



**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®

QSR / FAST FOOD SITE

**4017 JACK KULTGEN FREEWAY
(I-35 FRONTAGE & NEW ROAD)
WACO, TX 76711**

AVAILABLE

CBCWORLDWIDE.COM



LISTING BROKER:

Josh Carter, CCIM
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**COLDWELL BANKER COMMERCIAL
JIM STEWART, REALTORS®
500 North Valley Mills Drive, Waco, TX 76710
254.776.0000**



4017 JACK KULTGEN FREEWAY (I-35 FRONTAGE & NEW ROAD)

Waco, TX 76711



OFFERING SUMMARY

Building Size:	2,911 +/- SF
Year Built:	2010
Lot Size:	0.868 Acres
Lease Price:	\$8,248/MO
Lease Rate:	\$34.00/SF/YR
Lease Type:	"Triple Net"
Sale Price:	\$1,600,000

PROPERTY OVERVIEW

Former Carl's Jr. "Class A" QSR / fast food restaurant site. This property can be easily re-branded to accommodate the next occupant. Easy access from both the highway service road and adjacent New Road. This well-maintained free-standing building features a drive-thru lane and pick-up window, comes outfitted with a fully-equipped kitchen, and offers a spacious dining room with seating for 72. The concrete parking area offers 36 standard spaces and 2 dedicated ADA spaces. Zoned (C-2) "Community Commercial District". Site plan, floor plan, survey, equipment list, and other materials available upon request.

- Excellent visibility on I-35 with access from the service road and adjacent New Road (I-35 Exit #331)
- Outstanding traffic counts of over 120,000+/- vehicles per day, including 27,000+/- on the service road in front of the property (Source: TXDOT / MPO)
- Total Daytime Population in a 3 mile radius 75,135 (ESRI 2019)
- Population growth of 13% in a 1 mile radius since 2010
- Close proximity to IHOP, Quality Inn, Burger King, Hooters, Flying J Travel Center, Denny's, and Candlewood Suites
- Less than 3 miles from Baylor University and McLane Stadium
- New development coming soon includes Quik Trip and the 143-acre Cottonwood Creek Market, anchored by Cinemark Theater and Top Golf

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PROPERTY PHOTOS

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AERIAL PHOTOS

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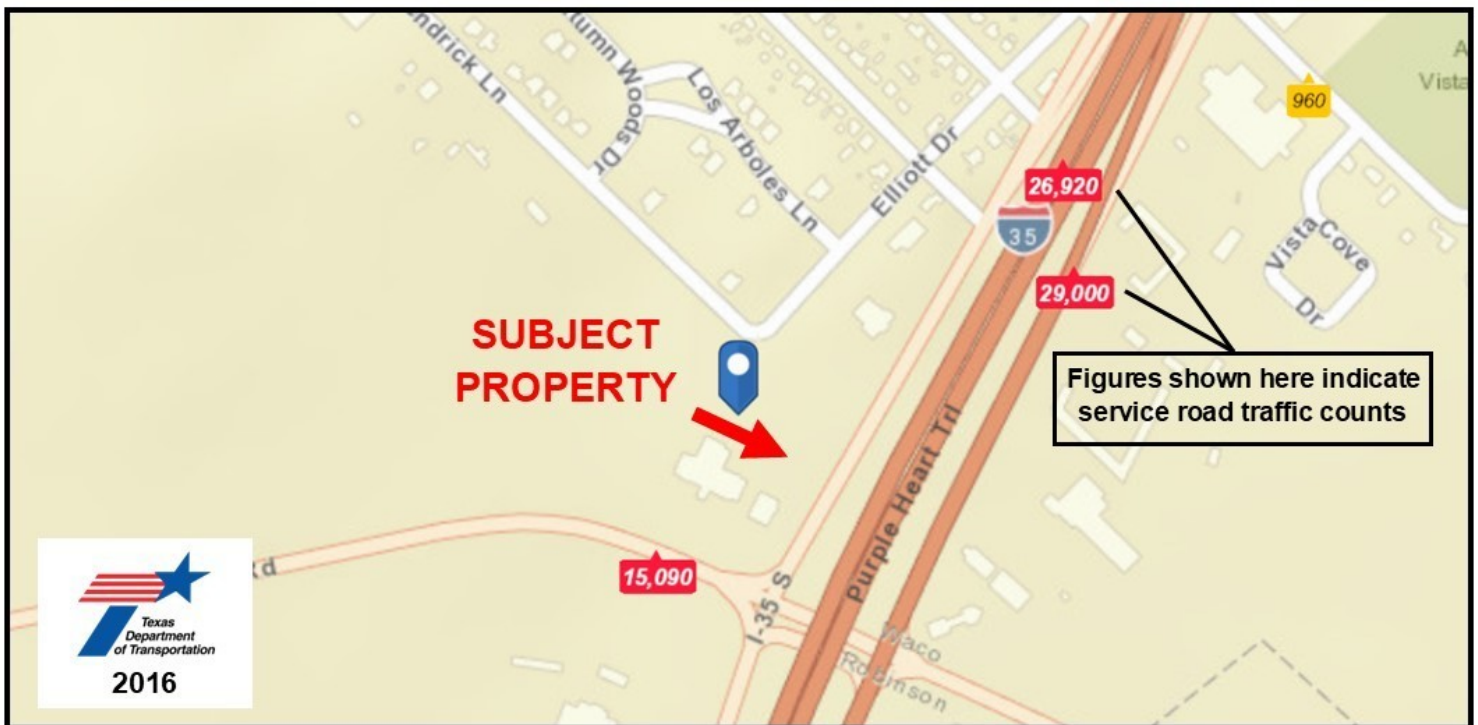
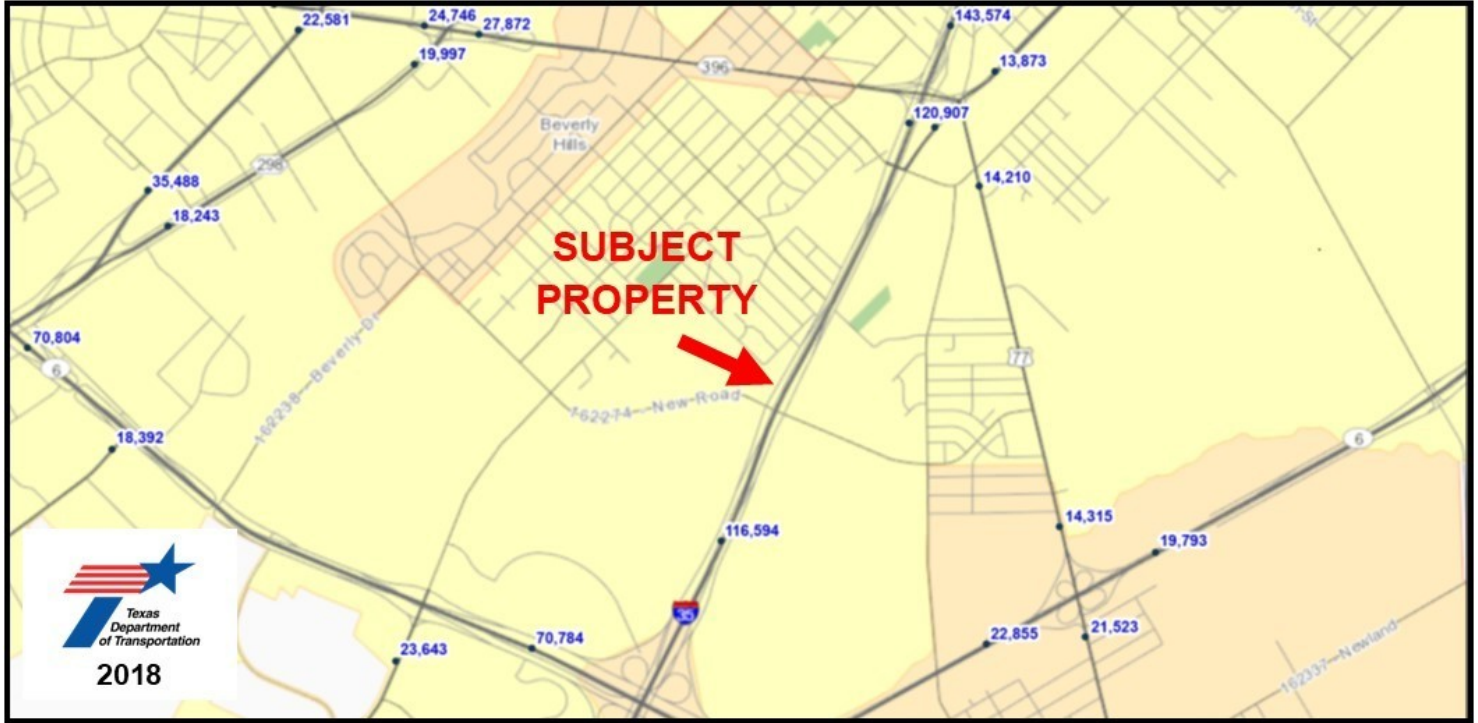
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TRAFFIC MAP

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SURROUNDING MARKET ACTIVITY

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AREA RESTAURANT MAP

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NEW DEVELOPMENT COMING SOON IN 2020

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NEW DEVELOPMENT COMING SOON IN 2021

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4017 Jack Kultgen Freeway (Interstate 35)

I-35 Frontage & New Road
Waco, Texas 76711

Latitude: 31.50990
Longitude: -97.14383

	1 mile	3 miles	5 miles
Population			
2000 Population	6,959	49,930	117,720
2010 Population	7,406	50,990	125,285
2019 Population	9,232	58,154	137,038
2024 Population	10,055	61,325	143,036
2000-2010 Annual Rate	0.62%	0.21%	0.62%
2010-2019 Annual Rate	2.41%	1.43%	0.97%
2019-2024 Annual Rate	1.72%	1.07%	0.86%
2019 Male Population	49.5%	48.6%	48.3%
2019 Female Population	50.5%	51.4%	51.7%
2019 Median Age	33.9	28.2	31.2

In the identified area, the current year population is 137,038. In 2010, the Census count in the area was 125,285. The rate of change since 2010 was 0.97% annually. The five-year projection for the population in the area is 143,036 representing a change of 0.86% annually from 2019 to 2024. Currently, the population is 48.3% male and 51.7% female.

2019 Total Daytime Population	10,032	75,135	167,441
Workers	4,851	41,106	90,212
Residents-College Students, High School Students, Truckers, Work from Home Employees, & Homemakers	5,181	34,029	77,229

Race and Ethnicity			
2019 White Alone	52.8%	55.8%	59.3%
2019 Black Alone	10.5%	15.5%	18.3%
2019 American Indian/Alaska Native Alone	0.8%	0.7%	0.7%
2019 Asian Alone	1.1%	2.3%	2.1%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	31.0%	22.1%	16.3%
2019 Two or More Races	3.9%	3.5%	3.3%
2019 Hispanic Origin (Any Race)	59.2%	43.4%	34.4%

Persons of Hispanic origin represent 34.4% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.8 in the identified area, compared to 64.8 for the U.S. as a whole.

Households			
2019 Wealth Index	41	41	61
2000 Households	2,579	18,154	43,725
2010 Households	2,751	18,424	46,291
2019 Total Households	3,468	21,104	50,773
2024 Total Households	3,788	22,282	53,019
2000-2010 Annual Rate	0.65%	0.15%	0.57%
2010-2019 Annual Rate	2.54%	1.48%	1.00%
2019-2024 Annual Rate	1.78%	1.09%	0.87%
2019 Average Household Size	2.66	2.61	2.56

The household count in this area has changed from 46,291 in 2010 to 50,773 in the current year, a change of 1.00% annually. The five-year projection of households is 53,019, a change of 0.87% annually from the current year total. Average household size is currently 2.56, compared to 2.55 in the year 2010. The number of families in the current year is 30,303 in the specified area.

Average Household Income			
2019 Average Household Income	\$51,192	\$48,358	\$59,108
2024 Average Household Income	\$61,713	\$56,544	\$67,900
2019-2024 Annual Rate	3.81%	3.18%	2.81%
Median Household Income			
2019 Median Household Income	\$37,407	\$33,545	\$39,517
2024 Median Household Income	\$43,254	\$37,650	\$44,375
2019-2024 Annual Rate	2.95%	2.34%	2.35%

Source: Esri, U.S. Census



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	1 mile	3 miles	5 miles
Housing			
2019 Housing Affordability Index	213	149	128
2019 Total Housing Units	3,756	22,968	55,059
2019 Owner Occupied Housing Units	1,793	8,632	24,325
2019 Renter Occupied Housing Units	1,675	12,473	26,448
2019 Vacant Housing Units	288	1,864	4,286
2024 Total Housing Units	4,098	24,188	57,366
2024 Owner Occupied Housing Units	1,919	9,067	25,258
2024 Renter Occupied Housing Units	1,869	13,215	27,761
2024 Vacant Housing Units	310	1,906	4,347

Currently, 44.2% of the 55,059 housing units in the area are owner occupied; 48.0%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 50,948 housing units in the area - 45.6% owner occupied, 45.3% renter occupied, and 9.1% vacant. The annual rate of change in housing units since 2010 is 3.51%. Median home value in the area is \$128,628, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.07% annually to \$149,632.

Population by Age

2019 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	713	7.7%	4,145	7.1%	9,339	6.8%
Age 5 - 9	686	7.4%	3,895	6.7%	8,909	6.5%
Age 10 - 14	674	7.3%	3,622	6.2%	8,573	6.3%
Age 15 - 19	615	6.7%	5,597	9.6%	11,934	8.7%
Age 20 - 24	582	6.3%	8,646	14.9%	16,751	12.2%
Age 25 - 34	1,511	16.4%	9,061	15.6%	20,025	14.6%
Age 35 - 44	1,236	13.4%	6,313	10.9%	15,376	11.2%
Age 45 - 54	979	10.6%	5,263	9.1%	13,042	9.5%
Age 55 - 64	995	10.8%	5,367	9.2%	13,970	10.2%
Age 65 - 74	699	7.6%	3,639	6.3%	10,386	7.6%
Age 75 - 84	388	4.2%	1,863	3.2%	5,732	4.2%
Age 85+	153	1.7%	743	1.3%	3,002	2.2%

2024 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	770	7.7%	4,391	7.2%	9,732	6.8%
Age 5 - 9	748	7.4%	4,086	6.7%	9,171	6.4%
Age 10 - 14	740	7.4%	3,879	6.3%	8,989	6.3%
Age 15 - 19	689	6.9%	5,962	9.7%	12,618	8.8%
Age 20 - 24	611	6.1%	8,793	14.3%	17,078	11.9%
Age 25 - 34	1,478	14.7%	8,878	14.5%	19,544	13.7%
Age 35 - 44	1,456	14.5%	7,238	11.8%	17,190	12.0%
Age 45 - 54	1,053	10.5%	5,524	9.0%	13,643	9.5%
Age 55 - 64	1,035	10.3%	5,337	8.7%	13,407	9.4%
Age 65 - 74	830	8.3%	4,212	6.9%	11,739	8.2%
Age 75 - 84	490	4.9%	2,257	3.7%	6,863	4.8%
Age 85+	154	1.5%	767	1.3%	3,063	2.1%



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Demographic Summary		2019	2024
Population		137,038	143,036
Population 18+		105,163	109,706
Households		50,773	53,019
Median Household Income		\$39,517	\$44,375
Product/Consumer Behavior		Expected Number of	MPI
		Adults	Percent
Went to fast food/drive-in restaurant in last 6 months		94,630	90.0%
Went to fast food/drive-in restaurant 9+ times/month		41,851	39.8%
Fast food/drive-in last 6 months: eat in		38,180	36.3%
Fast food/drive-in last 6 months: home delivery		11,161	10.6%
Fast food/drive-in last 6 months: take-out/drive-thru		49,594	47.2%
Fast food/drive-in last 6 months: take-out/walk-in		20,368	19.4%
Fast food/drive-in last 6 months: breakfast		36,522	34.7%
Fast food/drive-in last 6 months: lunch		53,108	50.5%
Fast food/drive-in last 6 months: dinner		48,791	46.4%
Fast food/drive-in last 6 months: snack		13,159	12.5%
Fast food/drive-in last 6 months: weekday		59,791	56.9%
Fast food/drive-in last 6 months: weekend		49,992	47.5%
Fast food/drive-in last 6 months: A & W		4,052	3.9%
Fast food/drive-in last 6 months: Arby`s		19,697	18.7%
Fast food/drive-in last 6 months: Baskin-Robbins		3,266	3.1%
Fast food/drive-in last 6 months: Boston Market		2,848	2.7%
Fast food/drive-in last 6 months: Burger King		31,926	30.4%
Fast food/drive-in last 6 months: Captain D`s		3,626	3.4%
Fast food/drive-in last 6 months: Carl`s Jr.		6,389	6.1%
Fast food/drive-in last 6 months: Checkers		3,951	3.8%
Fast food/drive-in last 6 months: Chick-fil-A		25,974	24.7%
Fast food/drive-in last 6 months: Chipotle Mex. Grill		11,352	10.8%
Fast food/drive-in last 6 months: Chuck E. Cheese`s		3,331	3.2%
Fast food/drive-in last 6 months: Church`s Fr. Chicken		5,667	5.4%
Fast food/drive-in last 6 months: Cold Stone Creamery		3,279	3.1%
Fast food/drive-in last 6 months: Dairy Queen		18,608	17.7%
Fast food/drive-in last 6 months: Del Taco		4,251	4.0%
Fast food/drive-in last 6 months: Domino`s Pizza		15,971	15.2%
Fast food/drive-in last 6 months: Dunkin` Donuts		10,822	10.3%
Went to Five Guys in last 6 months		9,839	9.4%
Fast food/drive-in last 6 months: Hardee`s		7,608	7.2%
Fast food/drive-in last 6 months: Jack in the Box		9,733	9.3%
Went to Jimmy John`s in last 6 months		7,694	7.3%
Fast food/drive-in last 6 months: KFC		24,184	23.0%
Fast food/drive-in last 6 months: Krispy Kreme		6,278	6.0%
Fast food/drive-in last 6 months: Little Caesars		17,400	16.5%
Fast food/drive-in last 6 months: Long John Silver`s		4,509	4.3%
Fast food/drive-in last 6 months: McDonald`s		57,957	55.1%
Went to Panda Express in last 6 months		11,557	11.0%
Fast food/drive-in last 6 months: Panera Bread		11,506	10.9%
Fast food/drive-in last 6 months: Papa John`s		11,764	11.2%
Fast food/drive-in last 6 months: Papa Murphy`s		6,193	5.9%
Fast food/drive-in last 6 months: Pizza Hut		19,198	18.3%
Fast food/drive-in last 6 months: Popeyes Chicken		10,172	9.7%
Fast food/drive-in last 6 months: Sonic Drive-In		14,225	13.5%
Fast food/drive-in last 6 months: Starbucks		16,819	16.0%
Fast food/drive-in last 6 months: Steak `n Shake		6,769	6.4%
Fast food/drive-in last 6 months: Subway		27,572	26.2%
Fast food/drive-in last 6 months: Taco Bell		34,799	33.1%
Fast food/drive-in last 6 months: Wendy`s		27,433	26.1%
Fast food/drive-in last 6 months: Whataburger		7,545	7.2%
Fast food/drive-in last 6 months: White Castle		3,537	3.4%



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 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 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 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 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 specifically 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 greater than the price submitted in a written offer; and
 - any confidential information or any other information 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 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 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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Buyer/Tenant/Seller/Landlord Initials

Date