



INDEPENDENCE
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM



NET LEASED QSR

4019 N. 19TH STREET | WACO, TEXAS



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CONTACT:

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SIZE

- » 2,415 SF Building on 0.51 AC

HIGHLIGHTS

- » Dedicated signage
- » Good visibility fronting 19th St
- » Multiple points of access
- » Tenant Operating since 2009
- » List Price: \$652,592
- » Cap Rate: 8.10%

TRAFFIC COUNTS

19th Street: 12,322 VPD ('20)

Park Lake Dr: 3,881 VPD ('22)

AREA RETAILERS



TOTAL POPULATION

1 MILE	7,149
3 MILE	46,232
5 MILE	111,685



DAYTIME POPULATION

1 MILE	6,377
3 MILE	45,641
5 MILE	136,033



TOTAL HOUSEHOLDS

1 MILE	3,049
3 MILE	18,231
5 MILE	43,539



AVERAGE HH INCOME

1 MILE	\$64,074
3 MILE	\$65,193
5 MILE	\$65,384

4019 N. 19TH STREET | PROPERTY OVERVIEW



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DESCRIPTION

Address	4019 N 19th Street
City, State, Zip	Waco, Texas 78752
Pricing	\$652,592
Cap Rate	8.10%
Price PSF Land	\$29.37
Price PSF Bldg	\$270.22
Land	0.51 AC
Building Size	2,415 SF
Occupancy	100%
Year Built	1974
VPD	19th St: 12,322 VPD Park Lake Dr: 3,881 VPD
Additional Features	Drive Thru Tenant Reports Sales

LEASE SUMMARY

Property Type	Net Leased Single Tenant
Tenant	
Guarantor	Personal Guarantee
Lease Commencement	February 1, 2022
Lease Expiration	January 31, 2032
Lease Term	10 Years
Lease Type	NNN
Rental Increases	2.5% increases for the first 5 Years 10% increase in year 6
Options To Renew	None
Roof & Structure	Tenant Responsibility
2025 NOI	\$51,660.00
2026 NOI	\$52,860.00

4019 N. 19TH STREET | PROPERTY DETAILS



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TENANT

LINE OF BUSINESS

Taqueria Mexicano Grill & Bar

Taqueria Mexicano Grill & Bar is authentic mexican cuisine that has been serving the Central Texas area for over 10 years. This location in Waco, Texas offers a full bar, live events, and a drive thru. Taqueria Mexicano serves breakfast, lunch, and dinner daily.

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4019 N. 19TH STREET | INTERIOR PHOTOS



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4019 N. 19TH STREET | SITE PHOTOS



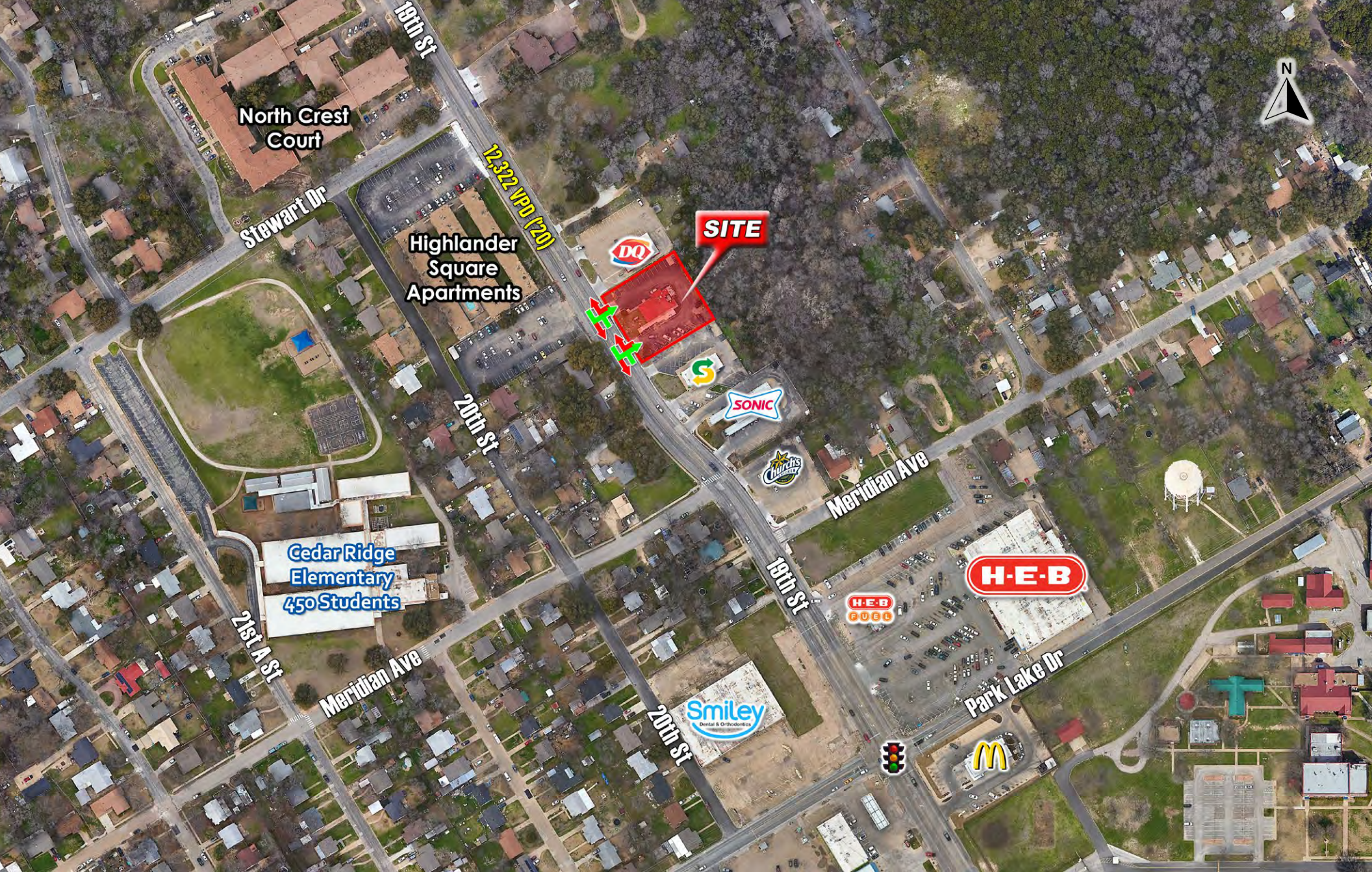
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4019 N. 19TH STREET | SITE PHOTOS



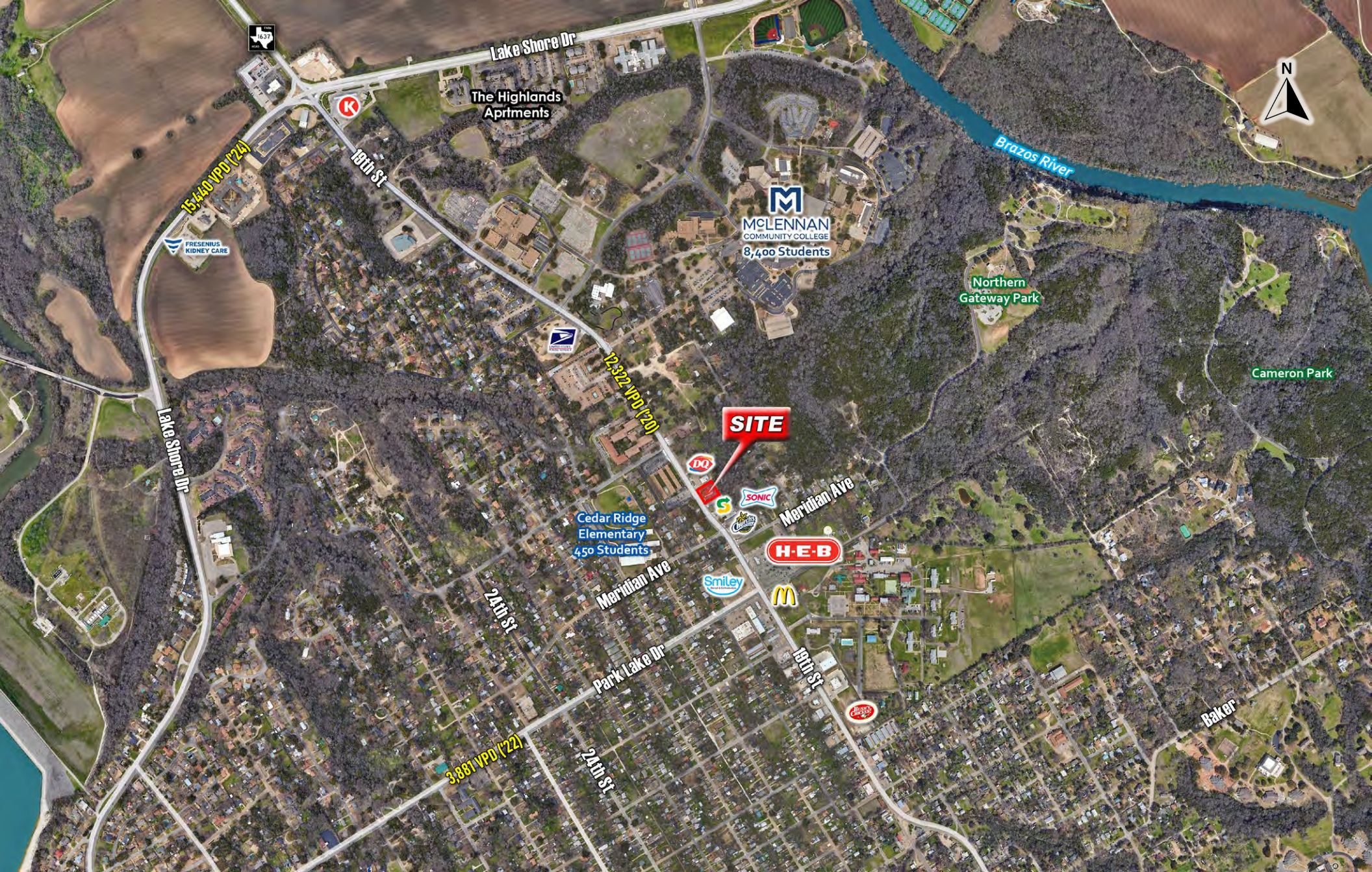
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4019 N. 19TH STREET | SITE AERIAL



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4019 N. 19TH STREET | CLOSE AERIAL



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4019 N. 19TH STREET | MARKET AERIAL



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WELCOME TO WACO, TEXAS!

Whether you drive, fly, or walk to Waco, you're guaranteed a fun visit in the heartland of Texas. Situated on the I-35 corridor between Dallas and Austin, Waco's the place to stop for scores of shops and restaurants galore. So, come on by and stay for a visit!

Waco offers numerous attractions, five historic homes, seven recreational venues, and nine arts organizations staging theatrical and musical productions, as well as art exhibitions.

Our Parks and Recreation section of the website will give you many outdoor options in our great city! If you're coming to Waco, you have to visit Cameron Park, one of the biggest and best municipal parks in Texas. The 416-acre park is located in the heart of Waco, next to downtown. It features scenic overlooks, wildlife and playgrounds, plus approximately 20 miles of nationally recognized trails that weave through the natural landscape. The park runs along towering limestone bluffs and overlooks the Brazos and Bosque rivers.

There is so much our city has to offer. Join us for a great visit and wonderful time!

Photo Source: Waco Texas Website



4019 N. 19TH STREET | MARKET OVERVIEW



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