

# FREESTANDING RESTAURANT FOR SALE



Price:	Call for Pricing
Space Size:	8,000 SF
Lot Size:	2 Acre
FF&E:	Available

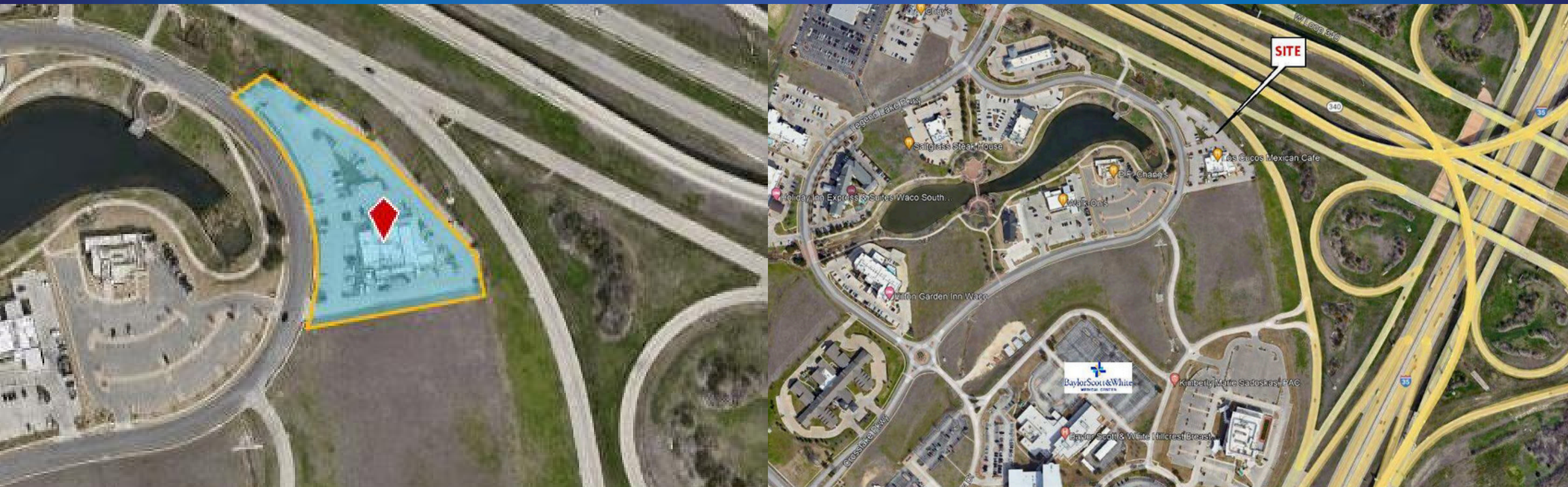
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### Executive Summary

- Prime retail/restaurant opportunity located directly on Loop 340, a major arterial in the Waco MSA.
- 8,000 SF building on 2.0 acres, built in 2012.
- Currently operating as Los Cucos Mexican Café, part of a regional restaurant chain.
- Strong demographics: growing population, above-average household incomes, and steady traffic counts.
- Investment appeal includes stable tenancy, value-add repositioning potential, and long-term appreciation in the Waco corridor.

### Investment Highlights

- Established Restaurant Location – Occupied by Los Cucos Mexican Café, a well-known regional chain.
- High Visibility Site – Located on a busy commercial loop with daily commuter and retail traffic.
- Large Parcel – 2.0 acres providing flexibility for future expansion, redevelopment, or re-tenanting.
- Growing Trade Area – Surrounding Waco/Woodway corridor is experiencing steady population and commercial growth.
- Value-Add Potential – Opportunity to enhance tenant mix, re-tenant at higher rents, or redevelop for other retail/medical uses.



### Location Highlights

- Located in Woodway, a high-income suburb of Waco, TX.
- Excellent access and visibility from Loop 340.
- Proximity to Baylor University, Ascension Providence Hospital, Midway ISD schools, and Waco’s growing retail corridor.
- Regional draws include Magnolia Market at the Silos, Baylor Scott & White Stadium, and Lake Waco.

