

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



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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

TRAFFIC COUNTS (2022)

S Jack Kultgen Expressway: 3,400+ VPD

Interstate Highway 35: 120,400+ VPD

SALES PRICE

\$2,695,000.00

PROPERTY OVERVIEW

- NOI: \$138,200.00
- Tenants:
 - 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



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



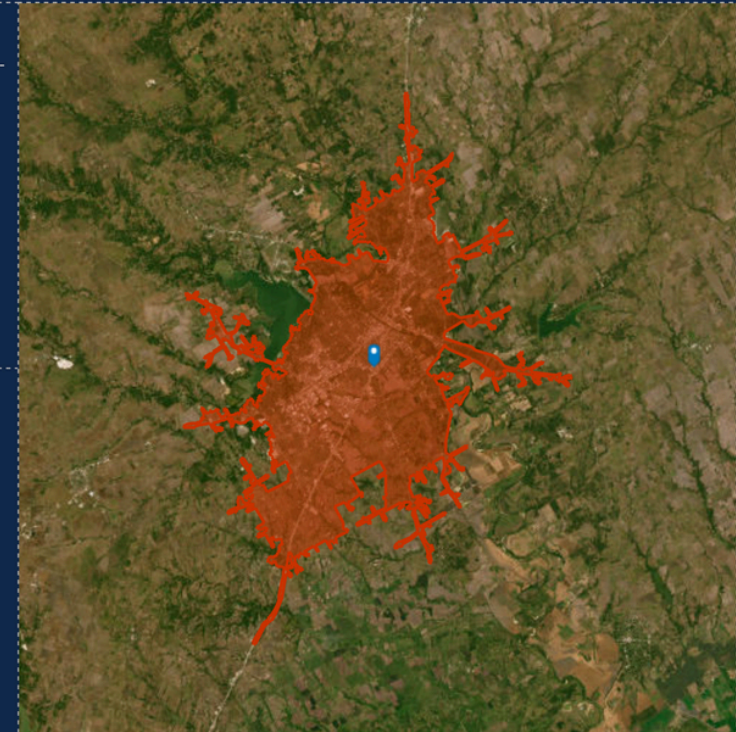
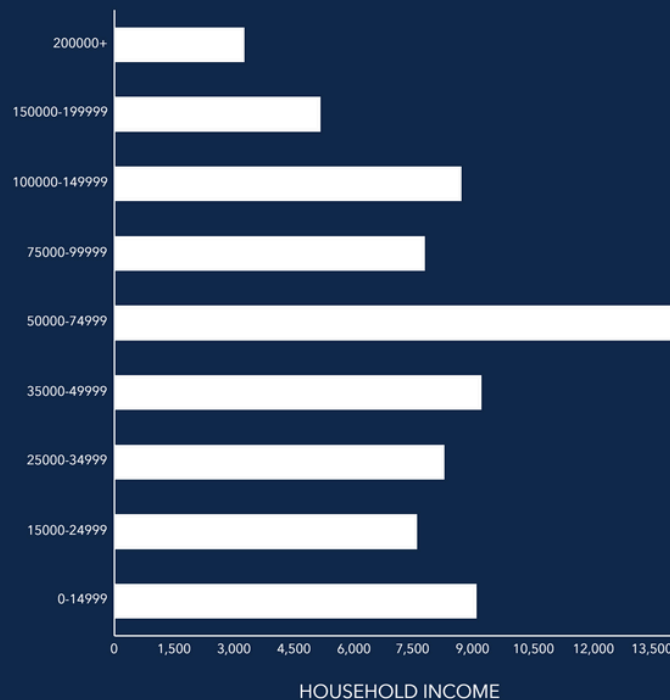
\$29,380

Per Capita Income



\$74,295

Median Net Worth



EMPLOYMENT

58.5%

White Collar

25.8%

Blue Collar

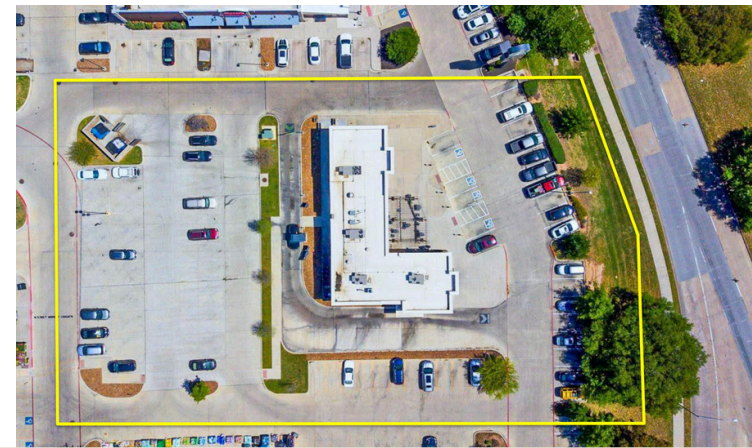
19.3%

Services

4.4%

Unemployment Rate

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



Onward
REAL ESTATE TEAM
— at Keller Williams

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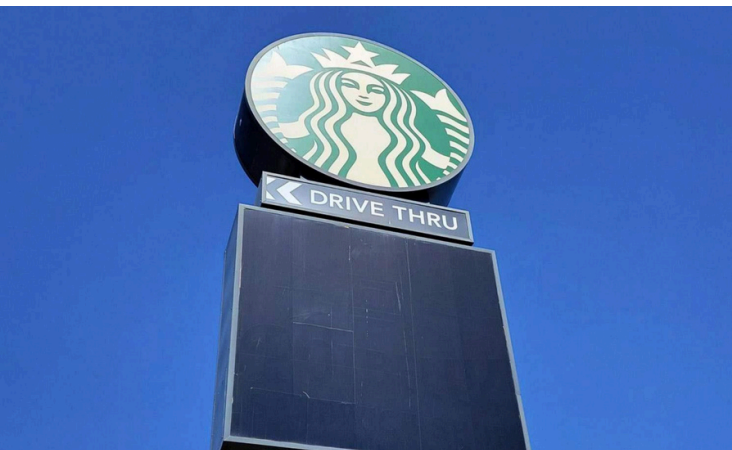
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PROPERTY BOUNDARY



SURROUNDING RETAIL & TRAFFIC COUNTS



KRAB KINGZ
SEAFOOD

Jack
In the box

Sacred
Heart
Catholic
Church

bomgaars
What You Need... When You Need It




HOME2
SUITES BY HILTON

ICHIBAN
Japanese Steak & Seafood House

Bubba's
33


S Jack Kultgen Expy
3,400+ VPD


Interstate Highway 35
120,400+ VPD



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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.



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>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>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date