

# FORMER RESTAURANT FOR LEASE

709 N INTERSTATE 35 WACO, TX 76705



## AVAILABLE

- 4,257 SF 2ND GENERATION RESTAURANT (FULLY BUILT-OUT FORMER DENNY'S)

## RATE

- CALL BROKER FOR LEASE RATE

## HIGHLIGHTS

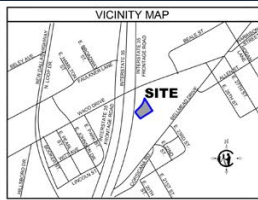
- HIGH-VISIBILITY ±1.22-ACRE LOT WITH PRIME FRONTAGE ALONG I-35, OFFERING EXCEPTIONAL EXPOSURE AND ACCESSIBILITY.
- IDEAL FOR NATIONAL QSR BRANDS, CASUAL DINING, MULTI-TENANT RETAIL, OR DRIVE-THRU CONVERSION, CAPITALIZING ON HIGH TRAFFIC FLOW AND CONSUMER DEMAND.
- SURROUNDED BY MAJOR NATIONAL RETAILERS AND BUSINESSES, INCLUDING HEB, SAM'S CLUB, AUTOZONE, O'REILLY AUTO PARTS, AND COMFORT SUITES, REINFORCING THE AREA'S STRENGTH AS A DOMINANT RETAIL AND HOSPITALITY HUB.

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	3,381	47,123	107,842
DAYTIME POPULATION	4,377	59,802	114,370
TOTAL HOUSEHOLDS	1,231	17,369	40,211
AVERAGE HH INCOME	\$48,754	\$50,175	\$60,696



# SURVEY



**BASIS OF BEARING**  
Bearings and distances are based on U.S. State Plane NAD 1983 (2011) Coordinates, Texas Central Zone (4203)

**TITLE COMMITMENT INFORMATION**  
The Title Description and Schedule 'T' items are the same as shown in the title commitment provided by FIDELITY NATIONAL TITLE INSURANCE COMPANY, Commitment No. FT-4438-8000282010-VIS, issued FEBRUARY 27, 2020 with an effective date and time of FEBRUARY 25, 2020 at 8:00 AM.

**TITLE DESCRIPTION**  
BEING Lot Two (2), in Block One (1) of the Sams Club Addition in the City of Belmond, McLennan County, Texas as per final plat recorded as Instrument 4205003919 of the Official Public Records of McLennan County, Texas.  
SAVE AND EXCEPT that portion of land conveyed to the State of Texas in Deed dated July 15, 2015, first September 18, 2015, and recorded in under Clerk's File No. 201502020, Real Property Records, McLennan County, Texas.  
The surveyed property is the same property as described in the title commitment provided by FIDELITY NATIONAL TITLE INSURANCE COMPANY, Commitment No. FT-4438-8000282010-VIS, having an effective date and time of FEBRUARY 25, 2020 at 8:00 AM.

**UTILITY NOTE 1**  
THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO A FIELD SURVEY. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPEARANCES ARE SHOWN.

**FLOOD INFORMATION**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMERCIAL FLOOD HAZARD ZONING, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 20, 2019, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.  
ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. BASE FLOOD ELEVATIONS DETERMINED.

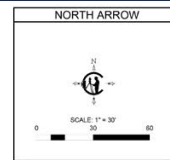
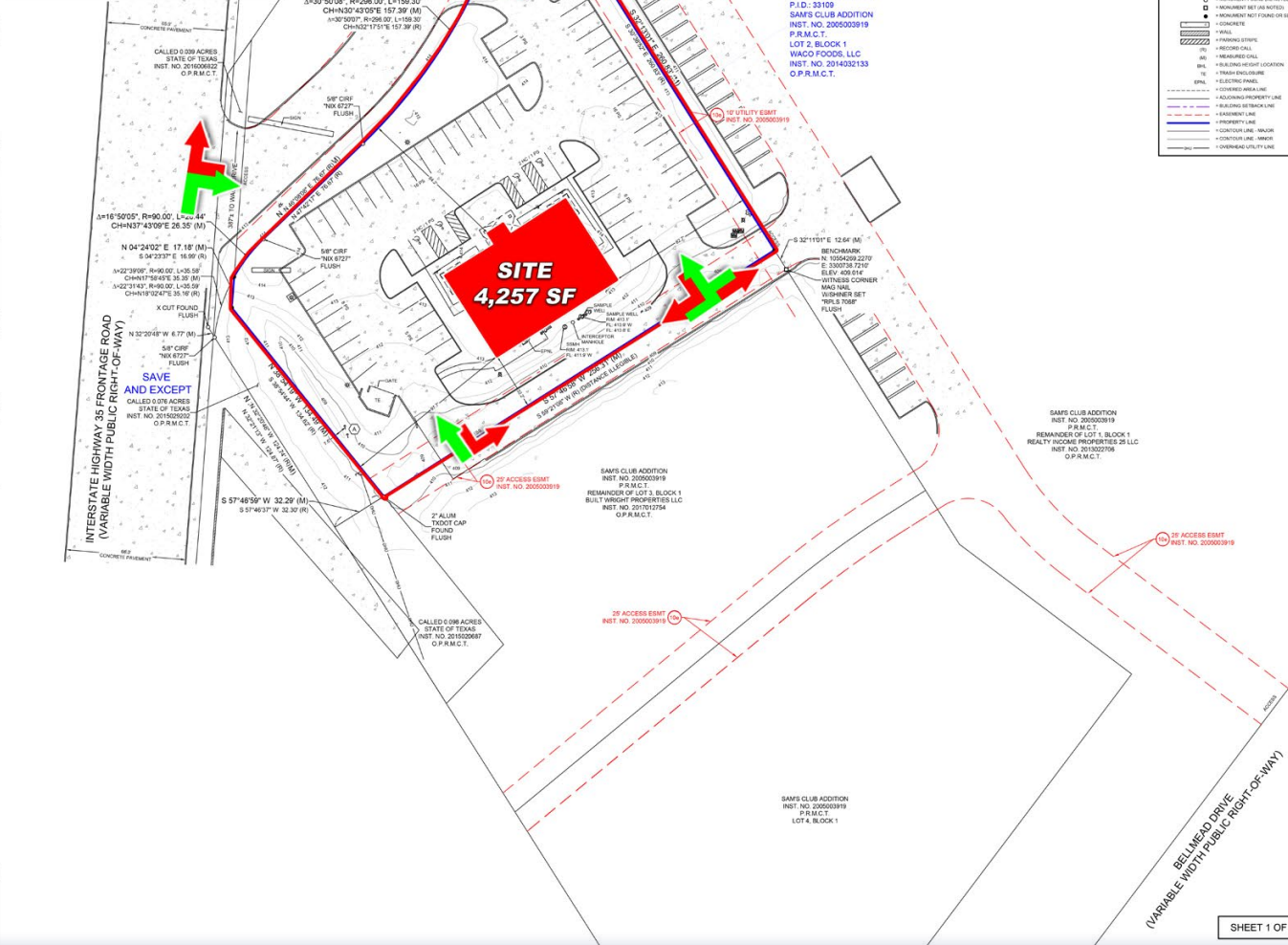
**STATEMENT OF ACCURACY**  
3D LASER SCANNING WAS UTILIZED TO COLLECT SPATIAL DATA FOR PORTIONS OF THIS SURVEY. SCALAR DATA WAS REGISTERED AND PROCESSED USING STANDARD INDUSTRY PRACTICES. THE ACCURACY OF MEASUREMENTS DERIVED FROM THE SCALAR DATA IS DEPENDENT UPON INSTRUMENT PERFORMANCE, CONTROL GEOMETRY, ENVIRONMENTAL CONDITIONS, AND DATA PROCESSING.

**SITE BENCHMARKS**  
BENCHMARK:  
MAG NAIL WITH DIMENSION 79'S 108'S SET S 32°11'0" E FROM THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY  
N 150429.5217'  
E 200738.7210'  
ELEV. 499.814'

**SURVEYED BY**  
CROWLEY SURVEYING  
P.O. BOX 600  
117 WEST ARCHER STREET  
AUSTIN, TEXAS 78765  
PH: (512) 453-9275  
ALTA@crowleysurveying.com

**NOTES CORRESPONDING TO SCHEDULE "BII" ITEMS**

- The following recited corners of record itemized below (We must either insert specific bearing data or delete this exception):  
under Clerk's File No. 200202091, Real Property Records, McLennan County, Texas  
**NON-SURVEY RELATED ITEM**
- All those certain building setbacks, lines, easements, and other matters as shown on plat recorded in under Clerk's File No. 2005-2919, Map Records, McLennan County, Texas as 27 Access Easement  
B1 or 27 Access Easement  
PLOTTABLE, SHOWN HEREON
- Easements and rights incidental thereto, as granted in a document:  
Granted by: Texas Power & Light Company  
Purpose: As provided in said document.  
Recording Date: July 5, 1965  
Recording No. Volume 872, Page 264, Real Property Records, McLennan County, Texas  
**AFFECT NOT DETERMINED, UNDERLYING DOCUMENT, HARRIS HERBERT SUBSCRIPTION REQUESTED**
- Easements and rights incidental thereto, as granted in a document:  
Granted by: State of Texas  
Purpose: As provided in said document.  
Recording Date: November 21, 1965  
Recording No. Volume 877, Page 333, Real Property Records, McLennan County, Texas  
**EASEMENT IS NOT LOCATED ON OR DOES NOT TOUCH THE SURVEYED PROPERTY, EASEMENT LIES SOUTH OF THE SURVEYED PROPERTY**



- LEGEND**
- ADP - UTILITY SHALE
  - AD - GULF AND/OR
  - AD - LIGHT POLE
  - AD - ELECTRIC METER
  - AD - SAN METER
  - AD - HANDBY SERVICE SHED
  - AD - SEWER CLEAN OUT
  - AD - IRRIGATION CONTROL VALVE
  - AD - WATER VALVE
  - AD - WATER METER
  - AD - SIGN
  - AD - HANGING PARAPET
  - AD - MONUMENT FOUND (AS NOTED)
  - AD - MONUMENT NOT FOUND (AS NOTED)
  - AD - MONUMENT FOUND OR SET
  - AD - COMPLETE
  - AD - PAVE
  - AD - FRAMING STRIPS
  - AD - RECORDED CALL
  - AD - MEASURED CALL
  - AD - MEASURED POINT LOCATION
  - AD - TRASH ENCLOSURE
  - AD - ELECTRIC PANEL
  - AD - COVERED AREA LINE
  - AD - ADDITIONAL PROPERTY LINE
  - AD - BUILDING SETBACK LINE
  - AD - EASEMENT LINE
  - AD - PROPERTY LINE
  - AD - CONTOUR LINE - INSIDE
  - AD - CONTOUR LINE - OUTSIDE
  - AD - CONTOUR LINE - UTILITY LINE

- SURVEYOR'S NOTES**
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, EVIDENCES AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
  - THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT CORNER AT SAND POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
  - THERE IS NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECONSTRUCTION ON THE SURVEYED PROPERTY.
  - THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECONSTRUCTION ON THE SURVEYED PROPERTY.
  - ALL RECIPROCAL EASEMENT AGREEMENTS ("EAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN LOCATED ON THE SURVEY AND SHOWN HEREON. THE BURTS OF ANY OTHER APPURTENANT EASEMENTS THAT ARE NOT SHOWN ON THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
  - THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
  - THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, CORERS OR OVERLAPS.
  - NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
  - INFORMATION OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM LOCAL COUNTY GIS INFORMATION.
  - THE PURPOSE OF THIS SURVEY IS INTENDED SOLELY FOR THAT OF AN ALTIMETERS SURVEY AND IS NOT TO BE IMPLEMENTED FOR ANY DESIGN PURPOSES.
  - NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED. NOR WERE ANY DESIGNATED BY THE CLIENT. NECESSARY PERMISSIONS WERE NOT PROVIDED.

<b>LAND AREA</b>	1.147 ACRES / 49,871 SQUARE FEET
<b>BUILDING AREA</b>	4,268 SQUARE FEET THE OBSERVED AND AREA OF THE BUILDINGS SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
<b>BUILDING HEIGHT</b>	24.4 FEET ±
<b>PARKING</b>	REGULAR HANDICAP TOTAL SPACES: 56 SPACES / 56 SPACES
<b>ACCESS NOTE</b>	SUBJECT TRACT HAS EASEMENT TO BELLMAD DRIVE, EACH A DEDICATED PUBLIC RIGHT-OF-WAY.
<b>CEMETERY NOTE</b>	TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, THE OBSERVED AND AREA OF THE BUILDINGS SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.

**SURVEYOR'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF MCLENNAN  
I, the undersigned, SAHIL KURJI, a duly licensed and qualified Professional Surveyor in the State of Texas, do hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1A, Class 3, TSPS Standard Land Survey and was conducted on the ground in March 31, 2020 and is true and correct to the best of my knowledge.  
REGISTERED PROFESSIONAL SURVEYOR  
STATE OF REGISTRATION TEXAS

**TEXAS LAND TITLE SURVEY**  
WENDY'S - 709 135 - WACO  
SITE ADDRESS  
709 NORTH INTERSTATE HIGHWAY 35  
WACO  
MCLENNAN COUNTY, TEXAS 76705

REVISIONS	DRAWN BY: NHC	DRAWING SCALE: 1" = 30'
	CHECKED BY: LLS	SURVEYORS JOB NO.: 181756
	FILENAME: HCC_709_135 - WACO.DWG	

SHEET 1 OF 1

# SITE PLAN



## LEGEND

---	PROPERTY BOUNDARY LINE
- - - -	EXISTING WATER LINE
- - - -	EXISTING OVER HEAD ELECTRIC
- - - -	EXISTING SANITARY SEWER LINE
- - - -	PROPOSED SANITARY SEWER LINE
- - - -	PROPOSED WATER LINE
- - - -	PROPOSED GAS LINE
- - - -	PROPOSED STORM SEWER
- - - -	SILT FENCE
- - - -	PROPOSED 6" CURB
- - - -	DRAINAGE AREA BASIN
- - - -	PROPOSED LANDSCAPE EDGE
- - - -	PROPOSED BUILDING SETBACK



## GRAPHIC SCALE



## BENCHMARKS

1. "X" CUT ON NORTHWESTERN CURB OF EXISTING SAM'S CLUB DRIVEWAY, 100 FEET NORTH OF I-35 SERVICE ROAD ELEVATION = 413.27

## FLOOD PLAN

THE 100-YEAR FLOOD SURFACE ELEVATION IS 412.00 ACCORDING TO FEMA MAP NO. 48309C0389C. EFFECTIVE DATE SEPTEMBER 28, 2008.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



## NOTE:

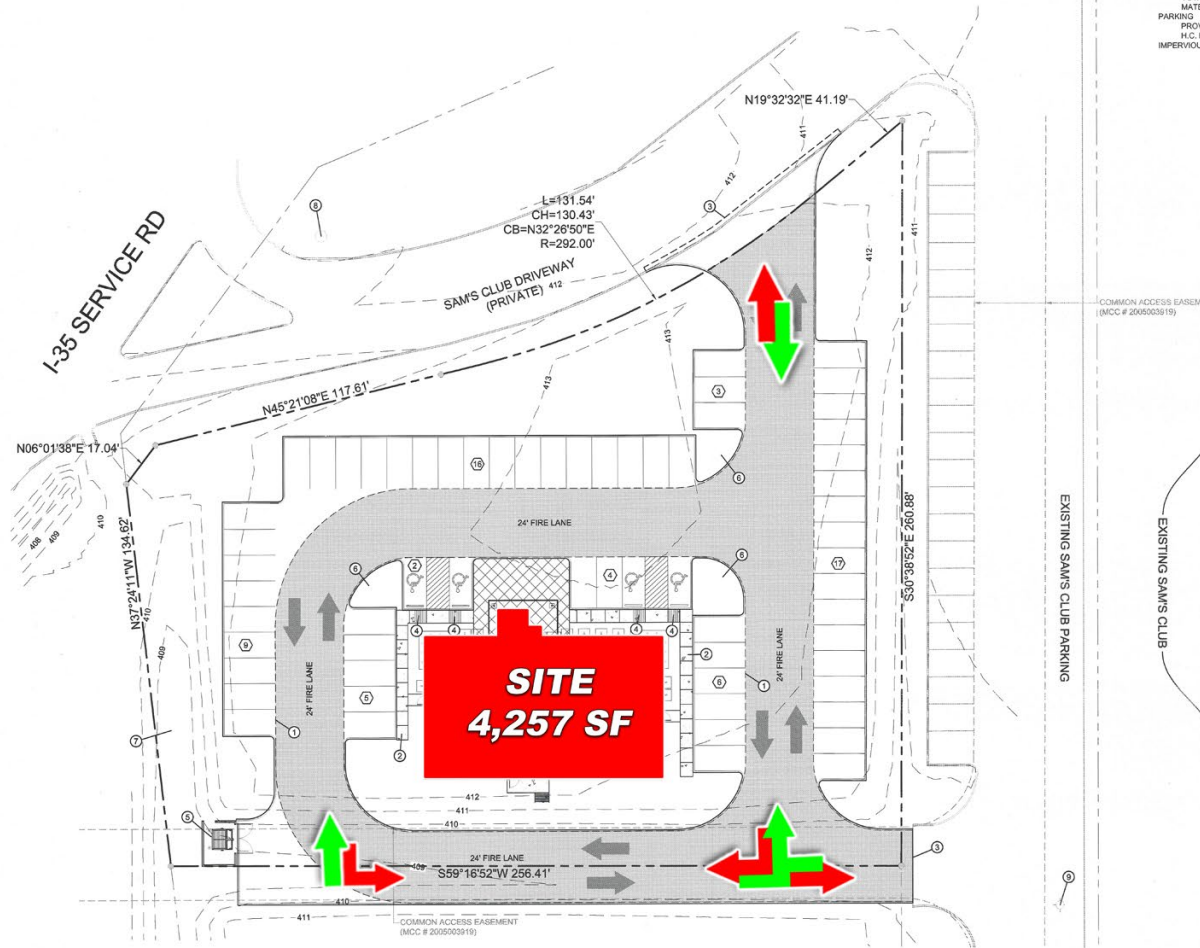
1. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
2. ALL PROPOSED PAVING IS CONCRETE.
3. REFER TO DIMENSION CONTROL SHEET FOR SITE DIMENSIONS.
4. REFER TO SHEET C-2 FOR MORE DETAILED NOTES.
5. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL CURB HEIGHTS ARE 6" UNLESS OTHERWISE NOTED.
7. ALL CURB RADI ARE 2.0' UNLESS OTHERWISE NOTED.
8. ALL GRADING CALL OUTS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED
9. ALL ROOF DRAINS SHALL BE DIRECTED AWAY FROM THE BUILDING AND RUN UNDER THE SIDEWALK.
10. MAINTAIN A 10' UNOBSTRUCTED PATHWAY AROUND ALL PORTIONS OF THE BUILDING

## NOTE BY SYMBOL:

- ① PROPOSED 24" WIDE FIRE LANE
- ② PROPOSED SIDEWALK
- ③ SAWCUT EXISTING PAVEMENT AND INSTALL DRIVEWAY APPROACH
- ④ PROPOSED ADA COMPLIANT RAMP
- ⑤ PROPOSED DUMPSTER PAD
- ⑥ LANDSCAPE ISLAND
- ⑦ EXISTING DETENTION POND
- ⑧ EXISTING BILLBOARD SIGN
- ⑨ EXISTING FIRE HYDRANT

## SITE DATA

ACREAGE	1.144 ACRES
CURRENT ZONING	COMMERCIAL
BUILDING USE	RESTAURANT
HEIGHT	20 FT
TOTAL AREA	4,129 SF
MATERIAL	STUCCO & GLASS
PARKING PROVIDED	58 SPACES
H.C. PROVIDED	4 SPACES
IMPERVIOUS AREA	38,658 SF



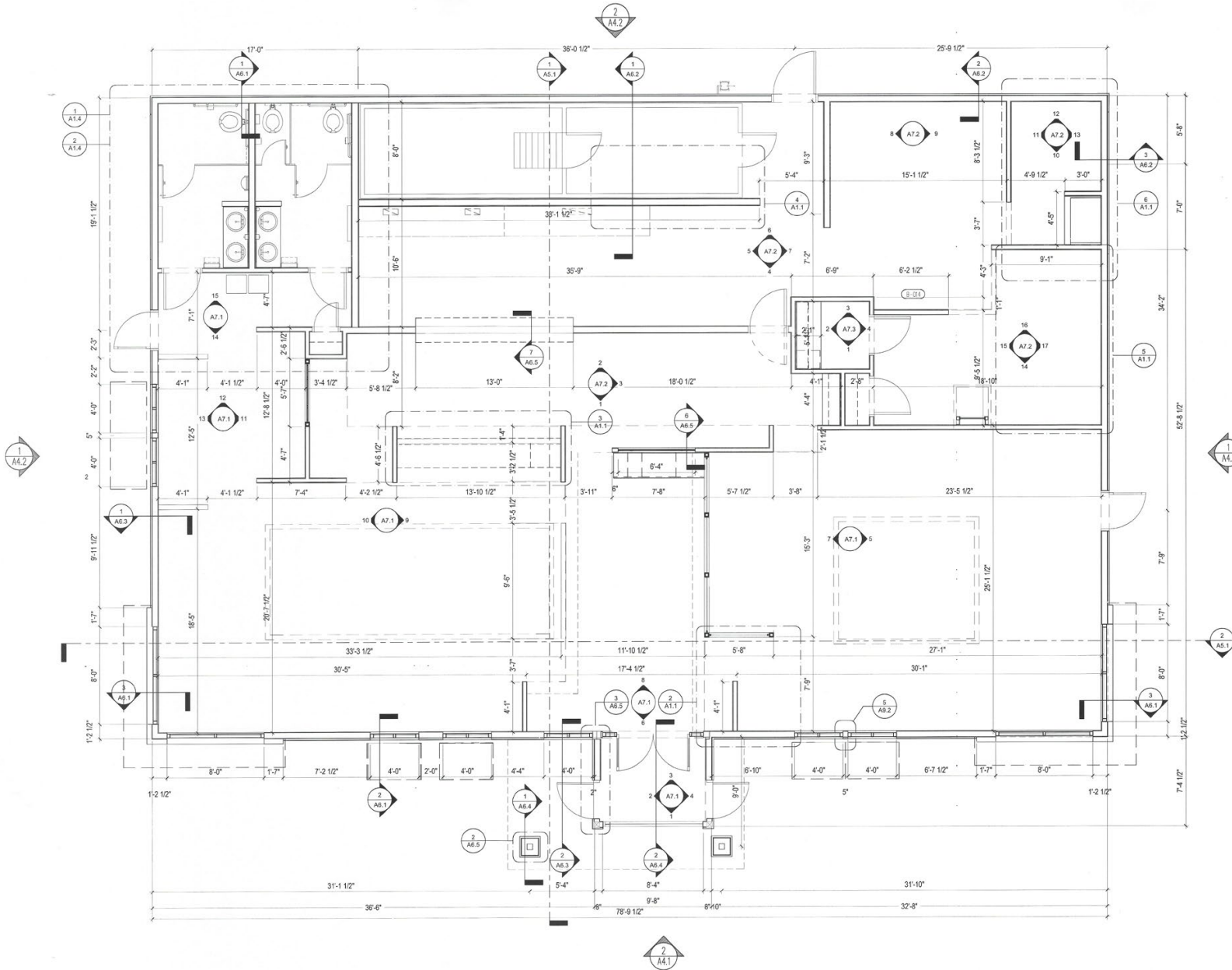
COMMON ACCESS EASEMENT (MCC # 2005003919)

EXISTING SAM'S CLUB PARKING

EXISTING SAM'S CLUB

COMMON ACCESS EASEMENT (MCC # 2005003919)

# FLOORPLAN



A DEVELOPMENT  
PROJECT BY

**RELIAS** CAPITAL PARTNERS

**SAHIL KURJI**  
(469) 438-1905 | [sahil@reliascapitalpartners.com](mailto:sahil@reliascapitalpartners.com)

# SITE AERIAL



A DEVELOPMENT  
PROJECT BY

**RELIAS** CAPITAL  
PARTNERS

**SAHIL KURJI**

(469) 438-1905 | [sahil@reliascapitalpartners.com](mailto:sahil@reliascapitalpartners.com)

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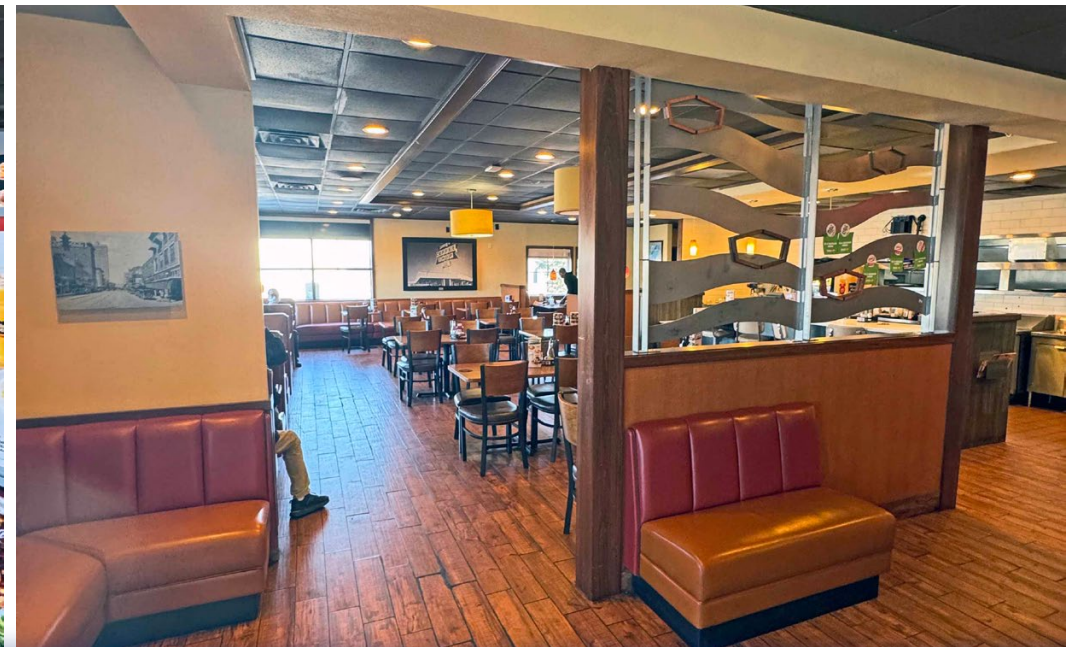
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(469) 438-1905 | [sahil@reliascapitalpartners.com](mailto:sahil@reliascapitalpartners.com)

# PROPERTY PHOTOS



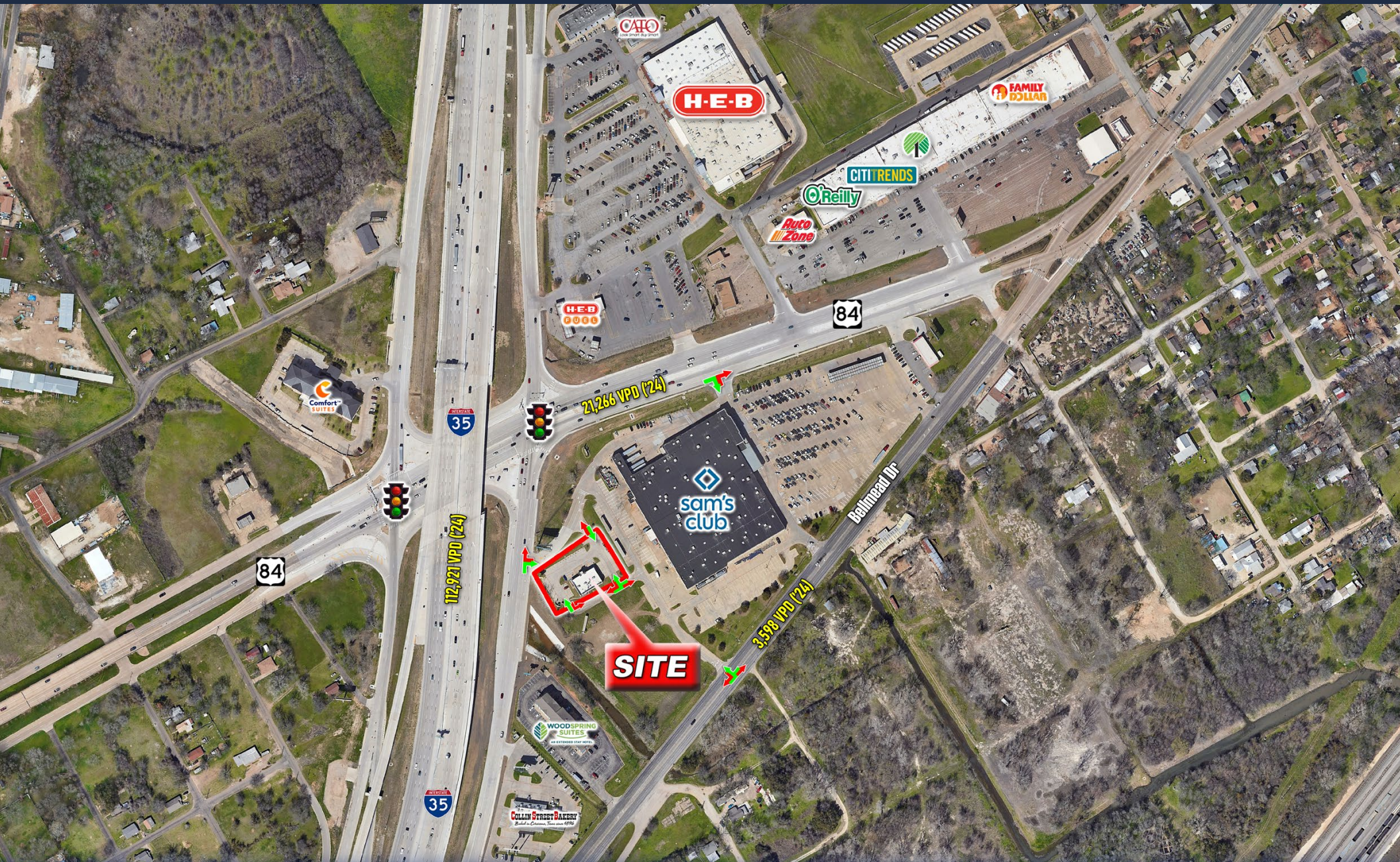
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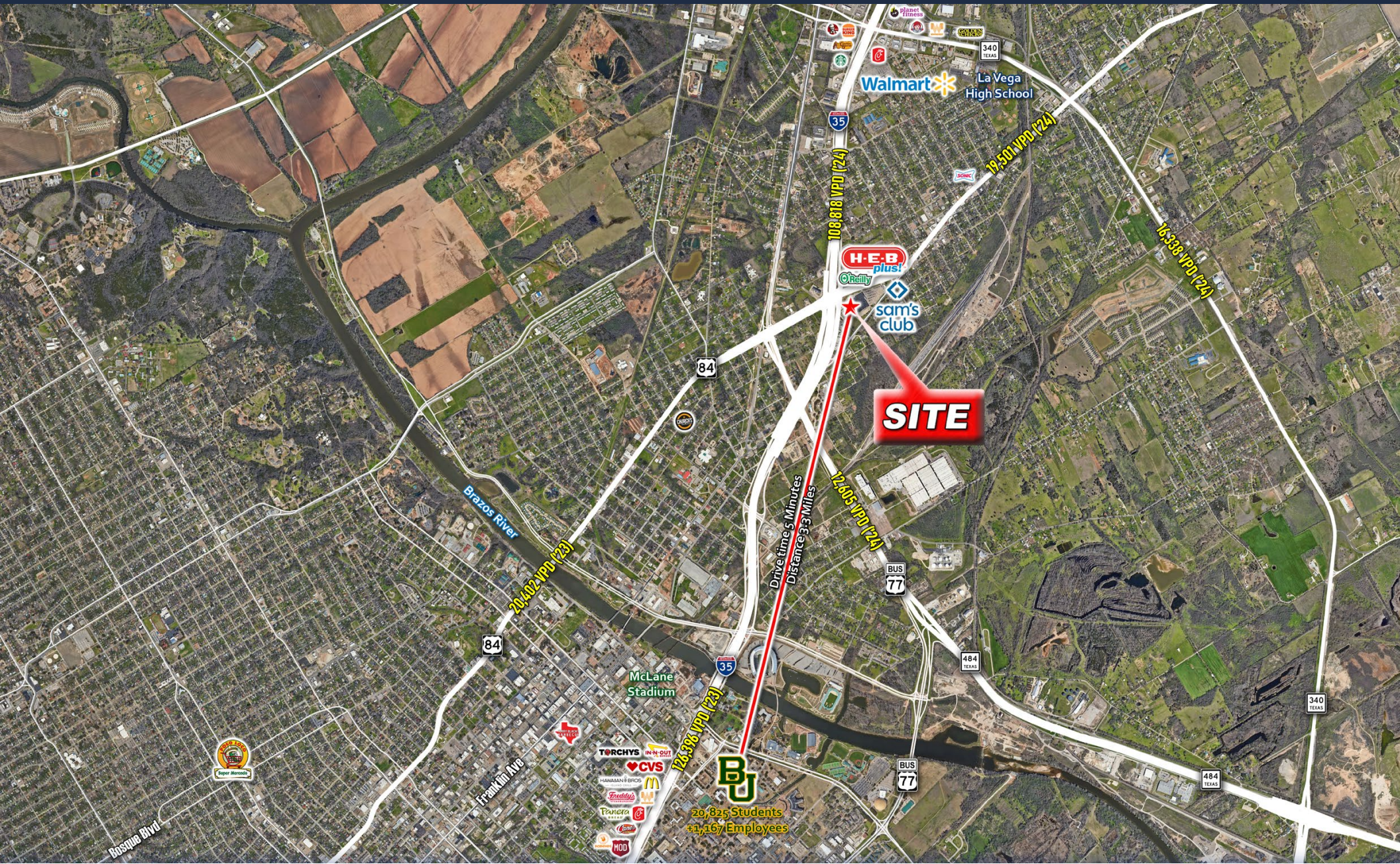
A DEVELOPMENT  
PROJECT BY

**RELIAS** CAPITAL PARTNERS

**SAHIL KURJI**

(469) 438-1905 | sahil@reliascapitalpartners.com

# WIDE AERIAL





# Information About Brokerage Services

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 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. **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.

RELIAS Real Estate Co., LLC	9014682	sahil@reliascapitalpartners.com	469-438-1905
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sahil Kurji	0652644	sahil@reliascapitalpartners.com	469-438-1905
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	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)