

# Former Arby's For Lease

236 Junction Hwy | Kerrville, TX



**WEBB SELLERS**  
210.504.2781 | webb.sellers@srsre.com  
TX License No. 589055

**DREW ALLEN**  
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TX License No. 656732

## 2nd Gen QSR For Lease

236 Junction Hwy  
Kerrville, TX

### Property Specifications

SPACE AVAILABLE

± 1,780 SF Drive-Thru

LAND SIZE

± 0.52 AC

RATE & NNN

### Contact Broker

### Traffic Counts

Junction Hwy 22,714 VPD

Sidney Baker St 19,809 VPD

Year: 2024 | Source: TxDot

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### About the Property

- 2nd generation restaurant with drive-thru
- Located in the heart of Kerrville, Texas between HEB and Walmart Supercenter
- Rare opportunity in highly sought after Hill Country city
- Excellent visibility along highly trafficked Junction Hwy
- Multiple points of access

### Join These Nearby Retailers



# 236 Junction Highway | Overview

Kerrville, TX



Culver's CAFO  
Great Clips  
SHOE DEPT.  
T Mobile

Starkey Elementary  
±458 Students

Walmart

SHERWIN WILLIAMS  
WB LIQUORS & WINE  
New SOUND HEARING AID CENTERS  
POPEYES  
Chick-fil-A

SITE

22,714 VPD

River Oaks

HOME PATIO  
DOLLAR GENERAL  
ANYTIME FITNESS  
TACO A CASA

Kerrville State Hospital

PETERSON HEALTH

River Hills Mall

JCPenney HIBBETT SPORTS  
BEALLS  
SECURITY STATE BANK & TRUST  
WELLS FARGO

Kerrville Sports Complex

Antler Stadium

KERRVILLE

BT Wilson 6th Grade School  
±300 Students

Office DEPOT OfficeMax  
The UPS Store  
PET SUPPLIES "PLUS."  
STRETCH ZONE

Schreiner University

Tom F Daniels Elementary  
±532 Students

Hal Peterson Middle School  
±1,075 Students

Tivy High School  
±1,395 Students

Old Country Store  
McDonald's  
Bella Sera  
STEAKHOUSE

LOWE'S

HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES  
WHATABUNGER

HOBBY LOBBY  
Starbucks

BOOT BARN

16 TEXAS

SONIC  
MCCOY'S BUILDING SUPPLY  
BILL'S WESTERN WEAR  
DUTCH BROS  
REFCU

Acapulco

ihop  
Schlotzsky's  
Aarons

Chick-fil-A  
Burger King  
McDonald's  
Freddy's STEAKBURGERS

TRACTOR SUPPLY CO.  
OLLIE'S  
SPEC'S  
Advance Auto Parts

O'Reilly AUTO PARTS  
DUNKIN'  
TACO BELL

ADAMS COLLEGE DISTRICT

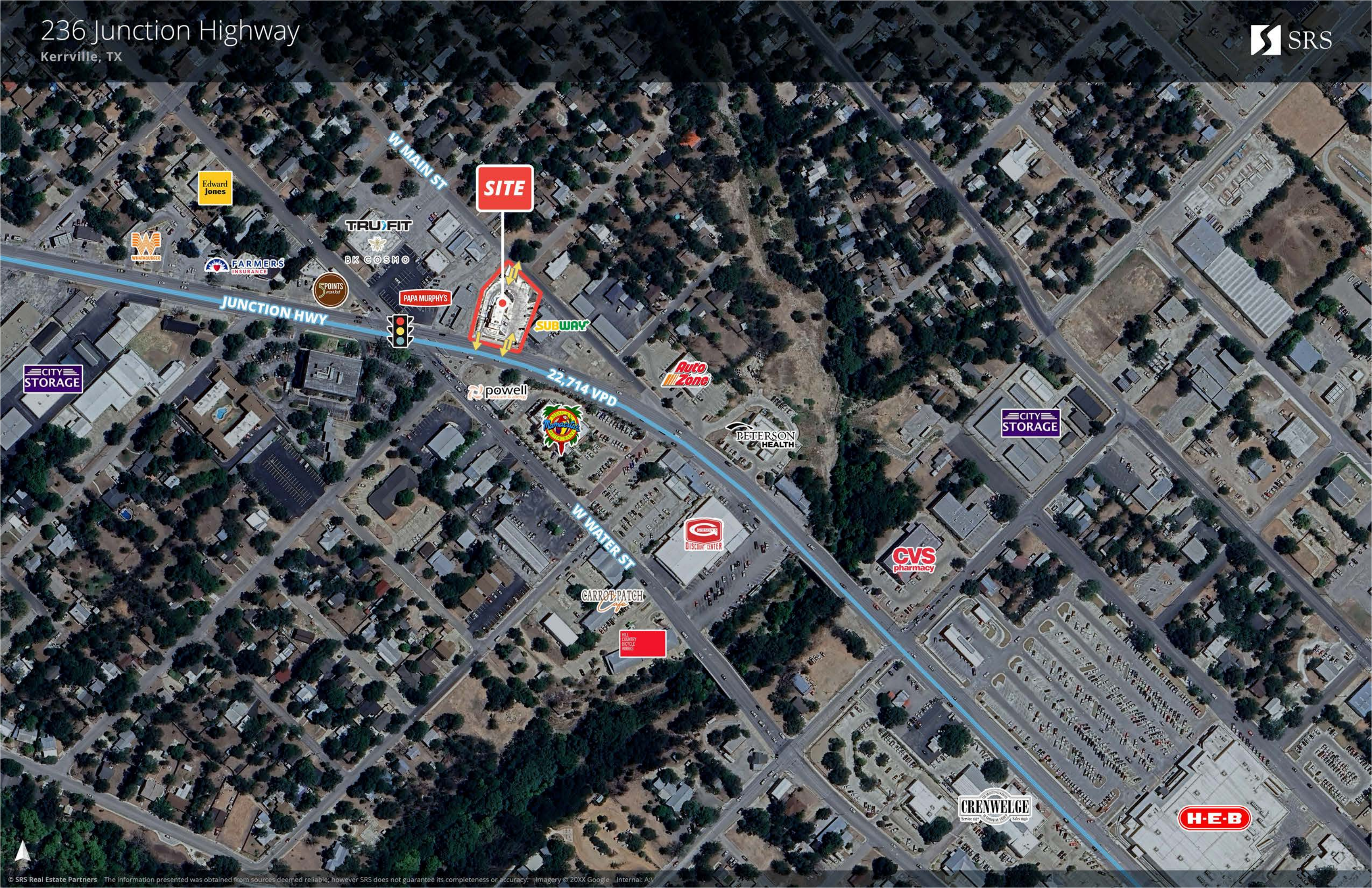
Hal Peterson Middle School  
±1,075 Students

Tivy High School  
±1,395 Students

Tom F Daniels Elementary  
±532 Students

# 236 Junction Highway

Kerrville, TX



**SITE**

Edward Jones

TRU FIT

BK COSMO

FARMERS INSURANCE

5 POINTS market

PAPA MURPHYS

SUBWAY

Auto Zone

powell



PETERSON HEALTH

CITY STORAGE

CITY STORAGE

DISCOUNT CENTER

CVS pharmacy

CARROT PATCH

HILL COUNTRY BICYCLE WORKS

CRENWELGE

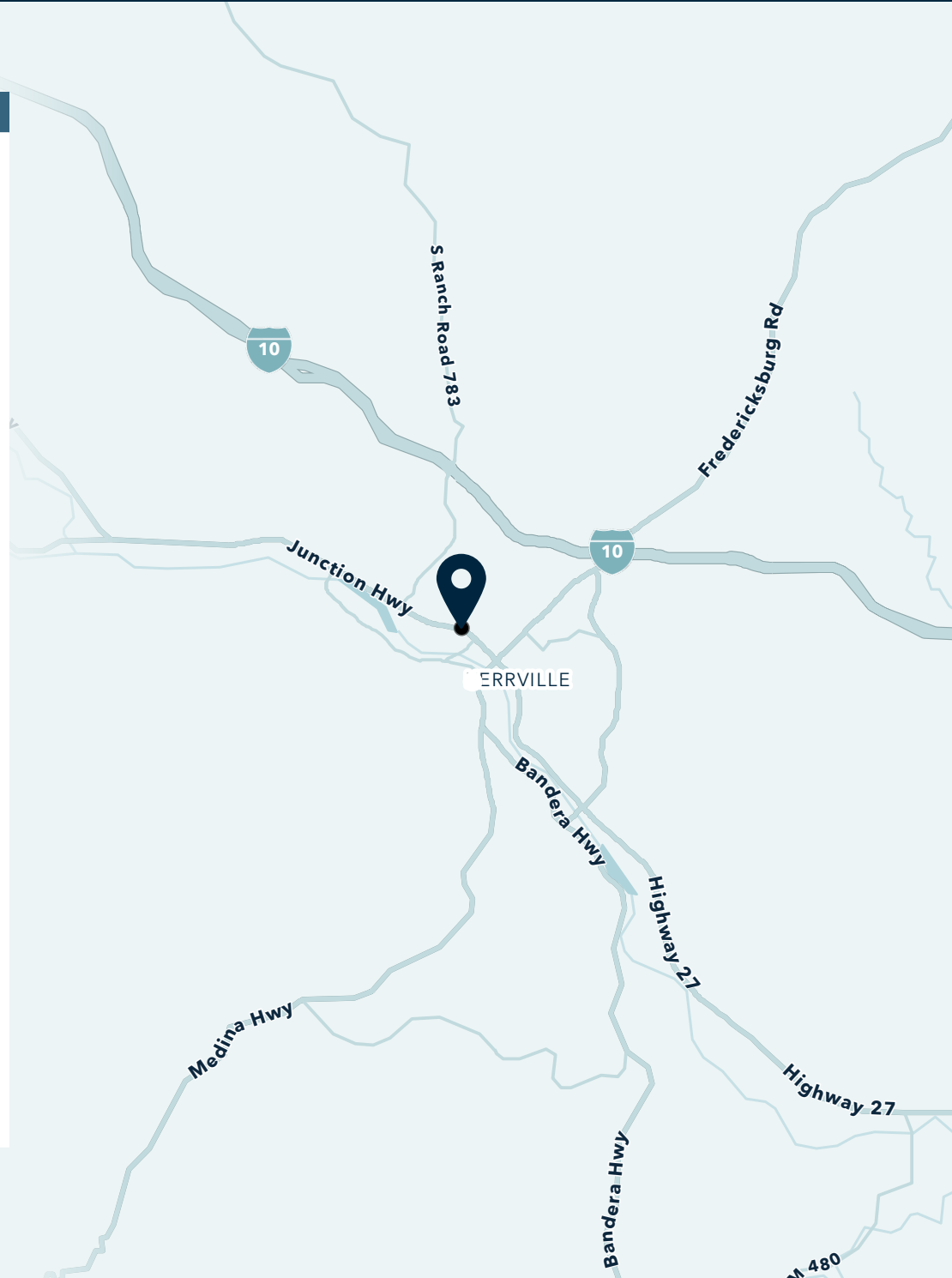
H-E-B





## Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	6,394	26,052	35,930
2030 Projected Population	6,454	26,423	36,428
Proj. Annual Growth 2025 to 2030	0.19%	0.28%	0.28%
<b>Daytime Population</b>			
2025 Daytime Population	11,886	30,864	39,644
Workers	8,638	16,559	19,814
Residents	3,248	14,305	19,830
<b>Income</b>			
2025 Est. Average Household Income	\$84,840	\$90,241	\$92,990
2025 Est. Median Household Income	\$71,791	\$67,894	\$69,371
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,939	11,280	15,617
2030 Estimated Households	3,009	11,640	16,122
Proj. Annual Growth 2025 to 2030	0.47%	0.63%	0.64%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	71%	73%	73%
2025 Est. Black or African American	3%	3%	2%
2025 Est. Asian or Pacific Islander	1%	2%	2%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	24%	22%	23%
2025 Est. Hispanic (Any Race)	32%	29%	29%

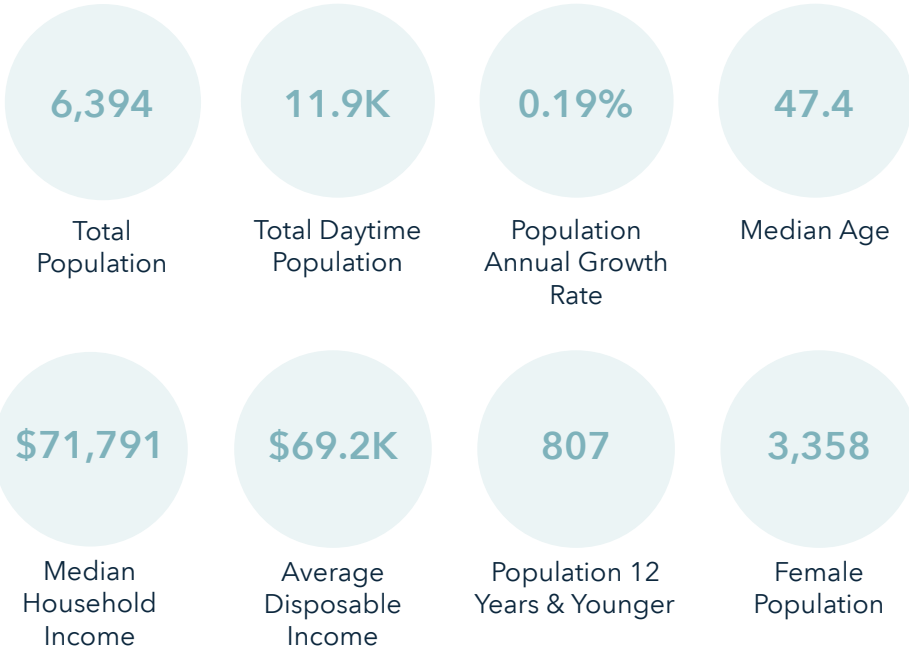


**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

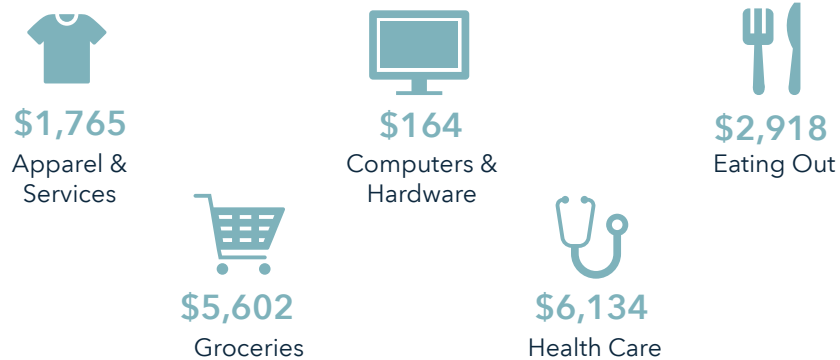


## Ring of 1 Mile

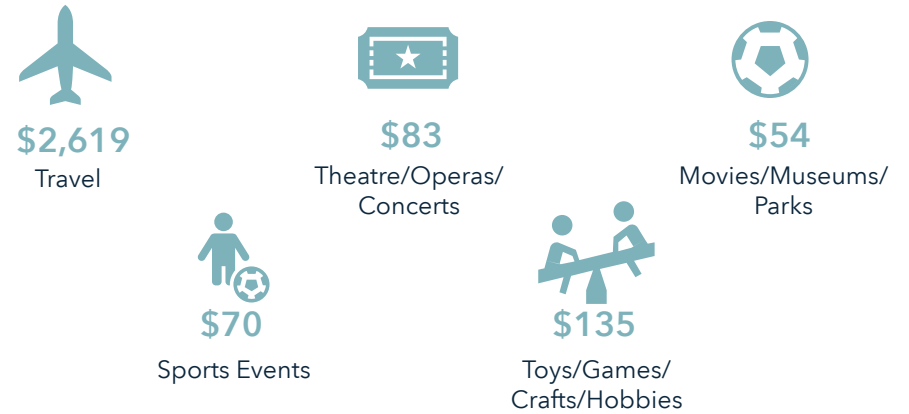
### Key Facts



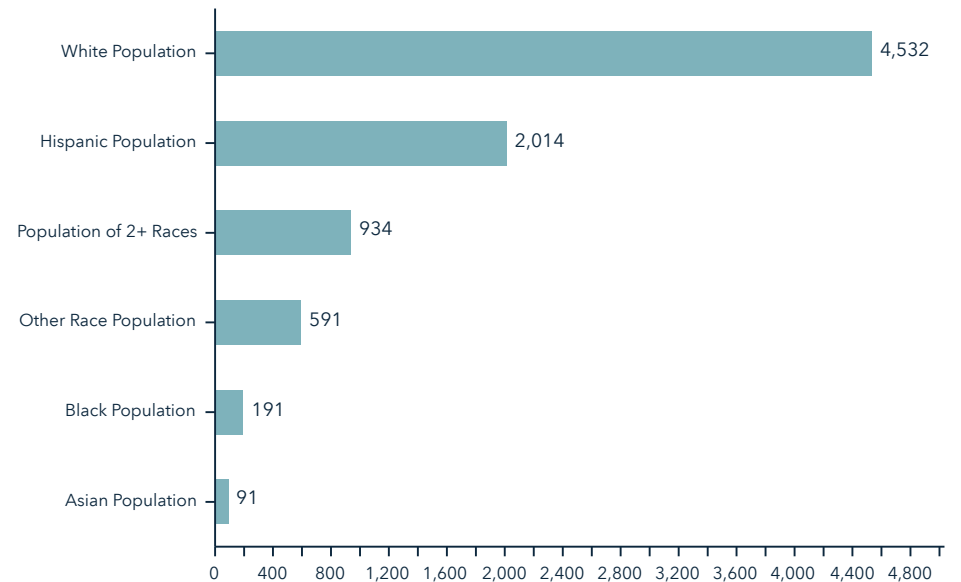
### Annual Household Spending



### Annual Lifestyle Spending



### Race





# Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



**Texas law requires all real estate license holders 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 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. An owner’s agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

**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.

SRS Real Estate Partners	9005621	ryan.johnson@srsre.com	214.540.3285
<i>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.540.3285
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781
<i>Licensed Supervisor of Sales Agent/Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Drew Allen	656732	drew.allen@srsre.com	210.504.1242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>
			<i>Date</i>



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**SRS REAL ESTATE PARTNERS**

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