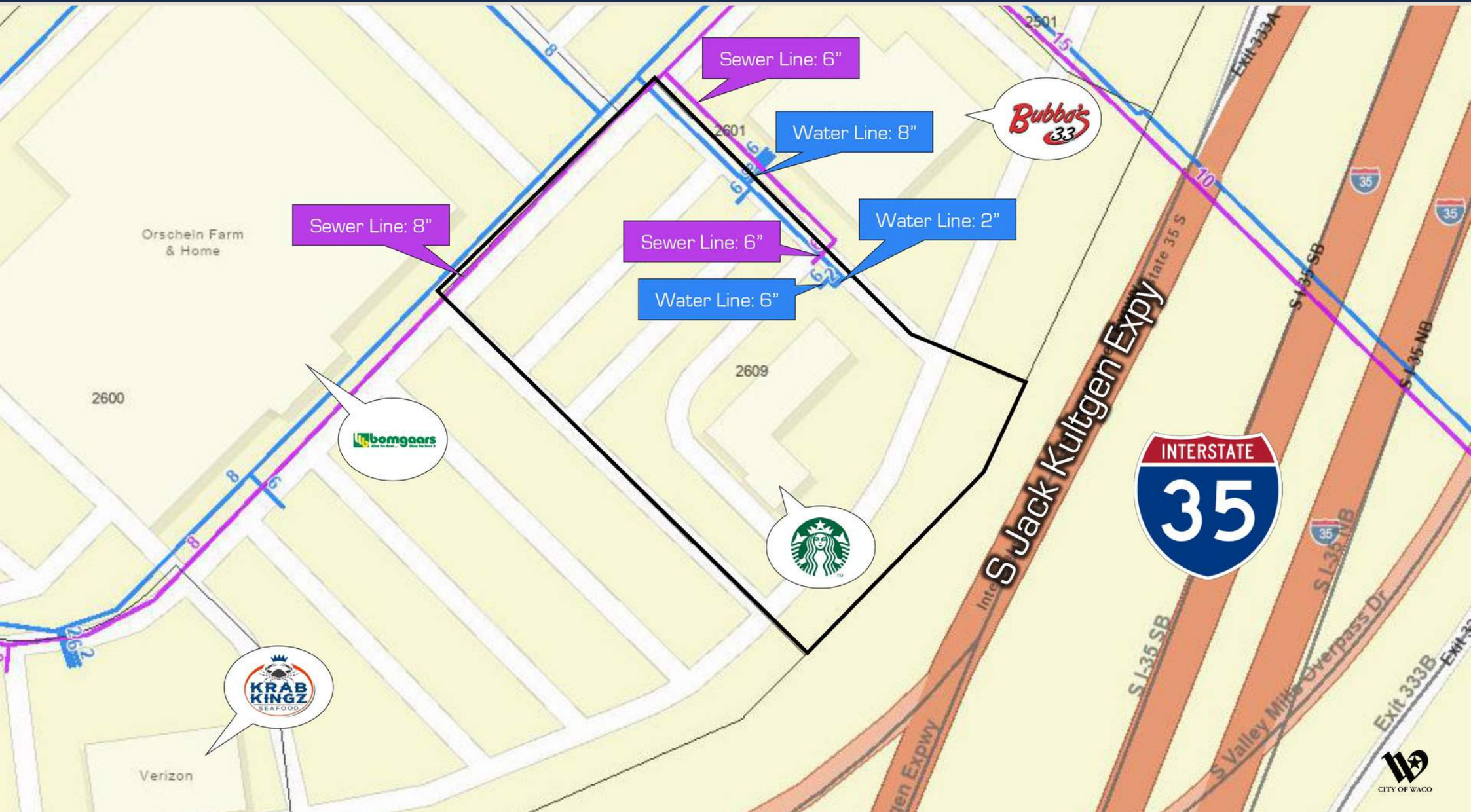


# ZONING MAP





# UTILITIES MAP





# TXDOT TRAFFIC COUNTS



S Jack Kuitgen Expy  
3,400+ VPD



Interstate Highway 35  
120,400+ VPD



**Onward**  
REAL ESTATE TEAM  
at Keller Williams

Brad Harrell, CCIM  
254.870.0050  
brad@OnwardRET.com

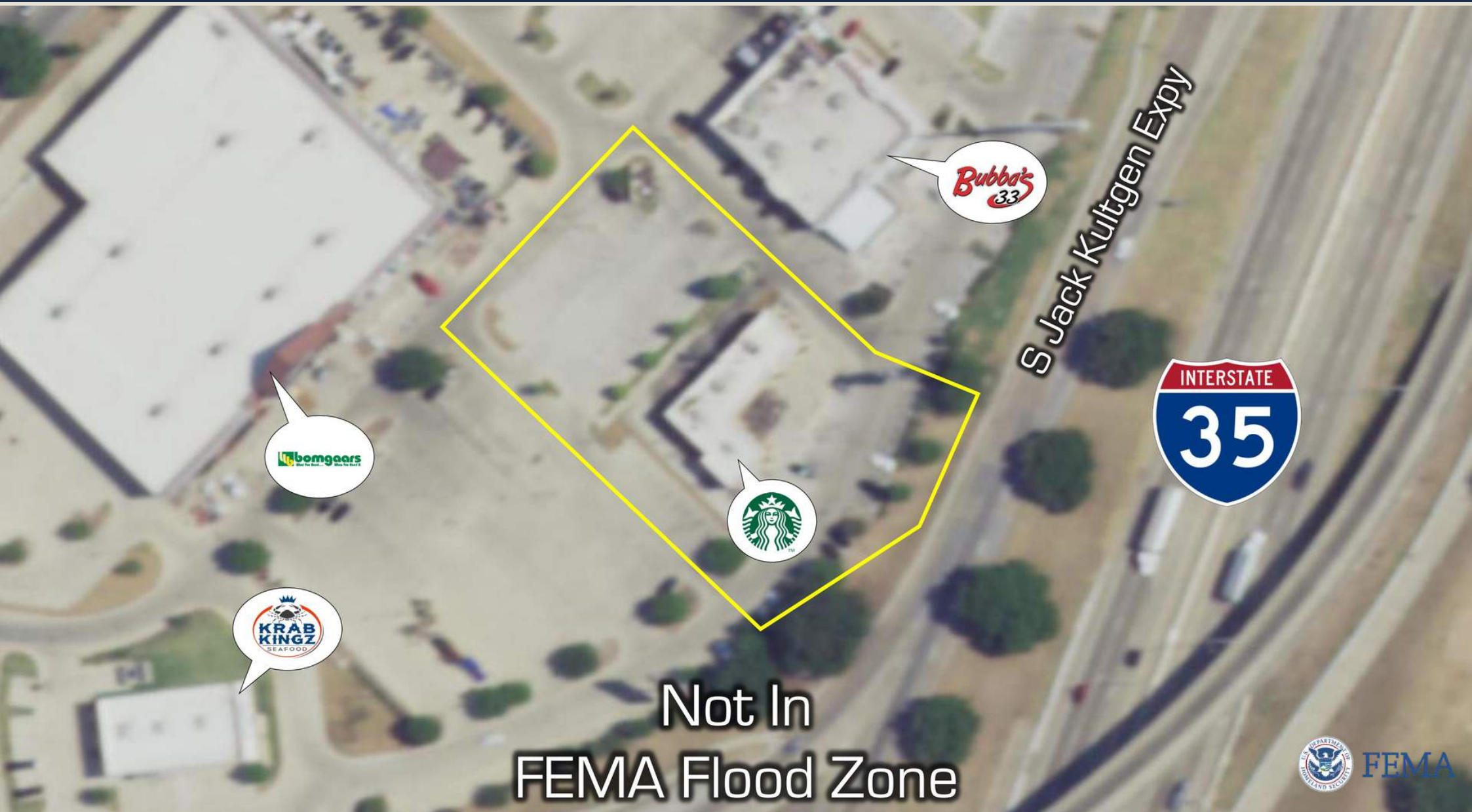
Adam Voight  
254.870.1421  
adam@OnwardRET.com

Xavier Rosas  
254.870.1426  
xavier@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# FEMA FLOOD MAP







# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction on honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction on impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specially authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information on that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation on agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information on purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Keller Williams Advantage</u>	<u>9003002</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Al Rincon</u>	<u>525285</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Kerri Humble</u>	<u>693930</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Brad Harrell</u>	<u>363789</u>	<u>brad@OnwardRET.com</u>	<u>254.870.9769</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date