

# FREESTANDING RESTAURANT FOR LEASE

4651 Interstate 35 South Waco, TX 76705



**Price:** Call for Pricing  
**Building Size:** 6,082 SF  
**FF&E:** Available  
**Lot Size:** 1.69 Acres  
**Parking:** 122 Spaces  
**Flood Plain:** No flood plain

## TRAFFIC COUNTS

**78,552 VPD** on I-35      **36,290 VPD** on Hwy 6

Demographics	1 MILE	3 MILE	5 MILE
Population	5,536	42,115	139,148
Daytime Population	5,492	34,497	82,592
AVG HH Income	71,077	62,542	139,488
Households	1,355	15,788	54,206

**CHODROW**  
REALTY ADVISORS

**Alan Chodrow**  
832.741.7553  
achodrow@chodrowrealty.com

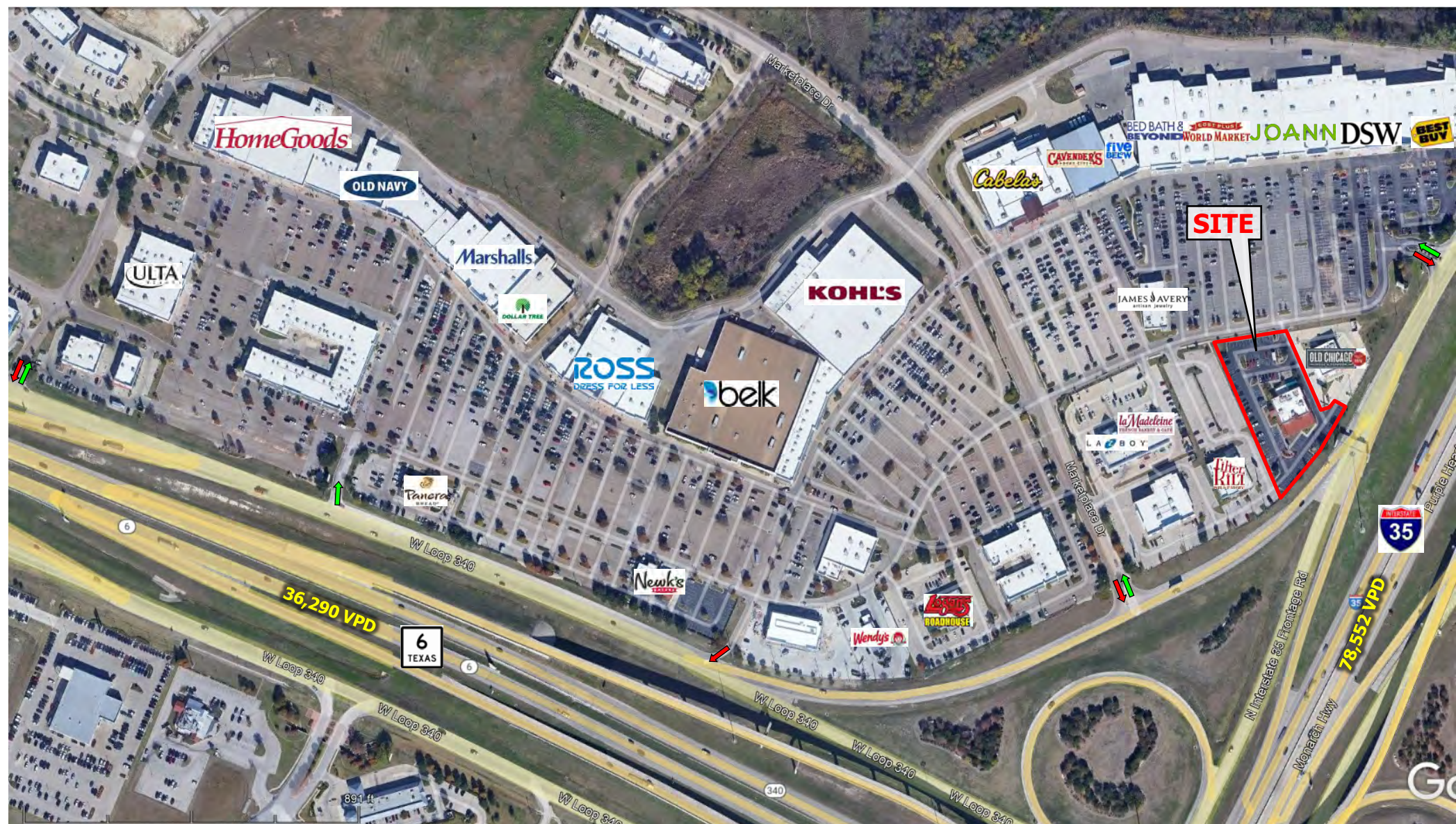
**Eric Rozelle**  
832.212.3051  
eric@chodrowrealty.com

The information contained herein was obtained from sources believed reliable. Chodrow Realty Advisors makes no guarantees, warranties, or representations as to the accuracy thereof. The representation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawals, without notice.











**SITE**

202 ft

State 35 Frontage Rd

Purple













Access Road

STATE OF TEXAS  
COUNTY OF McLENNAN

SURVEY PLAT

Plat showing all of Lot 27, Block 1 of the CENTRAL TEXAS MARKETPLACE ADDITION, LOTS 26, 27 & 28, BLOCK 1, to the City of Waco, McLennan County, Texas as recorded under County Clerk's File No. 2004035769 of the Official Public Records of McLennan County, Texas.

1"=30'

CENTRAL TEXAS MARKETPLACE ADDITION  
LOTS 26, 27 & 28 - BLOCK 1  
WCOF5204213785

Lot 26

Lot 27  
Block 1

Lot 28

South Jack Kulligan Expressway  
(also known as Interstate Highway # 35)

LEGEND

- HYDRANT
- CLEAN OUT
- ELECTRIC METER
- WATER METER
- ELECTROMEC. METER
- GAS METER
- WATER VALVE
- SEWER RACK
- LIGHT POLE
- ELECTRIC BOX
- SEWER OPEN RM
- SEWER
- SEWER
- SEWER

Note: Corresponding to Schedule B:  
 (1) Assumed (1172-273) - May affect subject road, but subject road due to vague description.  
 (2) Assumed (1172-273) - May affect subject road, but subject road due to vague description.  
 (3) Assumed (1172-273) - May affect subject road, but subject road due to vague description.  
 (4) Assumed (1172-273) - May affect subject road, but subject road due to vague description.  
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 (10) Assumed (1172-273) - May affect subject road, but subject road due to vague description.  
 (11) Assumed (1172-273) - May affect subject road, but subject road due to vague description.  
 (12) Assumed (1172-273) - May affect subject road, but subject road due to vague description.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of October, 2007; there are no visible easements, encroachments or protrusions except as shown hereon. Subject property shown hereon appears to be located in flood zone "C", area of minimal flooding, per F.I.R.M. panel number 480456 0235B, last revision date September 2, 1985. This survey makes no guarantee as to the accuracy of the above flood zone information. The local F.E.M.A. agent should be contacted for verification.

October 31, 2007

*Roy E. Vannoy*  
Roy E. Vannoy  
R.P.L.S. No. 1988

**BOUNDARY SURVEY**  
LOT 27, BLOCK 1  
CENTRAL TEXAS MARKETPLACE ADDITION  
LOTS 26, 27 & 28 - BLOCK 1  
CITY OF WACO  
McLENNAN COUNTY, TEXAS

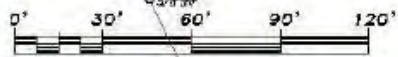
PREPARED FOR:  
JACKIE KAM  
AMERIPONT TITLE  
(817) 200-4872

G.P. NO. 07912-01  
REVISION: 0710 South Jack Kulligan Expressway

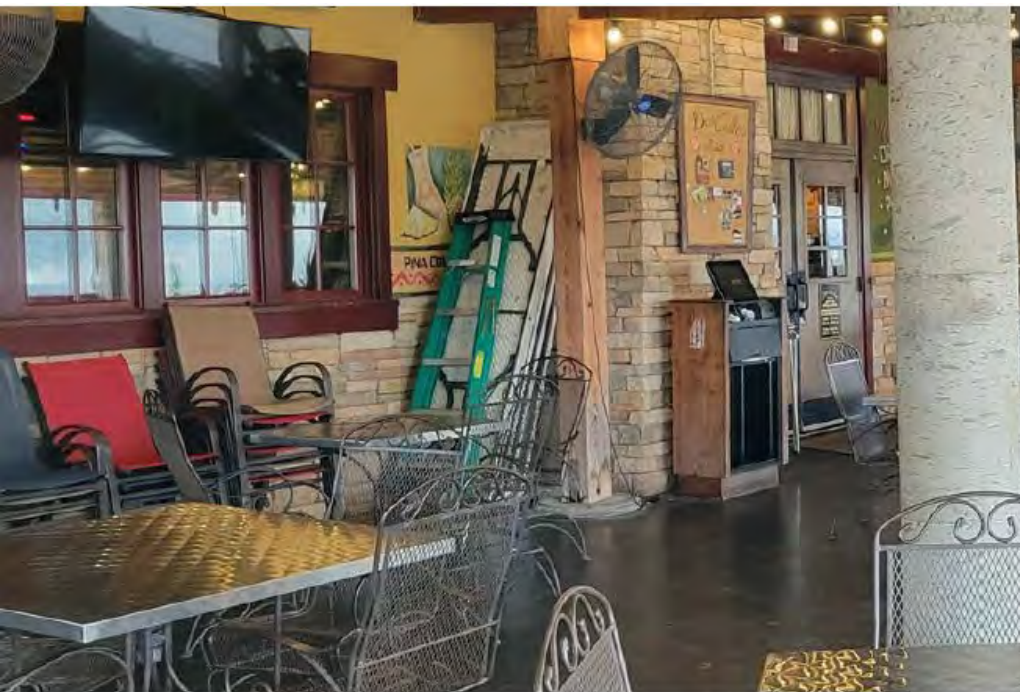
Drawn By: jmj  
Vannoy Job No. 0710-001

Underground utilities shown on this plat are approximate locations based on existing records and otherwise information. Contact all utilities and underground facility owners for exact locations.

Vannoy & Assoc., Inc.  
Surveyors/Planners  
500 N. Valley Mills Dr., Suite 210  
Waco, Texas 76710 (254) 515-1931  
OFFICE: 254-515-1931 FAX: 254-515-1932











## Information About Brokerage Services

Texas law requires all real estate licensees 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.

#### Chodrow Realty Advisors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Alan Chodrow</b>	<b>391428</b>	<b>achodrow@chodrowrealty.com</b>	<b>(832)741-7553</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Eric Rozelle</b>	<b>551185</b>	<b>eric@chodrowrealty.com</b>	<b>(832)212-3051</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Chodrow Realty Advisors, 3336 Richmond, Suite 302 Houston TX 77098  
Alan Chodrow

Phone: 713.630.0606 Fax: 713.630.0680

IABS 1-0 Date  
2425 Town Center

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 [www.lwolf.com](http://www.lwolf.com)