

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



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## Onward

REAL ESTATE TEAM  
at Keller Williams

### PRESENTED BY:



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

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

- Key Features:
  - Total Improvements: 4,036 SF
    - RSF Available: 2,234
  - Starbucks Lease in Effect Through 2033
  - \$500K of Recent Improvements in Starbucks Suite
- 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.

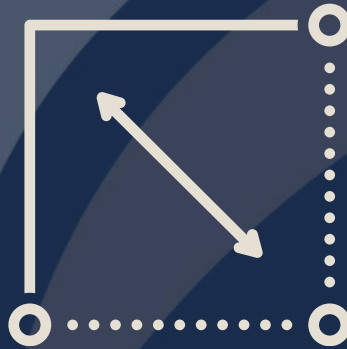
# PROPERTY OVERVIEW

## SALE PRICE

**\$2,675,000.00**

### Highlights:

- Financials Available Upon Request
- Starbucks Lease in Effect Through 2033
- \$500K of Recent Improvements in Starbucks Suite
- Total Improvements: 4,036 SF
- RSF Available: 2,234
- Zoned: C-3: General Commercial District
- Frontage: S Jack Kultgen Expy: ± 210'
- 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

Interstate Highway 35:  
120,400+ Vehicles/Day  
(TxDOT 2022)

# PROPERTY PHOTOS



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# SURROUNDING AREA



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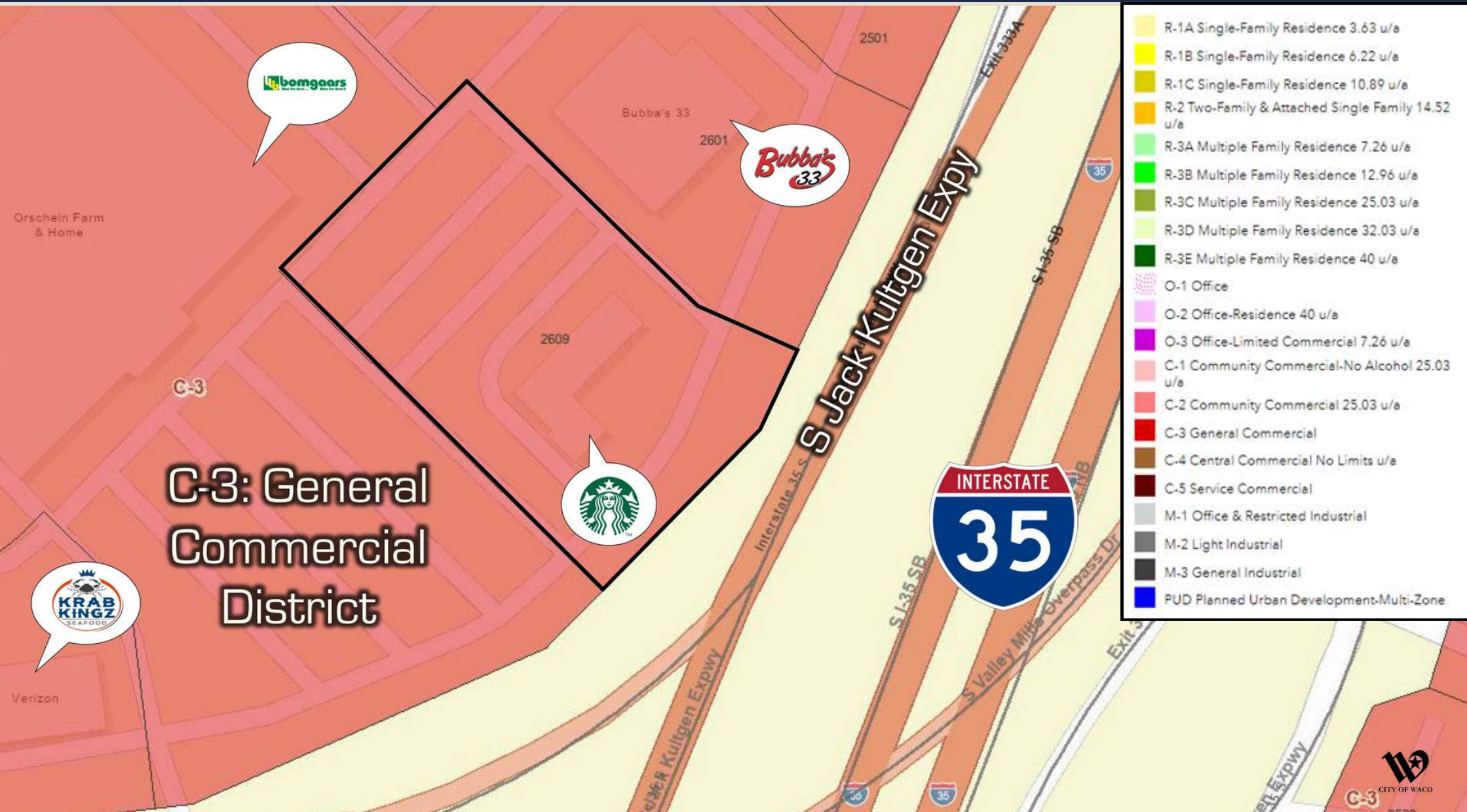
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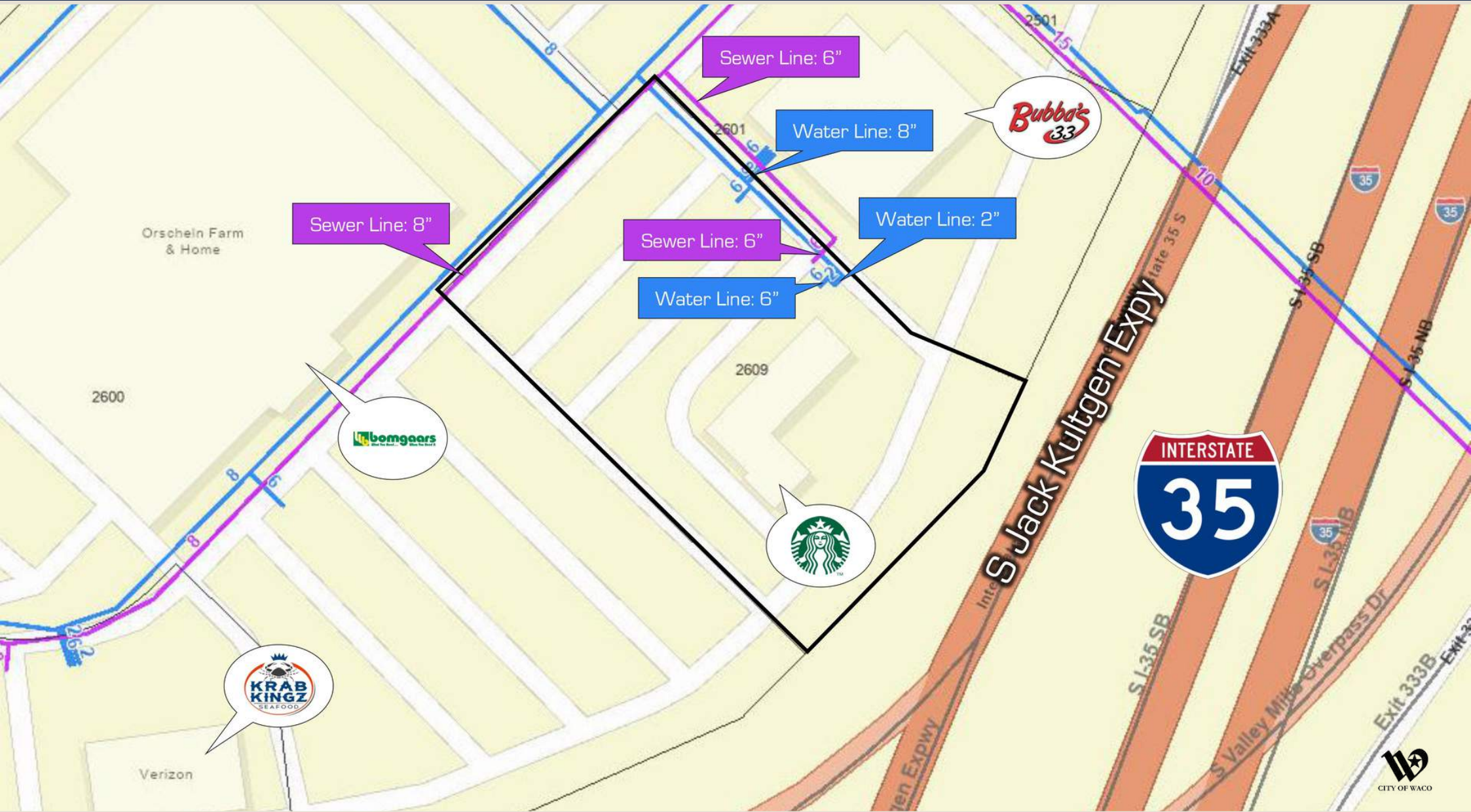
# PROPERTY BOUNDARY



# ZONING MAP



# UTILITIES MAP



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# TXDOT TRAFFIC COUNTS



  
S Jack Kuitgen Expy  
3,400+ VPD

  
Interstate Highway 35  
120,400+ VPD

Sacred Heart  
Catholic Church

bomgears

HOME2  
SUITES BY HILTON

ICHIBAN

Jack  
In the box

KRAB  
KINGZ  
SEAFOOD

Bubba's  
33

Starbucks

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# FEMA FLOOD MAP

