

# 2ND GENERATION RESTAURANT SPACE FOR LEASE AT 1509 HEWITT DRIVE #1 WACO, TEXAS 76712



**Onward**  
REAL ESTATE TEAM  
at Keller Williams

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## PROPERTY OVERVIEW

- 2nd Generation Restaurant Opportunity
- Located on Busy Hewitt Drive
- Landlord Operates the Neighboring Chicken Salad Chick
- Excellent Visibility
- Ample Parking

## LOCATION

1509 Hewitt Drive #1 Waco, Texas 76712

## TOTAL IMPROVEMENTS

5,598 SF

- 4,448 SF Enclosed Space
- 1,150 SF Outdoor Dining

## LOT SIZE

2.11 Acres (91,911.6 SF)

## ZONING

C-3: General Commercial District

## TRAFFIC COUNTS (2022)

Hewitt Drive: 28,500+ VPD

## LEASE RATE

\$24.00/SF/YR NNN

## NNN ESTIMATE

\$10.00/SF/YR



# DEMOGRAPHIC SUMMARY

1509 Hewitt Dr, Woodway, Texas, 76712

Drive time of 15 minutes



## KEY FACTS

150,321

Population



56,552

Households

33.9

Median Age

\$51,517

Median Disposable Income

## EDUCATION

10.7%

No High School Diploma



24.6%

High School Graduate



29.0%

Some College/ Associate's Degree



35.7%

Bachelor's/Grad/ Prof Degree

## INCOME



\$59,046

Median Household Income



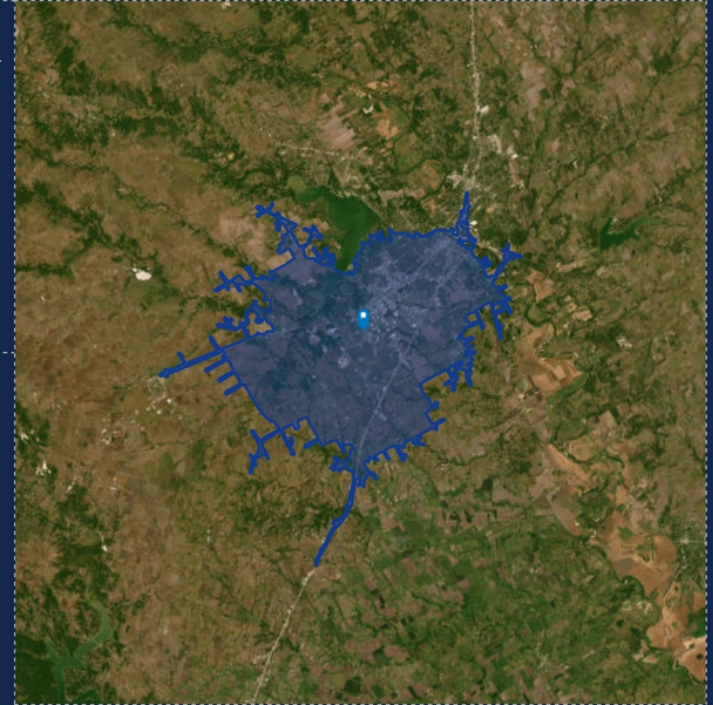
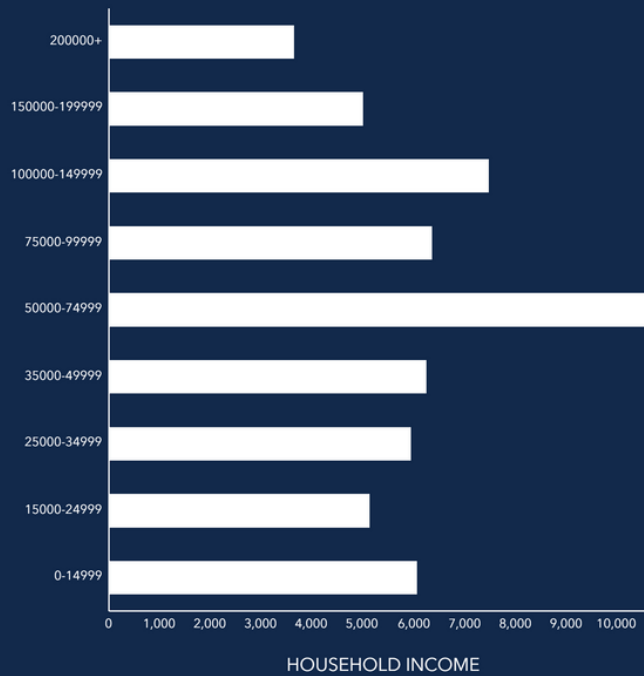
\$33,636

Per Capita Income



\$98,898

Median Net Worth



## EMPLOYMENT



63.3%

White Collar



22.5%

Blue Collar



17.0%

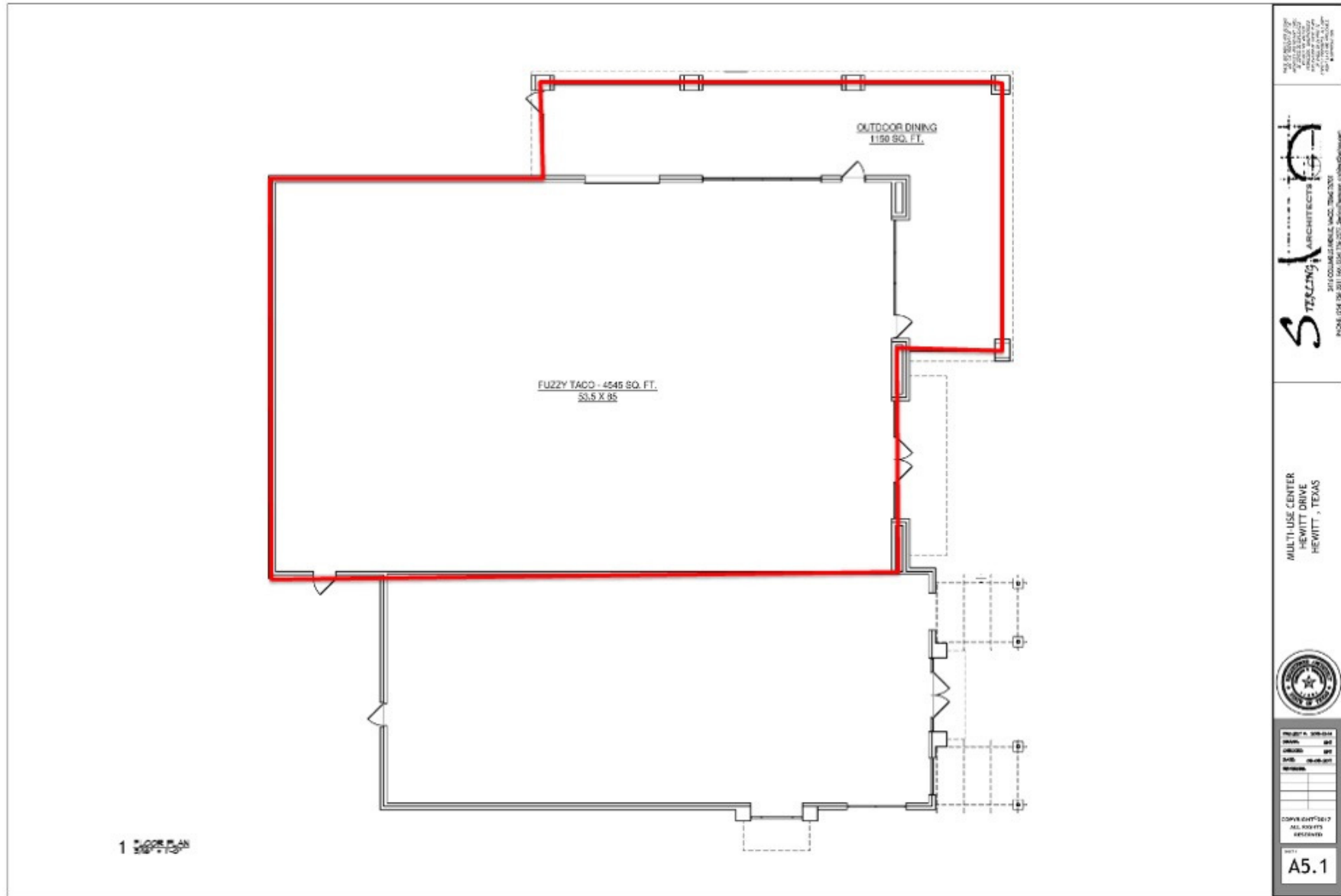
Services

4.1%

Unemployment Rate

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

# FLOOR PLAN





# PROPERTY BOUNDARY



**NOTE: This is not a survey. Boundary lines and measurements are approximate.**






# SURROUNDING RETAIL & TRAFFIC COUNTS



Interstate Batteries Distributor  
 Best Fido Friends  
  


  
 Hewitt Drive  
 28,500+ VPD

  
 Schlotzsky's  
 DUNKIN'  
 Elegant Nail Spa

Heart of Texas Goodwill Industries  
 Mi Casita Mexican Food  


  
  
 Lux Nails Spa  
 at&t




Clayton Homes  
 Frame Shop





# PRESENTED BY:



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# 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.

|   |                |                               |                     |
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| <u>Keller Williams Advantage</u>                                  | <u>9003002</u> | <u>klrw553@kw.com</u>         | <u>254.751.7900</u> |
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| Sales Agent/Associate's Name                                      | License No.    | Email                         | Phone               |

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

\_\_\_\_\_  
Date