



FORMER RESTAURANT

709 N Interstate 35 Waco, TX 76705



INTERACTIVE OFFERING MEMORANDUM

FORMER RESTAURANT

709 N Interstate 35 | Waco, TX 76705

EXCLUSIVELY LISTED BY



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TABLE OF CONTENTS

PROPERTY OVERVIEW	03
TENANT PROFILE	07
MARKET OVERVIEW	08



±4,257 SF
GLA



±1.22 AC
Lot Size



±101,500
Vehicles Per Day
(I-35)

PROPERTY OVERVIEW

Premier Redevelopment & Value Add Opportunity

- High-visibility ±1.22-acre lot with prime frontage along I-35, offering exceptional exposure and accessibility.
- Opportunity to acquire a restaurant asset at a price significantly below replacement costs compared to new construction.
- Ideal for national QSR brands, casual dining, multi-tenant retail, or drive-thru conversion, capitalizing on high traffic flow and consumer demand.
- Strong value-add potential with flexible redevelopment options, appealing to investors and operators seeking to reposition in a growing market.

Strategic Location | High Traffic Counts | Thriving Retail Corridor

- Unmatched exposure along I-35 with over ±101,500 vehicles per day (VPD), ensuring consistent customer traffic and visibility.
- Surrounded by major national retailers and businesses, including Sam's Club, AutoZone, O'Reilly Auto Parts, and Comfort Suites, reinforcing the area's strength as a dominant retail and hospitality hub.
- Less than three miles from Baylor University, home to 20,000+ students and faculty, fueling continuous demand for dining, retail, and entertainment.

Strong Market Fundamentals | Booming Economy & Tourism Hub

- Waco is experiencing rapid population growth of 5.41% from 2020, benefitting from its prime location between Dallas and Austin as a thriving commercial and transportation corridor.
- Home to top tourist destinations, including Magnolia Market at the Silos, the Dr. Pepper Museum, and the Texas Ranger Hall of Fame, attracting 1.5M + annual visitors and driving retail and hospitality revenue.
- The Waco City Council has adopted a Strategic Roadmap to guide the phased development of 100 acres in downtown Waco over the next 12 to 20 years including infrastructure improvements, vibrant sub-districts, and major civic projects.

FINANCIAL OVERVIEW



\$1,426,000

LIST PRICE



\$335

PRICE PER SQFT

BUILDING SUMMARY

GLA ±4,257 SF

Lot Size ±1.22 AC

Year Built 2014





LA VEGA ELEMENTARY
679 STUDENTS



TEXMIX



± 101,500 VPD
35



SUBJECT PROPERTY



BAYLOR UNIVERSITY
20,626 STUDENTS ± 2.7 MI S



BAYLOR UNIVERSITY

20,626 STUDENTS ± 2.7 MI S



Los Magueyes

CATERPILLAR®

COLLINS STREET BAKERY & Cafe

REGIO

WOODSPRING SUITES
AN EXTENDED STAY HOTEL

35

± 101,500 VPD

SUBJECT PROPERTY



Denny's



TENANT PROFILE

Denny's is a renowned American diner-style restaurant chain known for its round-the-clock service and classic comfort food offerings. Founded in 1953, Denny's has since grown into a staple of the American dining landscape, with over ±1,445 locations nationwide and a presence in several other countries.

At Denny's, patrons can expect a diverse menu featuring traditional breakfast favorites like fluffy pancakes, hearty omelets, and crispy bacon, alongside an array of lunch and dinner options such as burgers, sandwiches, and homestyle dinners.

Catering to a wide range of tastes and dietary preferences, Denny's also offers lighter fare and healthier options, ensuring there's something for everyone. In addition to its extensive menu, Denny's is known for its commitment to providing affordable meals and a welcoming atmosphere for families, travelers, and late-night diners alike. The restaurant's iconic round-the-clock service makes it a go-to destination for satisfying cravings at any hour, setting apart from many other dining establishments.

HEADQUARTERS
SPARTANBURG, SC

YEAR FOUNDED
1953

OF LOCATIONS
±1,445

MARKET OVERVIEW

WACO, TX

Waco, Texas, is experiencing rapid economic growth, strategically positioned between Dallas and Austin along a key commercial and transportation corridor. Its central location enhances connectivity, making it an attractive hub for business expansion and investment. Tourism plays a major role in Waco's economy, with top destinations like Magnolia Market at the Silos, the Dr Pepper Museum, and the Texas Ranger Hall of Fame drawing more than 1.5 million visitors annually. This influx of tourists fuels retail and hospitality revenue, driving increased consumer spending and business growth.

As the local economy continues to expand, rising consumer activity supports a strong business environment. The combination of tourism-driven revenue and broader economic development positions Waco as a high-growth market with significant future potential. Ongoing investment and infrastructure improvements further enhance its appeal, making it a prime location for long-term stability and appreciation.

BAYLOR UNIVERSITY

Baylor University, a private Christian institution in Waco, was established in 1845. It offers a wide range of undergraduate and graduate programs across 12 colleges and schools, including the Hankamer School of Business and the School of Engineering and Computer Science. The university prioritizes research, with numerous centers driving advancements in various fields. Its Georgian-style campus, featuring landmarks like Pat Neff Hall, fosters a close-knit community.

Baylor is known for its engaged student life and strong athletic programs. Students participate in diverse organizations, cultural events, and service activities. The Baylor Bears compete in the NCAA Division I Big 12 Conference, excelling in football, basketball, and baseball.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	5,353	46,132	109,713
Current Year Estimate	5,105	44,219	107,007
2020 Census	4,754	42,963	104,399
Growth Current Year-Five-Year	4.87%	4.33%	2.53%
Growth 2020-Current Year	7.38%	2.92%	2.50%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	1,963	16,836	41,054
Current Year Estimate	1,831	15,634	38,907
2020 Census	1,700	14,670	37,051
Growth Current Year-Five-Year	7.18%	7.69%	5.52%
Growth 2020-Current Year	7.73%	6.57%	5.01%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$56,288	\$58,679	\$63,378

TOURISM & ENTERTAINMENT

Waco, Texas, offers a variety of attractions and amenities for residents and visitors. Magnolia Market at the Silos, created by Chip and Joanna Gaines, features home decor, a garden, a bakery, and food trucks, drawing fans of Fixer Upper and home design. The historic Waco Suspension Bridge and nearby Riverwalk provide scenic spots for walking, jogging, and picnicking along the Brazos River.

The city is home to several notable museums, including the Texas Ranger Hall of Fame and Museum, which explores the history of the famed law enforcement agency, and the Dr Pepper Museum, celebrating the soft drink's origins.

The Waco Mammoth National Monument offers a look at well-preserved Ice Age fossils. For outdoor recreation, Cameron Park and Cameron Park Zoo feature hiking trails, playgrounds, and picnic areas.

Waco's arts and entertainment scene includes events like the Waco Cultural Arts Fest, highlighting local artists and musicians. Balcones Distillery, known for its craft whiskey, offers tours and tastings.

Baylor University adds to the cultural landscape with sports, theater, and concerts. The revitalized downtown area continues to grow, featuring restaurants, cafes, and shops that contribute to Waco's welcoming atmosphere.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **709 N Interstate 35, Waco, TX, 76705** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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REAL ESTATE INVESTMENT SERVICES



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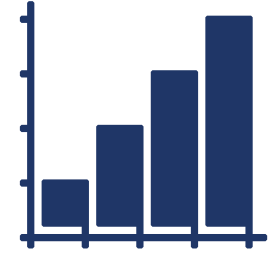
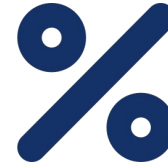
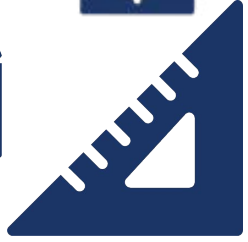
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709 N INTERSTATE 35

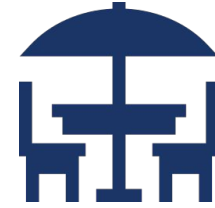
Waco, TX 76705

±10 MILES

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- 11
- 12
- 13
- 14
- 18



INTERACTIVE
MARKETING
PACKAGE



SUBJECT PROPERTY



Dillard's
The Style of Your Life.

SUBJECT PROPERTY



SUBJECT PROPERTY

