

4,036 SF



Onward
REAL ESTATE TEAM

For Sale

RETAIL INVESTMENT OPPORUNITY

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



Traffic Counts

IH 35: 120,400+ VPD, S Jack Kultgen Expy: 3,400+ VPD



Listing Price

\$2,695,000.00

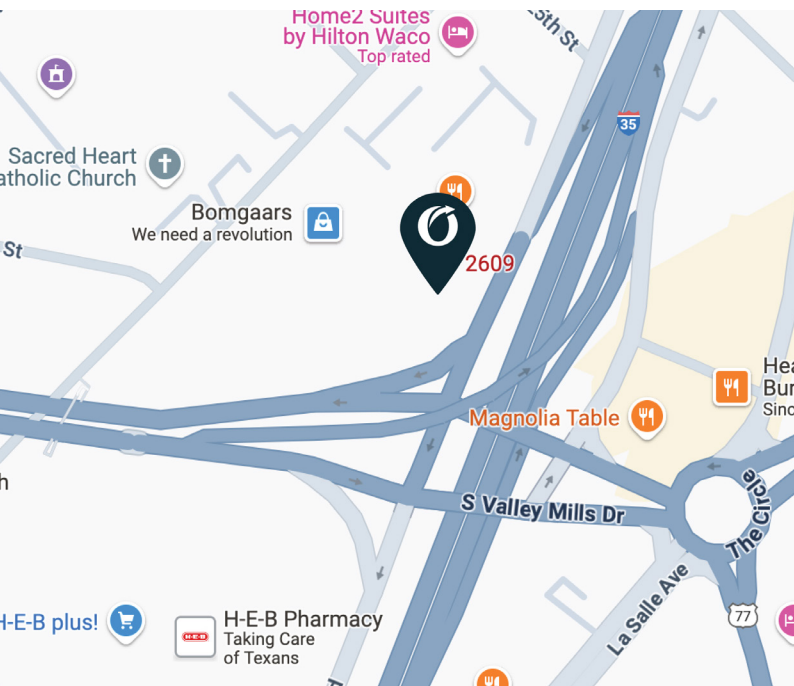
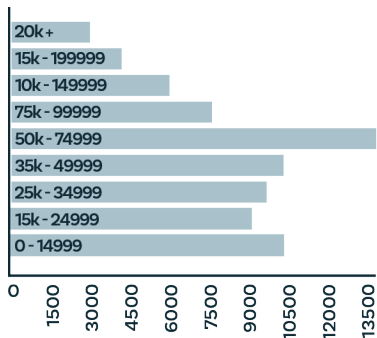
Property Highlights

- 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

0.689 Acres
(30,012.84 SF)

4,036 SF

Depth: $\pm$ 310'

Frontage: $\pm$ 210'

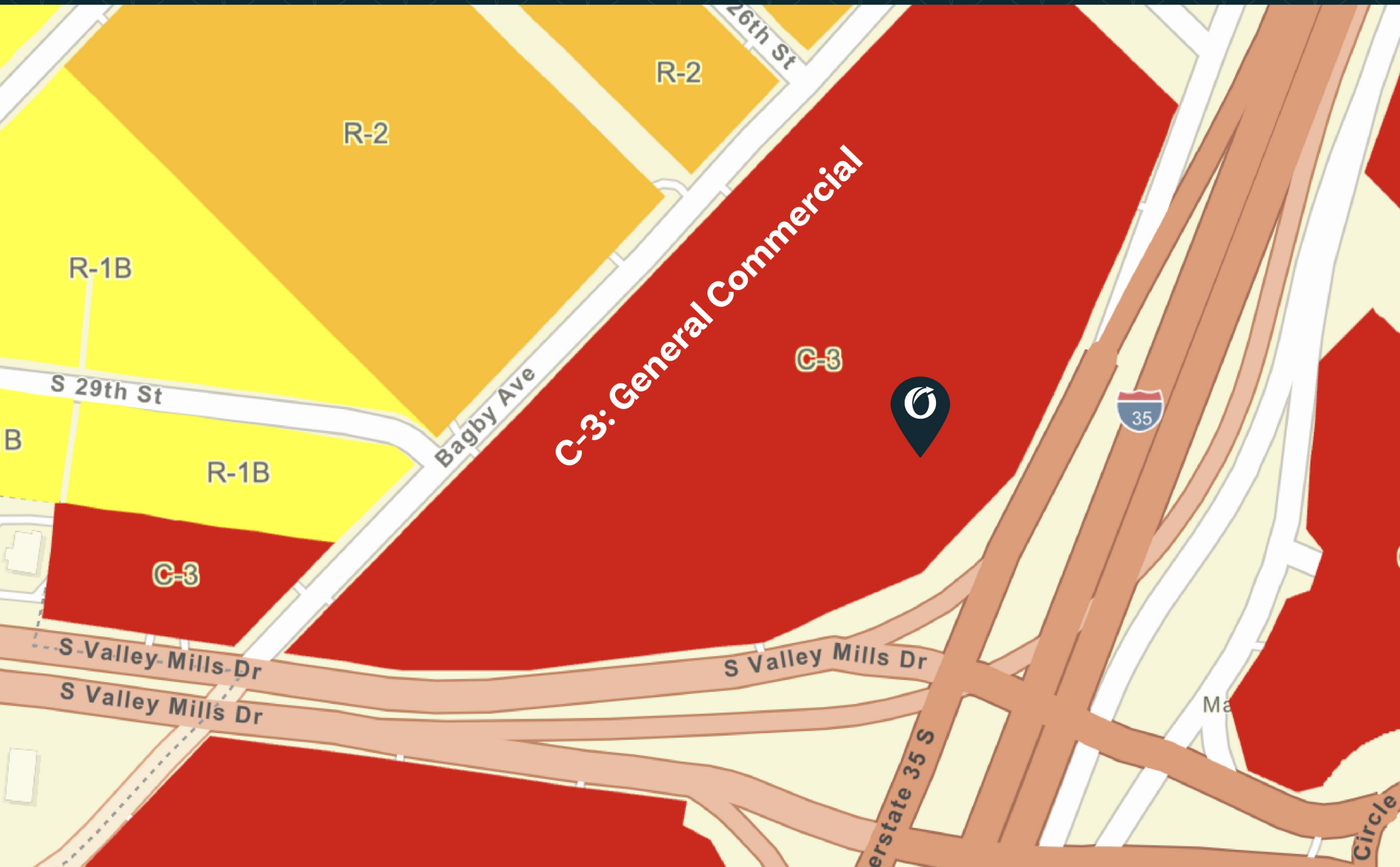
S Jack Kultgen Expy



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



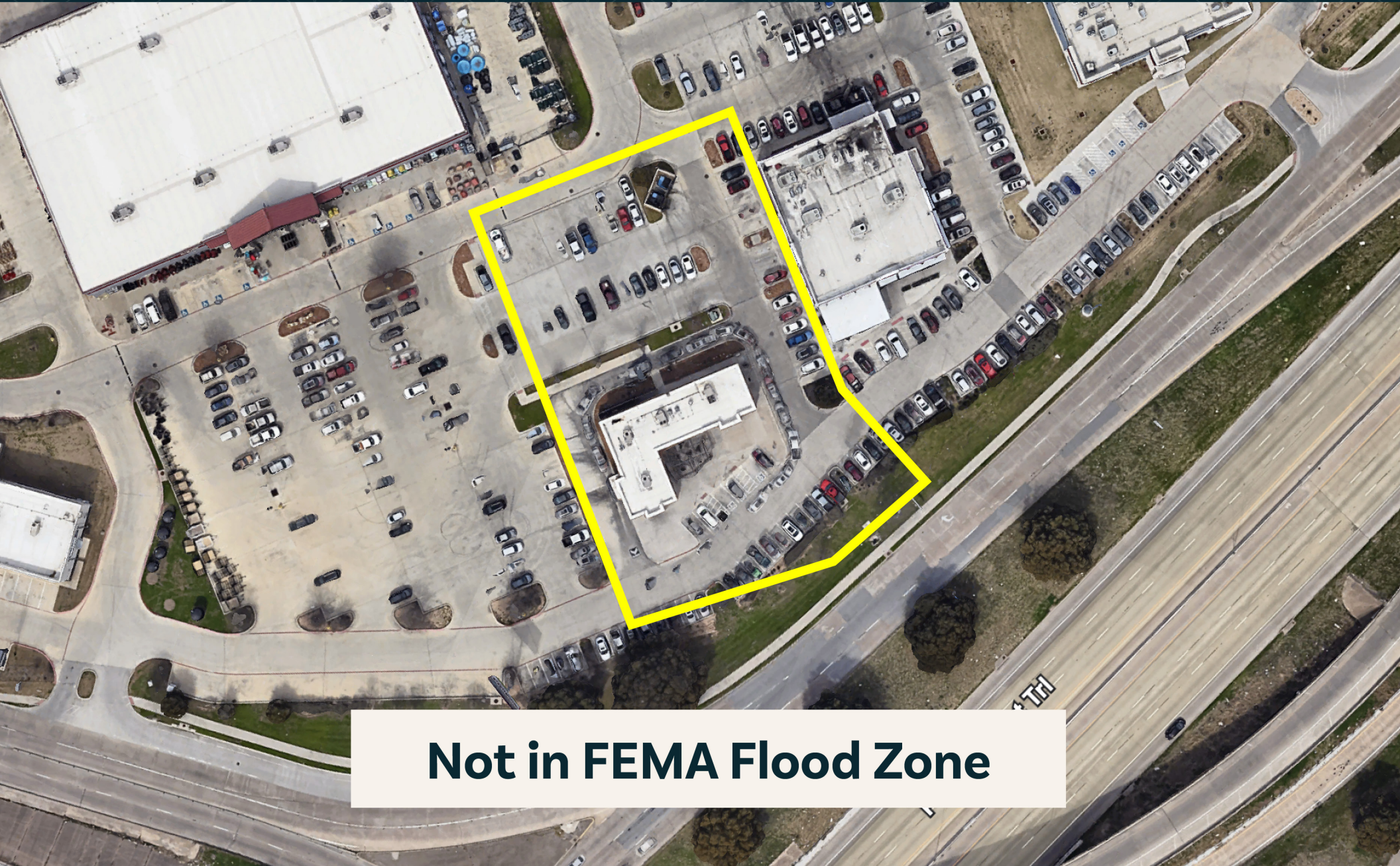
Zoning Map



Retailer Map



FEMA Flood Zone Map



Not in FEMA Flood Zone



Property Photos









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 price 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
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AI Rincon
Designated Broker of Firm
Kerri Humble
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Date





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