

4,036 SF



**Onward**  
REAL ESTATE TEAM

**For Sale**

RETAIL INVESTMENT OPPORTUNITY

2609 South Jack Kultgen Expressway,  
Waco, TX 76711

SCAN FOR  
PROPERTY LISTING







# Property Overview

## General Information



### Location

2609 South Jack Kultgen Expressway, Waco, TX 76711



### Total Improvements

4,036



### Lot Size

0.689 Acres (30,012.84 SF)



### Zoning

C-3: General Commercial



### Taxes

\$44,025.52 (MCAD 2026)



### Listing Price

\$2,300,000.00

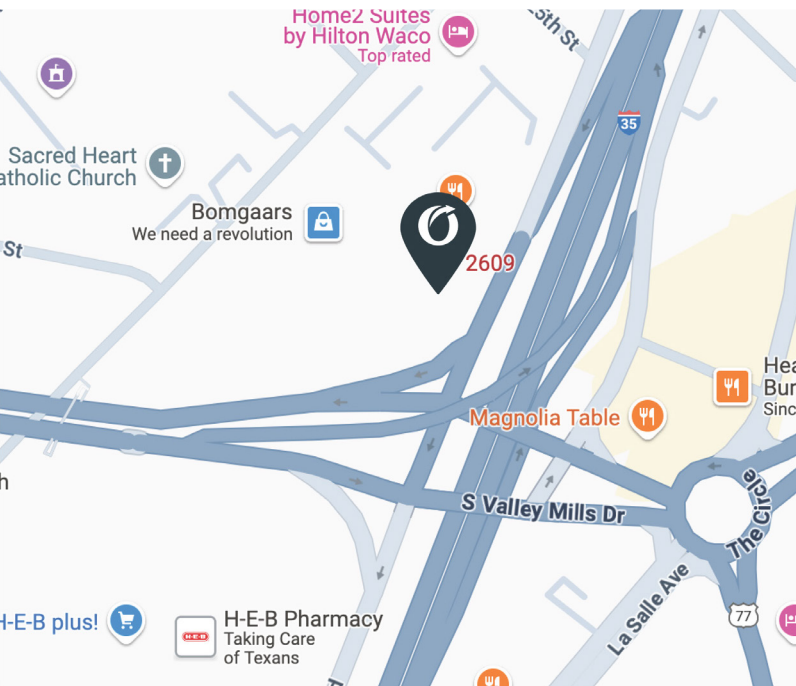
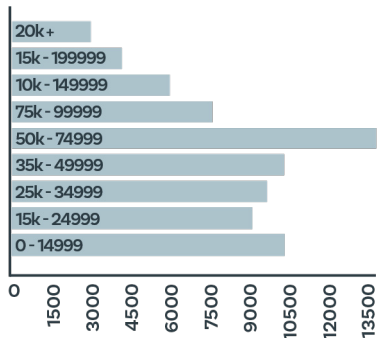
## Property Highlights

- NOI: \$138,200.00
- Starbucks Coffee (Leasing through December 31, 2032)
- Tikka House Indian Cuisine (Leasing through April 30, 2031)
- Detailed Lease Information Available Upon Request
- \$500K of Recent Improvements in Starbucks Coffee Suite
- Close Proximity to IH-35



# Demographics Summary

## Household Income



## Key Facts

**194,625**

Population

**33.5**

Median Age

**73,258**

Households

**\$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



## Employment

**58.5%**

White Collar

**25.8%**

Blue Collar

**19.3%**

Services

**4.4%**

Unemployment Rate



## Income

**\$53,060**

Median Household Income

**\$74,295**

Median Net Worth

**\$29,380**

Per Capita Income

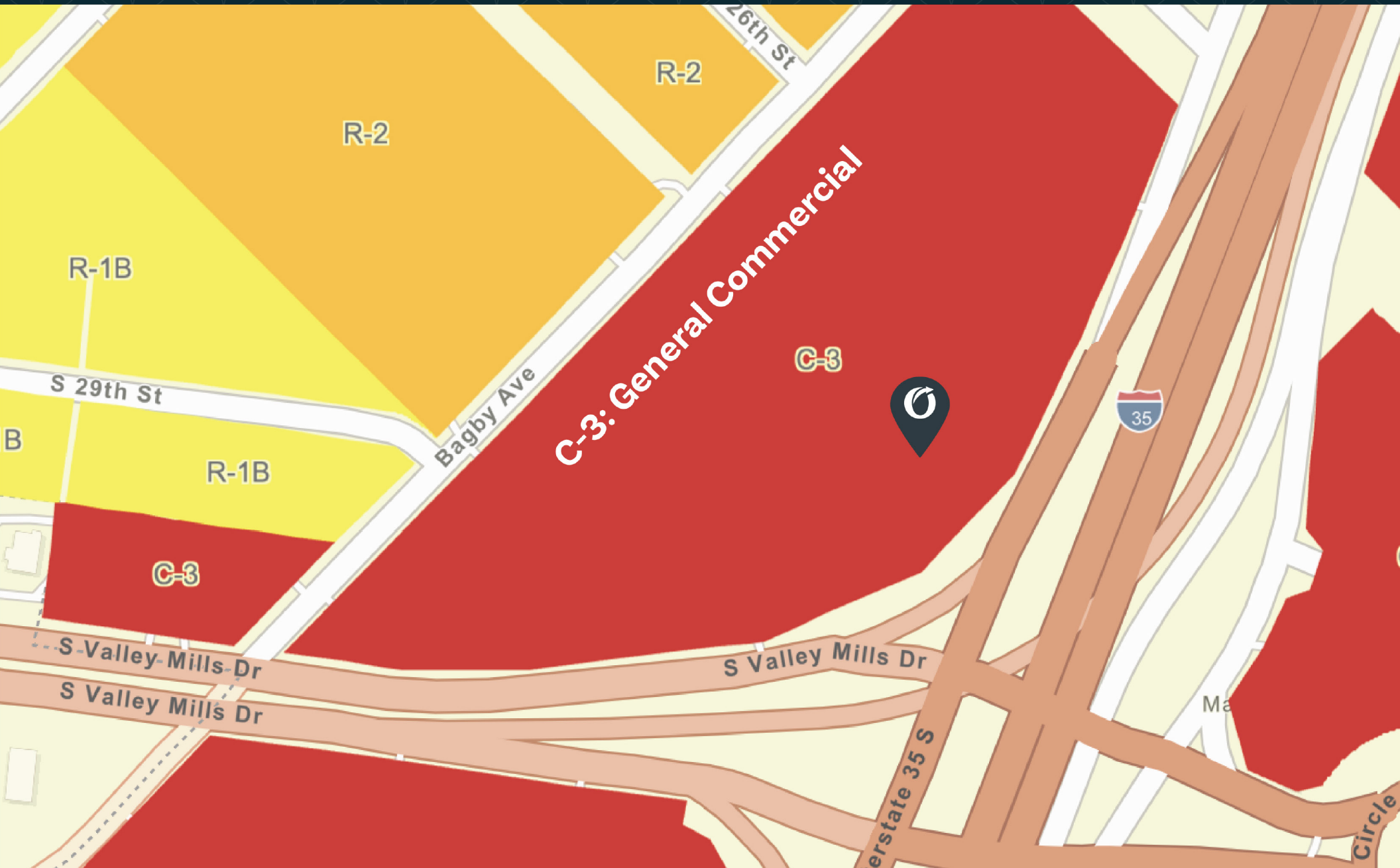


# Property Boundary Exhibit





# Zoning Map



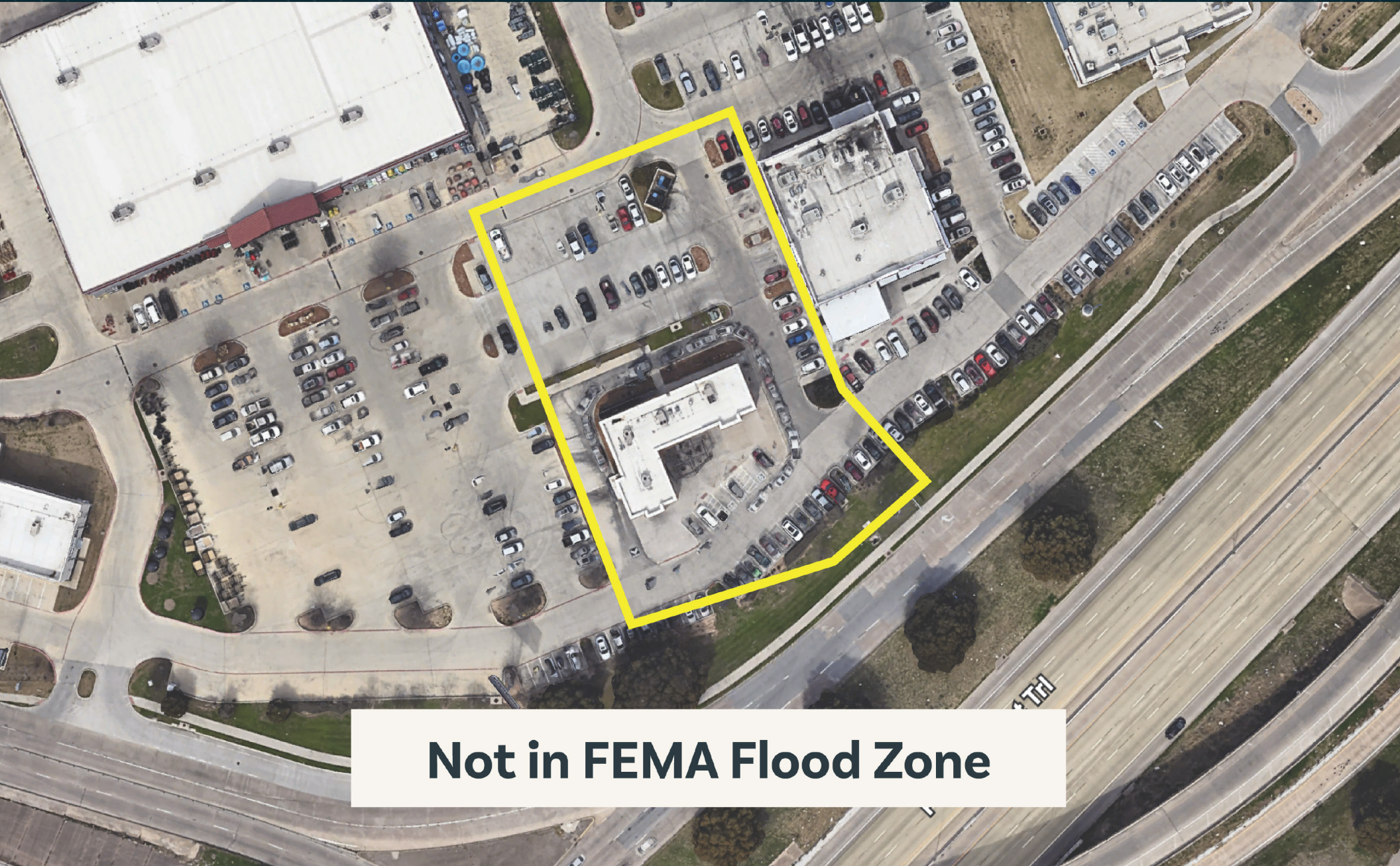


# Retailer Map





# FEMA Flood Zone Map



**Not in FEMA Flood Zone**





# Property Photos

















# Presented by



**Brad Harrell, CCIM**

*Associate Broker*

254.870.0050

bharrell@OnwardRET.com

License #363789 (TX)



**Adam Voight**

*Director of  
Commercial Operations*

254.870.1421

avoight@OnwardRET.com

License #650810 (TX)



**Xavier Rosas**

*Commercial Specialist*

254.870.1426

xrosas@OnwardRET.com

License #794462 (TX)



# 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.

## 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 clients; 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 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:

- » that the owner will accept a place less than the written asking price;
- » that the buyer/tenant will pay a price less than the written asking price;
- » 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date







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3701 West Waco Drive,  
Waco, TX 76710

254.870.0050  
[onwardRET.com/commercial](http://onwardRET.com/commercial)

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