

# Former Kubota Dealership

4204 S Jack Kultgen Expressway(IH 35), Waco TX 76706

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**Reid Peevey  
Commercial**

# THE SPACE

Location	4204 S Jack Kultgen Expressway(IH 35), Waco, TX, 76706
COUNTY	McLennan
Square Feet	15320
Annual Rent PSF	\$10.00
Lease Type	NNN



# HIGHLIGHTS

- Building 1 - 11,120 SF (Showroom/Offices/Warehouse)
- Building 2 - 4,200 SF (Warehouse)
- Land - 3.19 Acres (Fenced)
- IH 35 Access Road Frontage - 289'
- Two Gated Entries
- Outside Dock Ramp required for 18 Wheeler Deliveries



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,764	54,295	137,683



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$64,045	\$62,814	\$73,579



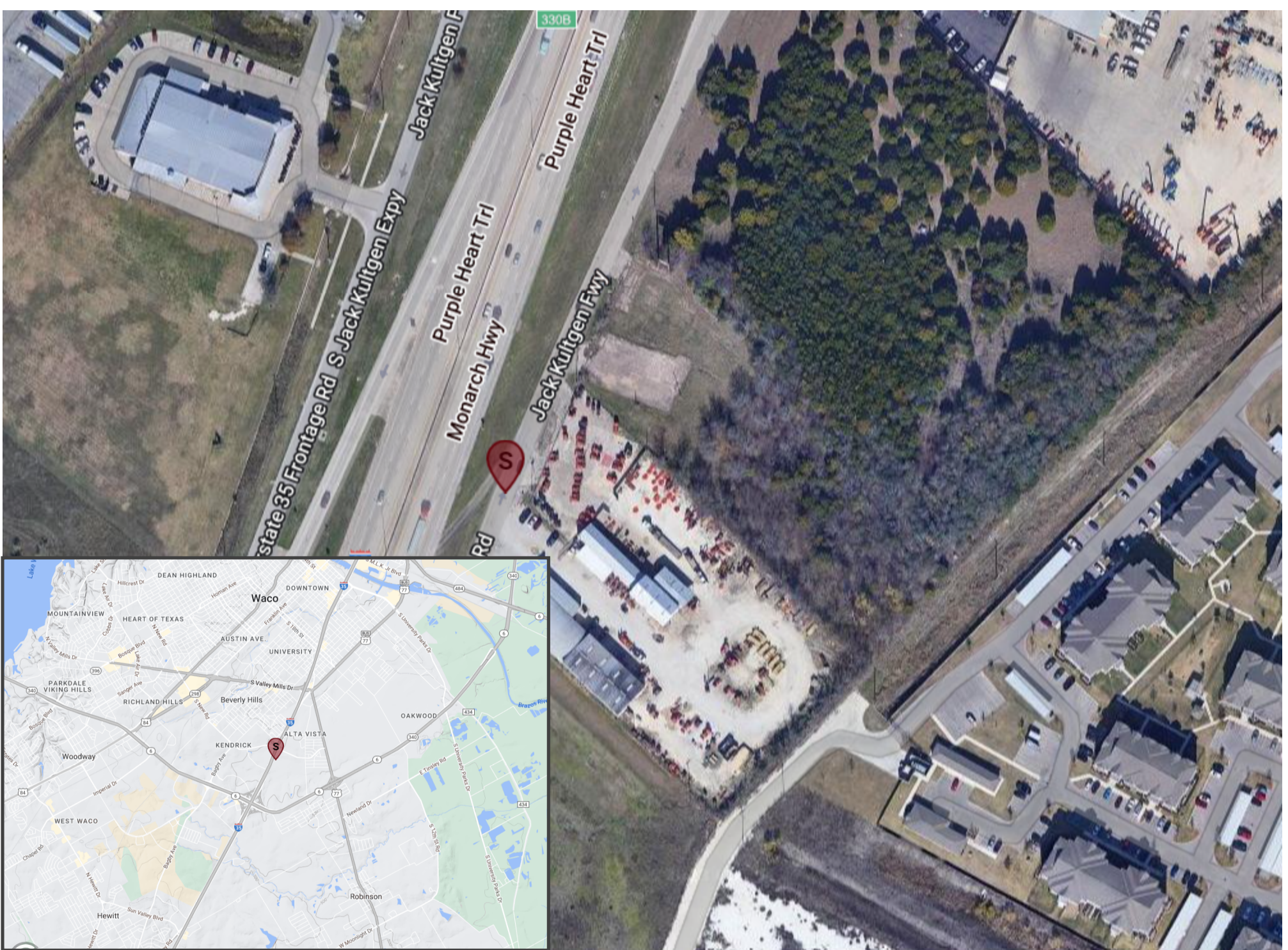
## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,640	20,905	51,722



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Auto Maps | Former Kubota Dealership

## PROPERTY FEATURES

BUILDING SF	15,320
LAND SF	1,388,956
LAND ACRES	3.19
YEAR BUILT	1955/1982
ZONING TYPE	C-2
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

## NEIGHBORING PROPERTIES

NORTH	Equipment Depot
SOUTH	Planned Mixed Use Development
EAST	Planned Mixed Use Development
WEST	Cottonwood Creek Market

## MECHANICAL

HVAC	Office/showroom Area
FIRE SPRINKLERS	None
ELECTRICAL / POWER	Not 3 Phase

## CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Metal
PARKING SURFACE	Asphalt
ROOF	Metal



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## Estimated Boundaries

Property Lines are



Building 1 - Side View



Building 1 - Rear View



Building 2 - Side View



Yard



Building 1 - Front View



Showroom - From Entrance



Office



Signage

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## CONFIDENTIALITY and DISCLAIMER

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*Exclusively Marketed by:*

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Property Lines are