

# 2nd Gen Drive Thru Restaurant

## OFFERING MEMORANDUM



*Presented by:*

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1810 S Valley Mills Drive  
Waco, TX 76711



**Reid Peevey  
Commercial**

# 2nd Gen Drive Thru Restaurant

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**145,000 Daily Car Count**

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01

Executive Summary

Investment Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	1810 S Valley Mills Drive Waco TX 76711
COUNTY	McLennan
MARKET	Central Texas
BUILDING SF	3,196 SF
LAND ACRES	.9346
LAND SF	40,710 SF
YEAR BUILT	2015
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$1,900,000
PRICE PSF	\$594.49

## DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
2022 Population	71,268	127,111	175,410
2022 Median HH Income	\$35,289	\$41,177	\$48,090
2022 Average HH Income	\$52,268	\$63,858	\$72,214

- An exceptional Quick Service Restaurant (QSR) property is now available for sale in the vibrant city of Waco, Texas. This turnkey opportunity includes a well-established restaurant space with all kitchen appliances and equipment included in the sale. Positioned in a highly desirable location, this property presents a lucrative investment for entrepreneurs seeking to enter or expand their presence in the bustling Waco food scene.



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## Surrounding Tenant Mix

- Chili's Bar & Grill, H-E-B Grocery, Orscheln Farms, Starbucks, Bubba's 33, Ichiban Japanese Steakhouse, Home2 Suites by Hilton, Jack in the Box.

## Surrounding Area

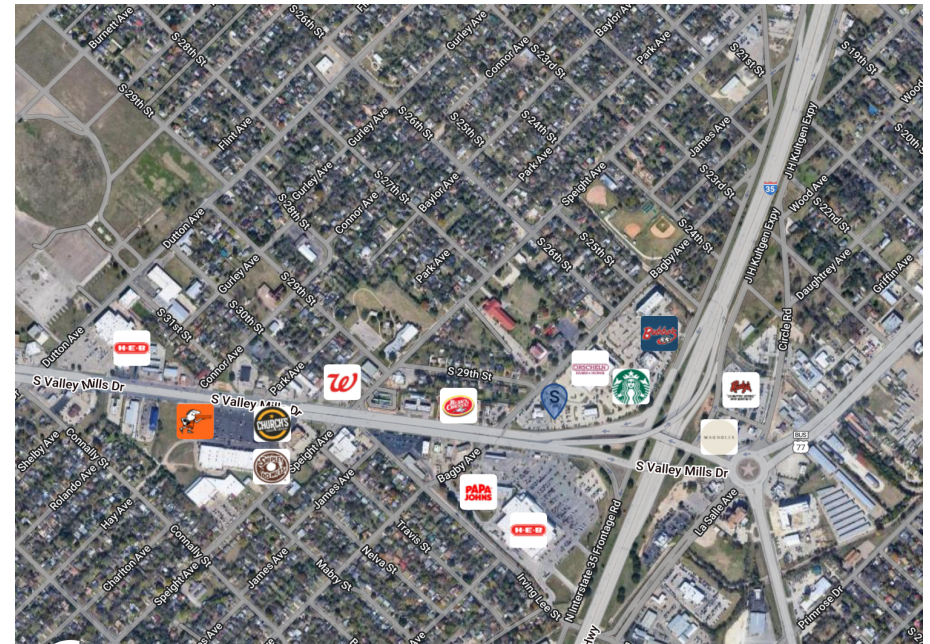
- Close proximity to downtown Waco, Baylor University, Central Texas Market Place, Waco's Magnolia Market—3 mile drive from any of these hot spots.

## Traffic

- This property is sandwiched between south bound IH 35 & Valley Mills Drive. Approximately 145,730 VPD pass by this great location. Valley Mills Drive is one of the highest retail corridors in central Texas.

## Waco, Texas

- Waco is the 23rd largest city in the massive state of Texas. Waco's population has had a growth rate of 2.07% annually with a 15.39% increase in population since 2010. Waco is within a 3 hour drive of 85% of the population of Texas. The city of Waco is also home to 5 colleges and universities.



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02

Property Description

Property Features

Property Images

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## PROPERTY FEATURES

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BUILDING SF	3,196
LAND SF	40,710
LAND ACRES	.9346
YEAR BUILT	2015
# OF PARCELS	1
ZONING TYPE	C-3
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	48
STREET FRONTAGE	160 Ft

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## NEIGHBORING PROPERTIES

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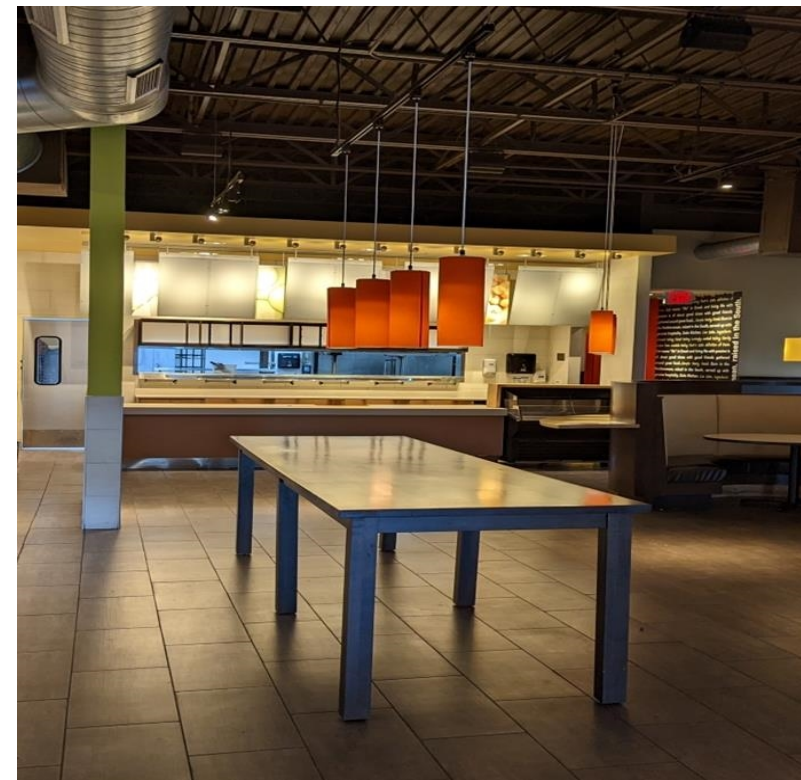
NORTH	Orscheln Farm & Home
SOUTH	HEB
EAST	Starbucks
WEST	Chili's Bar & Grill

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145,000 Daily Car Count

03

Demographics

Demographics

Demographic Charts

POPULATION	3 MILE	5 MILE	7 MILE
2000 Population	64,221	112,351	147,127
2010 Population	65,714	116,882	157,616
2022 Population	71,268	127,111	175,410
2027 Population	72,481	128,665	178,713
2022 African American	13,480	26,229	32,697
2022 American Indian	967	1,533	1,944
2022 Asian	2,215	2,934	4,315
2022 Hispanic	28,979	45,241	55,445
2022 Other Race	12,472	19,483	23,233
2022 White	30,617	58,781	89,589
2022 Multiracial	11,455	18,064	23,504
2022-2027: Population: Growth Rate	1.70 %	1.20 %	1.85 %

2022 HOUSEHOLD INCOME	3 MILE	5 MILE	7 MILE
less than \$15,000	6,968	9,859	11,055
\$15,000-\$24,999	3,162	5,307	6,509
\$25,000-\$34,999	2,898	4,968	5,992
\$35,000-\$49,999	4,463	7,954	10,377
\$50,000-\$74,999	3,663	7,221	10,768
\$75,000-\$99,999	2,213	5,138	7,468
\$100,000-\$149,999	1,942	4,764	8,397
\$150,000-\$199,999	374	1,160	2,309
\$200,000 or greater	623	1,806	2,998
Median HH Income	\$35,289	\$41,177	\$48,090
Average HH Income	\$52,268	\$63,858	\$72,214

HOUSEHOLDS	3 MILE	5 MILE	7 MILE
2000 Total Housing	24,173	45,416	59,109
2010 Total Households	23,015	43,306	58,685
2022 Total Households	26,306	48,176	65,872
2027 Total Households	26,835	48,845	67,187
2022 Average Household Size	2.51	2.49	2.53
2000 Owner Occupied Housing	9,391	20,940	29,368
2000 Renter Occupied Housing	12,989	21,189	25,794
2022 Owner Occupied Housing	10,093	22,763	34,171
2022 Renter Occupied Housing	16,213	25,414	31,701
2022 Vacant Housing	3,492	5,390	6,570
2022 Total Housing	29,798	53,566	72,442
2027 Owner Occupied Housing	10,425	23,294	35,312
2027 Renter Occupied Housing	16,410	25,551	31,875
2027 Vacant Housing	3,606	5,576	6,826
2027 Total Housing	30,441	54,421	74,013
2022-2027: Households: Growth Rate	2.00 %	1.40 %	2.00 %



Source: esri



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2022 POPULATION BY AGE	3 MILE	5 MILE	7 MILE
2022 Population Age 30-34	4,850	8,623	11,972
2022 Population Age 35-39	4,020	7,694	11,017
2022 Population Age 40-44	3,327	6,568	9,520
2022 Population Age 45-49	2,895	5,755	8,398
2022 Population Age 50-54	2,818	5,593	8,230
2022 Population Age 55-59	3,002	6,174	9,125
2022 Population Age 60-64	2,862	6,157	9,062
2022 Population Age 65-69	2,474	5,451	8,194
2022 Population Age 70-74	1,817	4,427	6,714
2022 Population Age 75-79	1,269	3,272	4,935
2022 Population Age 80-84	814	2,425	3,635
2022 Population Age 85+	840	2,910	4,383
2022 Population Age 18+	54,765	97,888	135,261
2022 Median Age	26	31	33

2022 INCOME BY AGE	3 MILE	5 MILE	7 MILE
Median Household Income 25-34	\$38,318	\$42,833	\$48,893
Average Household Income 25-34	\$54,026	\$60,675	\$66,904
Median Household Income 35-44	\$45,414	\$52,534	\$60,812
Average Household Income 35-44	\$66,063	\$76,859	\$85,501
Median Household Income 45-54	\$44,789	\$51,382	\$60,178
Average Household Income 45-54	\$67,827	\$78,244	\$88,933
Median Household Income 55-64	\$39,409	\$47,036	\$55,586
Average Household Income 55-64	\$60,069	\$72,353	\$83,147
Median Household Income 65-74	\$36,915	\$42,487	\$49,592
Average Household Income 65-74	\$55,053	\$67,793	\$75,411
Average Household Income 75+	\$42,062	\$58,622	\$60,880

2027 POPULATION BY AGE	3 MILE	5 MILE	7 MILE
2027 Population Age 30-34	4,420	8,011	11,352
2027 Population Age 35-39	4,380	8,048	11,563
2027 Population Age 40-44	3,757	7,367	10,718
2027 Population Age 45-49	3,199	6,429	9,408
2027 Population Age 50-54	2,779	5,539	8,179
2027 Population Age 55-59	2,705	5,395	8,020
2027 Population Age 60-64	2,773	5,730	8,538
2027 Population Age 65-69	2,492	5,595	8,384
2027 Population Age 70-74	2,079	4,913	7,476
2027 Population Age 75-79	1,459	3,786	5,844
2027 Population Age 80-84	994	2,714	4,191
2027 Population Age 85+	838	2,988	4,570
2027 Population Age 18+	55,631	99,002	137,828
2027 Median Age	26	31	34

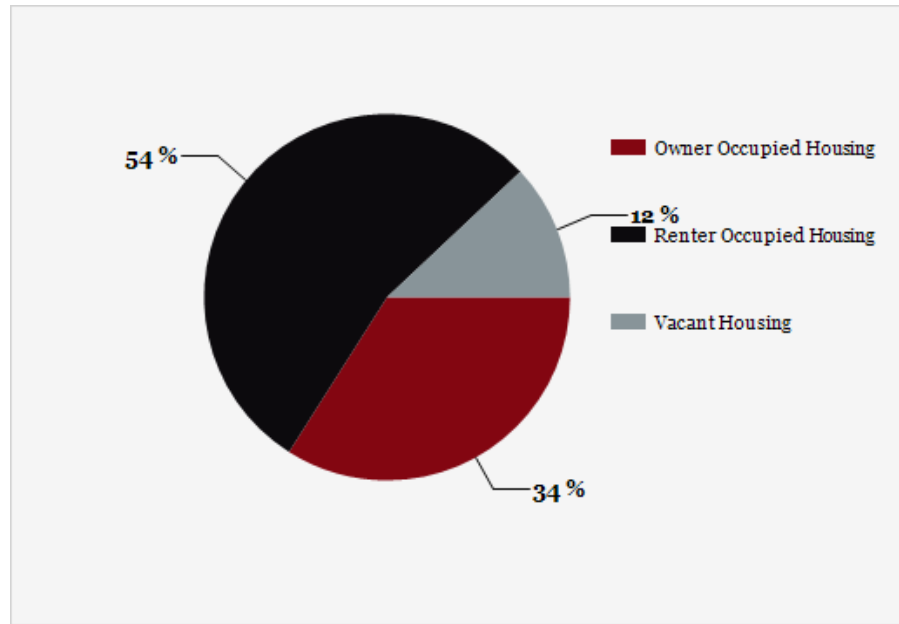
2027 INCOME BY AGE	3 MILE	5 MILE	7 MILE
Median Household Income 25-34	\$44,950	\$51,294	\$56,908
Average Household Income 25-34	\$63,154	\$70,557	\$78,028
Median Household Income 35-44	\$52,560	\$60,384	\$70,386
Average Household Income 35-44	\$76,141	\$88,069	\$97,173
Median Household Income 45-54	\$52,354	\$59,658	\$70,914
Average Household Income 45-54	\$79,715	\$90,710	\$101,835
Median Household Income 55-64	\$46,264	\$55,272	\$65,272
Average Household Income 55-64	\$71,563	\$83,932	\$95,705
Median Household Income 65-74	\$41,961	\$50,745	\$58,325
Average Household Income 65-74	\$65,393	\$79,536	\$88,415
Average Household Income 75+	\$51,329	\$71,411	\$75,209



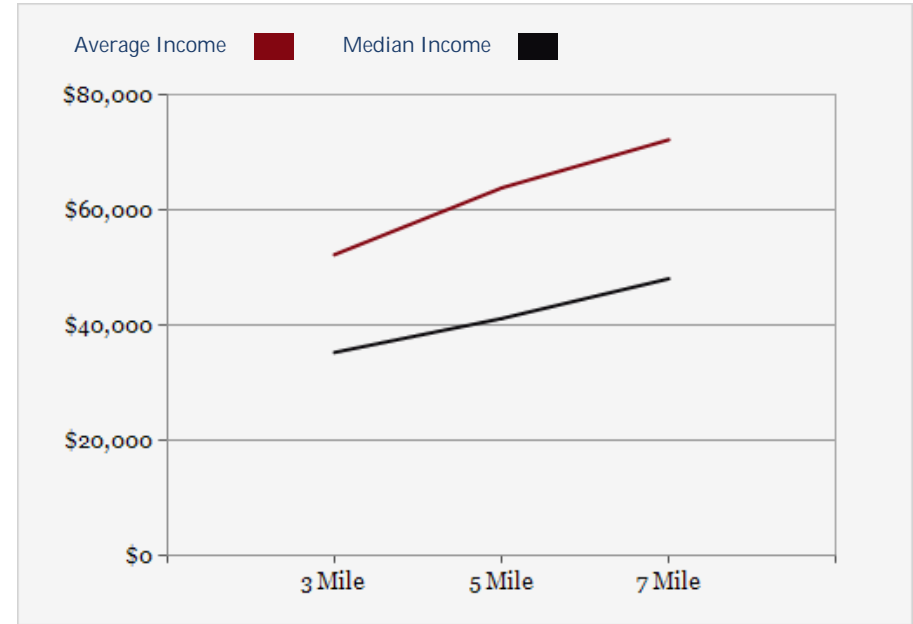
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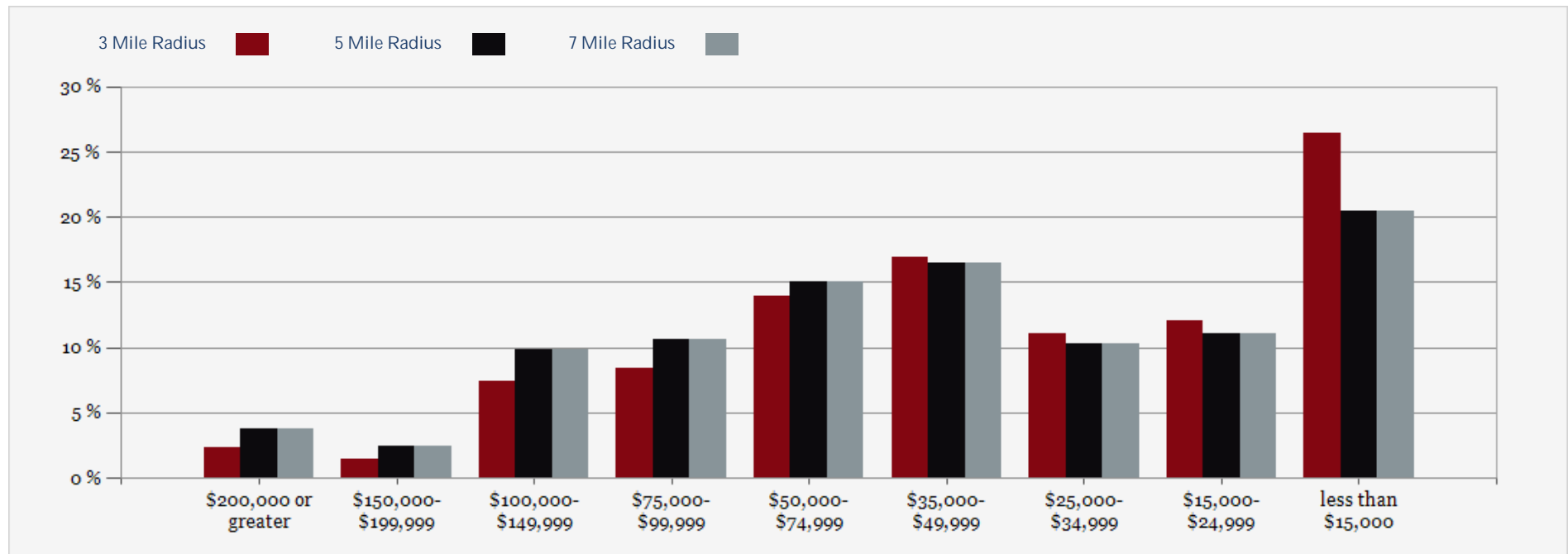
## 2022 Household Occupancy - 3 Mile Radius



## 2022 Household Income Average and Median



## 2022 Household Income



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## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Reid Peevey Company, LLC and it should not be made available to any other person or entity without the written consent of Reid Peevey Company, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Reid Peevey Company, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Reid Peevey Company, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Reid Peevey Company, LLC has not verified, and will not verify, any of the information contained herein, nor has Reid Peevey Company, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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04

Additional Information

Raynor IABS File



# 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.

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<b>Randy Reid</b> Designated Broker of Firm	<b>333073</b> License No.	<b>randy@reidpeevey.com</b> Email	<b>254-752-9500</b> Phone
<b>Randy Reid</b> Licensed Supervisor of Sales Agent/ Associate	<b>333073</b> License No.	<b>randy@reidpeevey.com</b> Email	<b>(254)752-9500</b> Phone
<b>Raynor Campbell, Associate Broker</b> Sales Agent/Associate's Name	<b>634453</b> License No.	<b>raynor@raynorcampbellcre.com</b> Email	<b>254-752-9500</b> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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

IABS 1-0 Date

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Becky Antunez

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