

± 3,621 SF



Onward
REAL ESTATE TEAM

Available

± 3,621 SF Restaurant Space

502 W Morgan,
Meridian, Texas 76655

SCAN FOR
PROPERTY LISTING





Property Overview

General Information



Location

502 W Morgan, Meridian, Texas 76655



Square Footage

± 3,621 SF



Zoning

C (Commercial)



Taxes

\$4,388.00 (2024)



Sales Price

Call for Pricing

Property Highlights

- 2nd Generation Restaurant/Retail
- Kitchen Equipment Included in Sale
- Currently Leased by Ay Jalisco Mexican Restaurant Bar & Grill
- Close Proximity to Highway 6
- Excellent Visibility
- Easily Accessible



Kitchen Inventory Items

ONWARD COMMERCIAL REAL ESTATE

Kitchen Equipment List

502 W Morgan, Meridian, TX 76665

All equipment listed below conveys with the sale of the property

- | | |
|------------------------------------|----------------------------|
| • Stove w/ 10 Cooktops | • 1 Vent Hood, 16 ft 5 in |
| • 1 Fryer | • 1 Vent Hood, 80 in |
| • 2 Tables, 42×30 | • Walk-In Freezer |
| • 1 Table, 68×30 | • Walk-In Cooler |
| • 1 Flat Top Grill, 72×33 | • 2 Tables, 6 ft |
| • 1 Table for Flat Top Grill, 6 ft | • 1 Sink w/ 2 Compartments |
| • 1 Oven, 38×30 | • 1 Dishwasher Sink |
| • 1 Steam Table, 6 ft w/ 6 Burners | • 1 Chip Machine |
| • 1 Table, 48×28 | • 1 Cheese Grater Machine |





Property Photos







Property Boundary Exhibit



Exhibit "A"

Survey

STATE OF TEXAS;

COUNTY OF HOSKIN: Field Notes of 0.47 acres out of the W.O. Hanna Subdivision of a part of Blocks 66 & 67 of the W.H. King Survey in Meridian, Texas, being a part of Lots 1 & 2 according to a plat of said Subdivision recorded in Vol. 140 Page 155, further described as follows:

BEGINNING at a 60d nail found at the intersection of the west line of Hanna Street and the northwest line of State Hwy. 22, said point being the SEC of Lot 2 of said Subdivision, for the SEC of this tract;

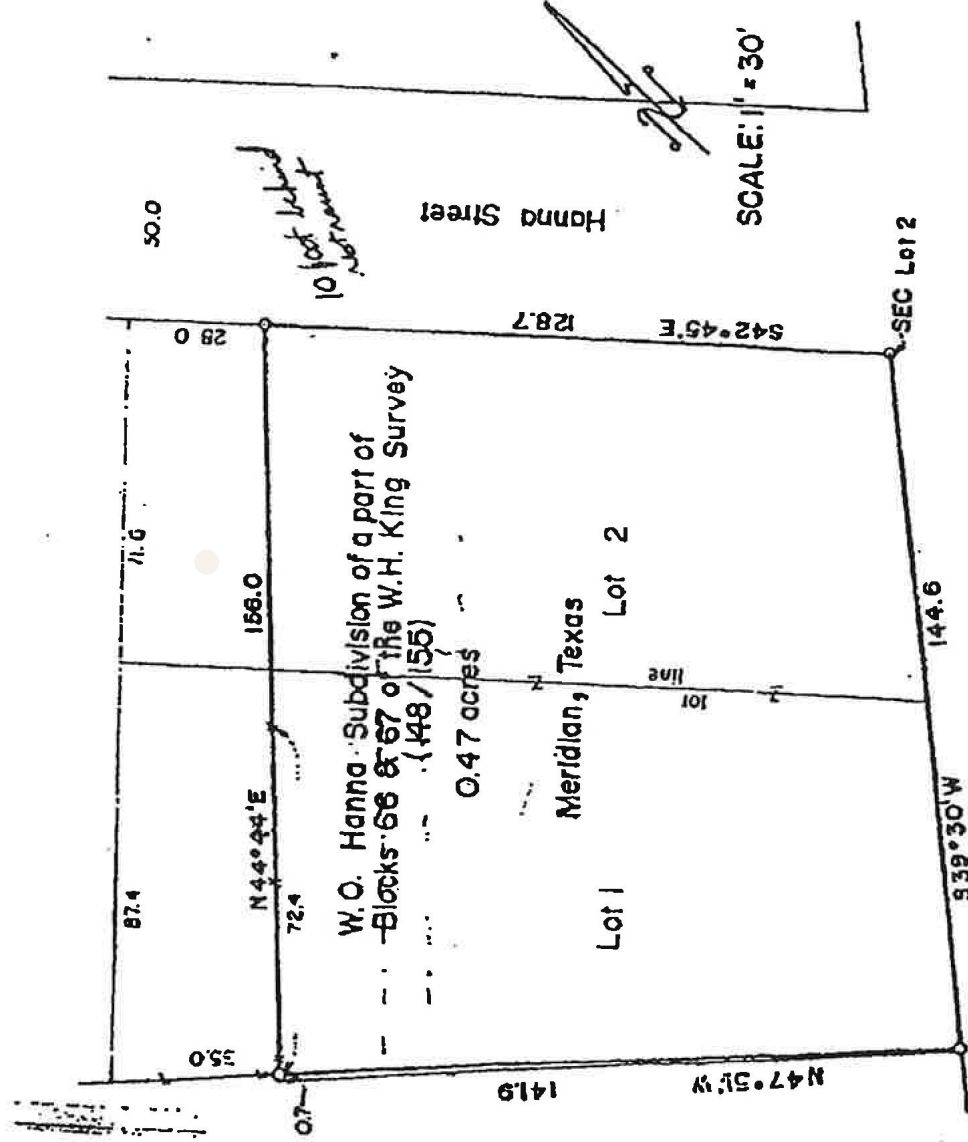
THENCE S. 39-30 W. with the northwest line of State Hwy. 22, 144.6 feet to a 60d nail set in pavement at the SWC of Lot 1, for the SWC of this tract;

THENCE N. 47-51 W. with the west line of Lot 1, 141.9 feet to an iron rod, for the NWC of this tract;

THENCE N. 44-44 E. with fence and the extension thereof, 156.0 feet to an iron rod in the west line of Hanna Street and in the east line of Lot 2, for the NEC of this tract;

THENCE S. 42-45 E. with the west line of Hanna Street and the east line of Lot 2, 128.7 feet to the place of beginning.

.....

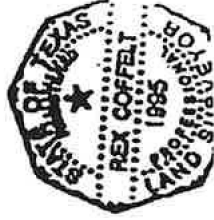


State Hwy. 22

Surveyed: Aug. 17, 1990 Field Party: David Lane, James Hurich
I, Rex Coffelt, Registered Public Surveyor of the State of Texas, hereby certify that the foregoing survey was made on the date, on the ground, and by field party, as shown, and that the limits, bearings, and boundaries are truly and correctly described and set forth in the foregoing field notes or plat.

Rex Coffelt

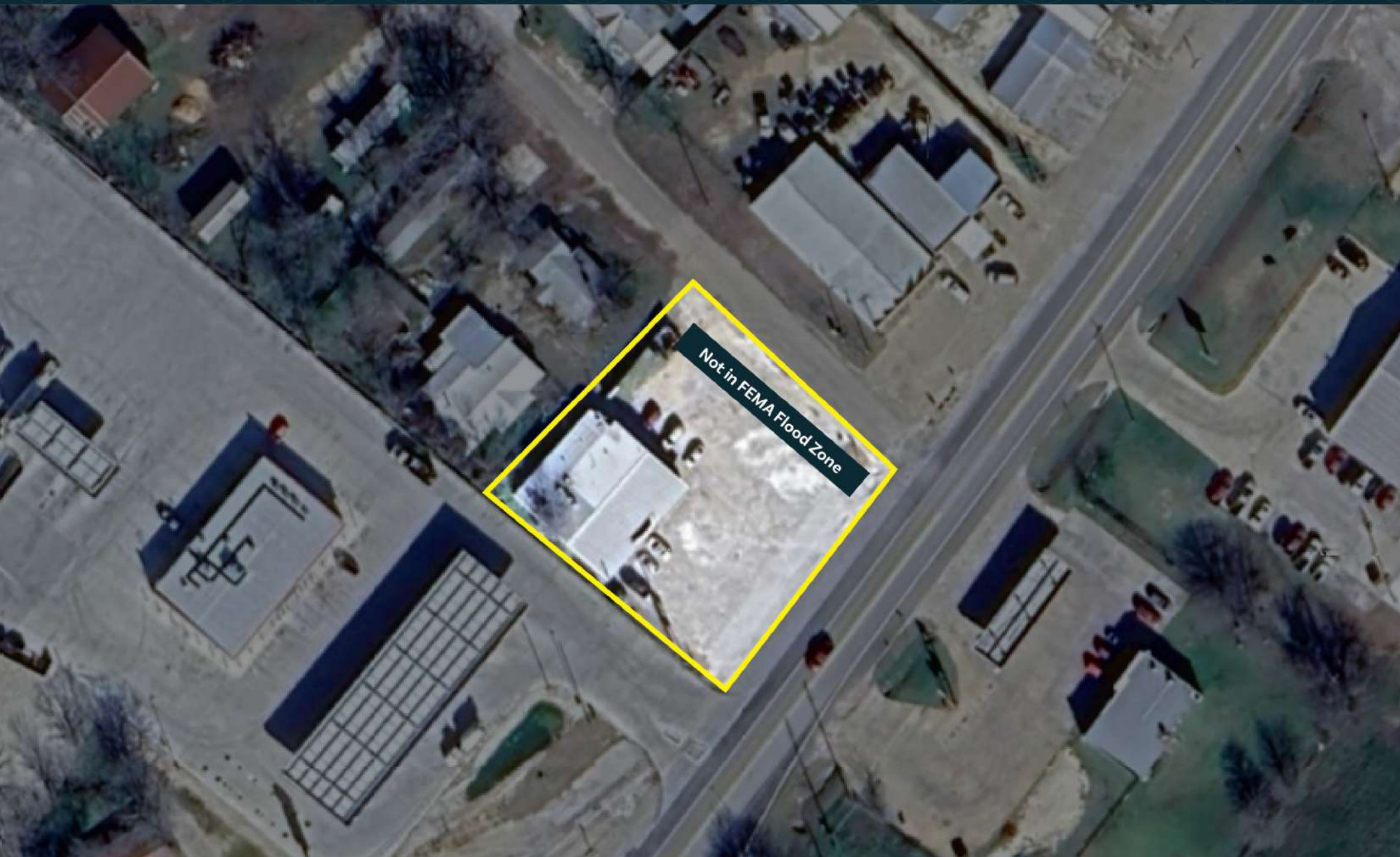
Rex Coffelt, Registered Public Surveyor No. 1922 of Texas.



Retailer Map

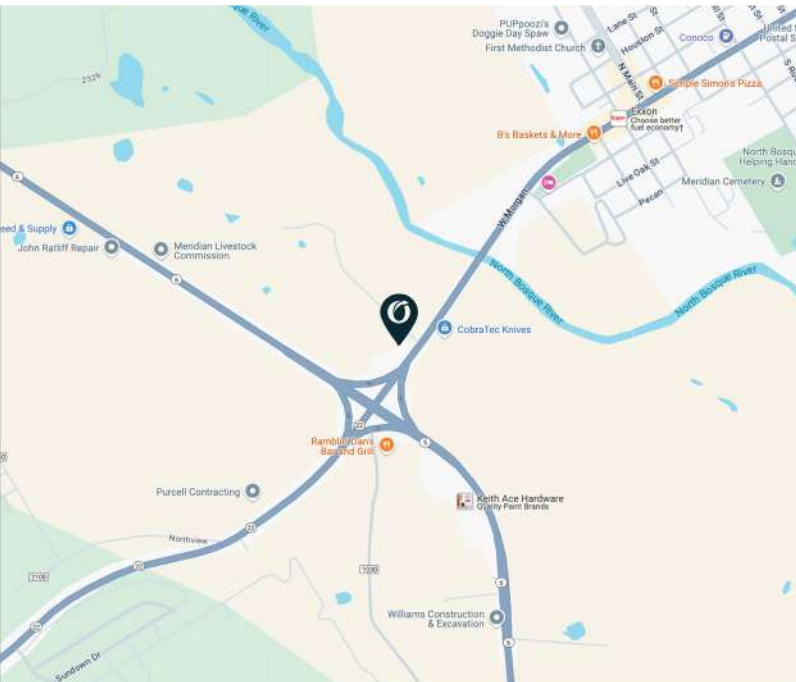
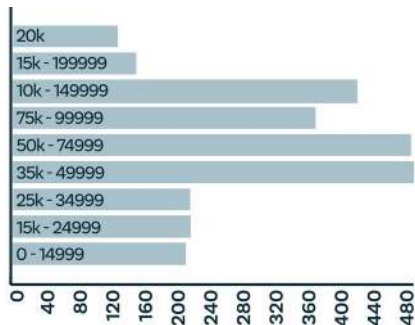


FEMA Flood Zone Map



Demographics Summary

Household Income



Key Facts

7,203

Population

44.7

Median Age

2,736

Households

\$50,709

Median Disposable Income



Education

15.2%

No High School Diploma

33.0%

High School Graduate

32.2%

Some College/
Associate's Degree

19.6%

Bachelor's/Grad/Prof Degree



Employment

57.8%

White Collar

28.5%

Blue Collar

16.1%

Services

3.0%

Unemployment Rate



Income

\$58,132

Median Household Income

\$177,838

Median Net Worth

\$31,559

Per Capita Income



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.

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.

Keller Williams Advantage
Licensed Broker/Broker Firm Name or Primary Assumed Business Name
Al Rincon
Designated Broker of Firm
Kerri Humble
Licensed Supervisor of Sales Agent/Associate
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Buyer/Tenant/Seller/Landlord Initials

Date





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