

RETAIL INVESTMENT OPPORTUNITY AT 2609 S JACK KULTGEN EXPY IN WACO, TEXAS 76711



Onward
REAL ESTATE TEAM
— at Keller Williams

Xavier Rosas
Commercial Specialist
254.870.1426
xrosas@OnwardRET.com

Adam Voight
Director of Commercial Operations
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
Associate Broker
254.870.0050
bharrell@OnwardRET.com



PROPERTY OVERVIEW

- Vacant 2,234 SF Available for Lease at \$24.00/SF NNN (Former Potbelly's Sandwich Shop)
- Neighboring Tenant is Starbucks Coffee
- Starbucks Coffee Lease in Effect Through 2033
- \$500K of Recent Improvements in Starbucks Coffee Suite
- High Visibility
- Close Proximity to IH-35

LOCATION

2609 S Jack Kultgen Expy Waco, Texas 76711

TOTAL IMPROVEMENTS

4,036 SF

LOT SIZE

0.689 Acres (30,012.84 SF)

ZONING

C-3: General Commercial

RSF AVAILABLE (FORMER POTBELLY'S SANDWICH SHOP)

2,234 SF

LEASE RATE

\$24.00/SF/YR NNN

NNN Estimate: \$16.60/SF/YR

SALES PRICE

\$2,675,000.00

TRAFFIC COUNTS (2022)

S Jack Kultgen Expressway: 3,400+ VPD

Interstate Highway 35: 120,400+ VPD

DEMOGRAPHIC SUMMARY

2609 S Jack Kultgen Expy, Waco, Texas, 76706 2

Drive time of 15 minutes



KEY FACTS

194,625

Population



73,258

Households

33.5

Median Age

\$45,396

Median Disposable Income

EDUCATION

13.3%

No High School Diploma



27.2%

High School Graduate



30.3%

Some College/ Associate's Degree



29.1%

Bachelor's/Grad/ Prof Degree

INCOME



\$53,060

Median Household Income



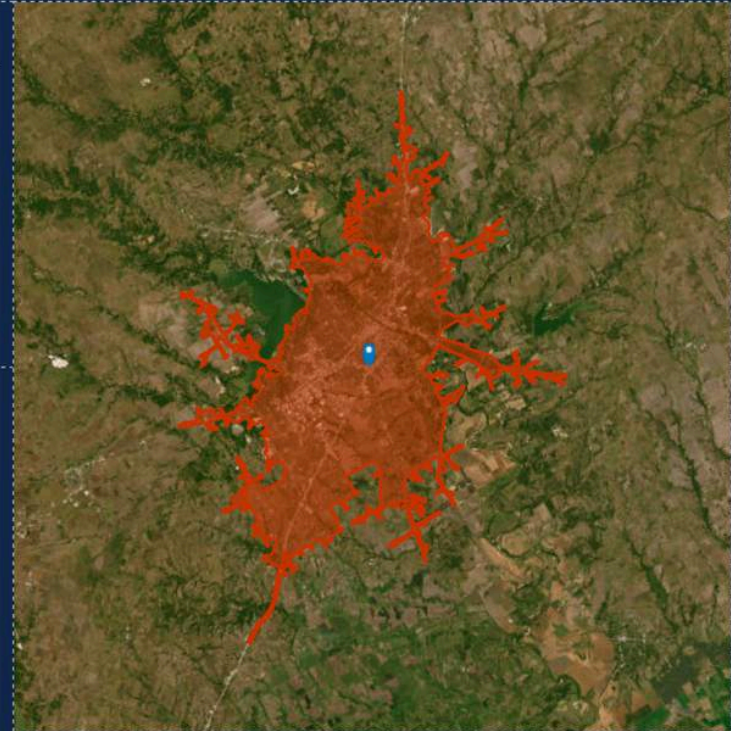
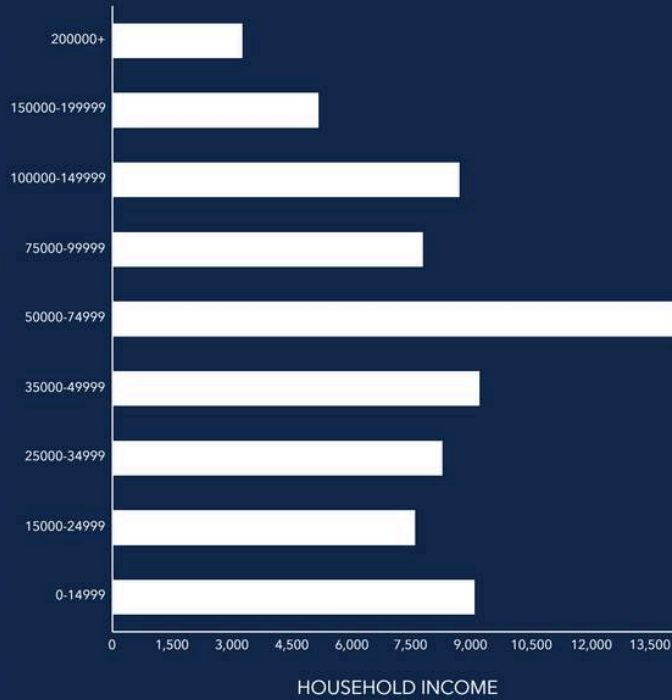
\$29,380

Per Capita Income



\$74,295

Median Net Worth



EMPLOYMENT

58.5%

White Collar

25.8%

Blue Collar

19.3%

Services

4.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@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

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@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

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@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.

RESTAURANT SPACE PHOTOS



Onward
REAL ESTATE TEAM
at Keller Williams

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@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

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@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.

PROPERTY BOUNDARY



SURROUNDING RETAIL & TRAFFIC COUNTS



  Sacred Heart Catholic Church





S Jack Kultgen Expy
3,400+ VPD


Interstate Highway 35
120,400+ VPD



Onward
REAL ESTATE TEAM
at Keller Williams

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@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.

PRESENTED BY:



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



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



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



OnwardCRE.com



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>bharrell@OnwardRET.com</u>	<u>254.870.9769</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date