

# DMC Investments



3903 N 19th St, Waco,  
TX 76708



**Subject Property**

Meridian Ave

N 19th Street 13,000 VPD

**H-E-B**

# Investment Overview

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Tenant

Former Churchs  
Chicken

Address

3903 N 19th Street,  
Waco, TX 76708

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Building Size

1,199 sq feet

Land Size

23,301 sq feet

Year Built

1987

Zone Type

Commercial

[Check Me Out On Google](#)

[Maps](#)

**\$Negotiable**

+ ABSOLUTE NNN

Lease Price | Per Month

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## Site Highlights:

- Restaurant
- Drive Thru
- Prominent Sign
- Hard Corner
- 13,000+ VPD on 19th Street
- Adjacent to HEB

[Click me for more Data](#)

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McLennan Community College  
8,700 Students



## DEMOGRAPHICS

### POPULATION

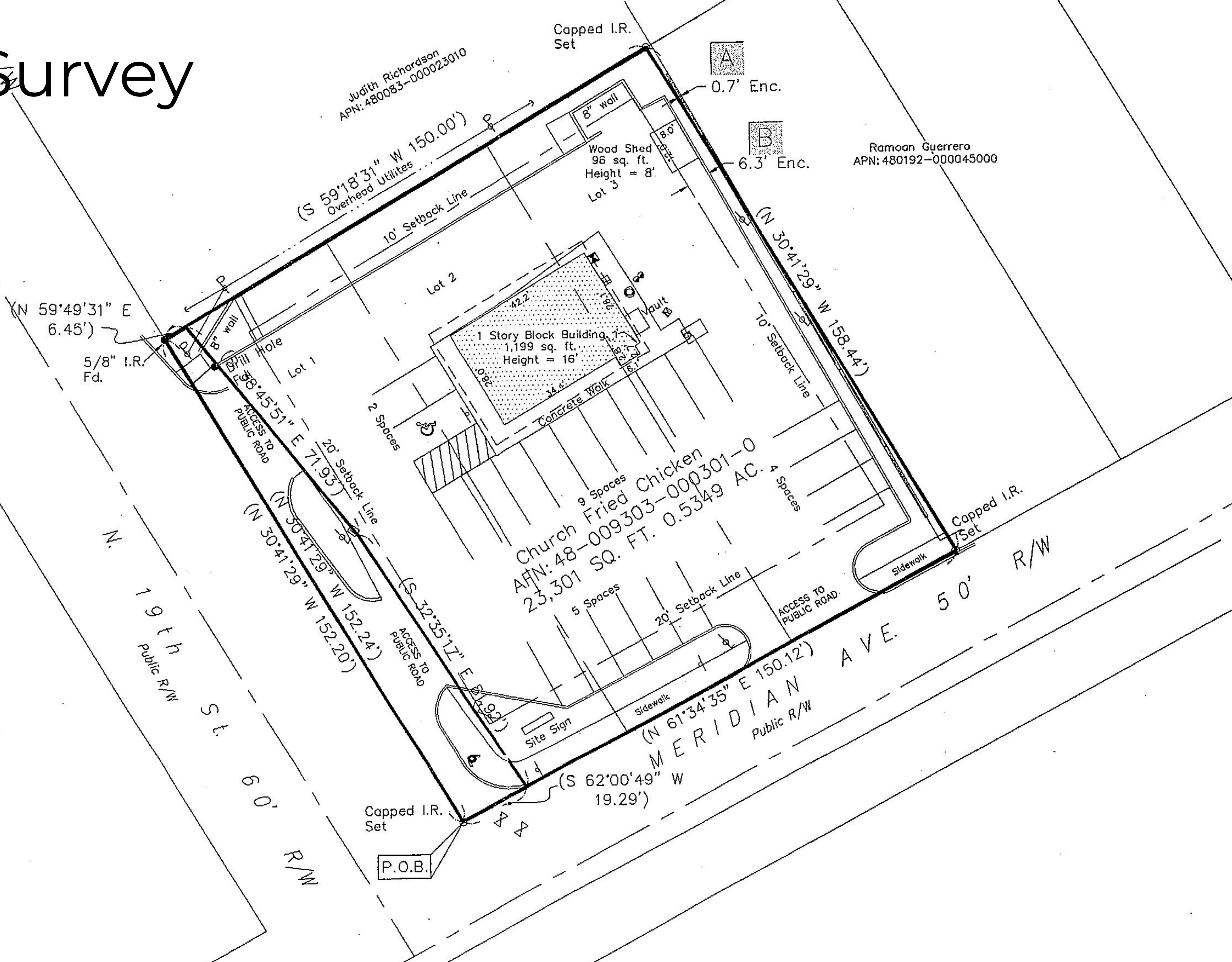
1 -Mile Radius	6,322
3 -Mile Radius	49,323
5 -Mile Radius	117,684

### AVG. Household Income

1 -Mile Radius	\$60,841
3 -Mile Radius	\$64,825
5 -Mile Radius	\$65,007

Cedar Ridge Elementary  
500 Students

# Survey

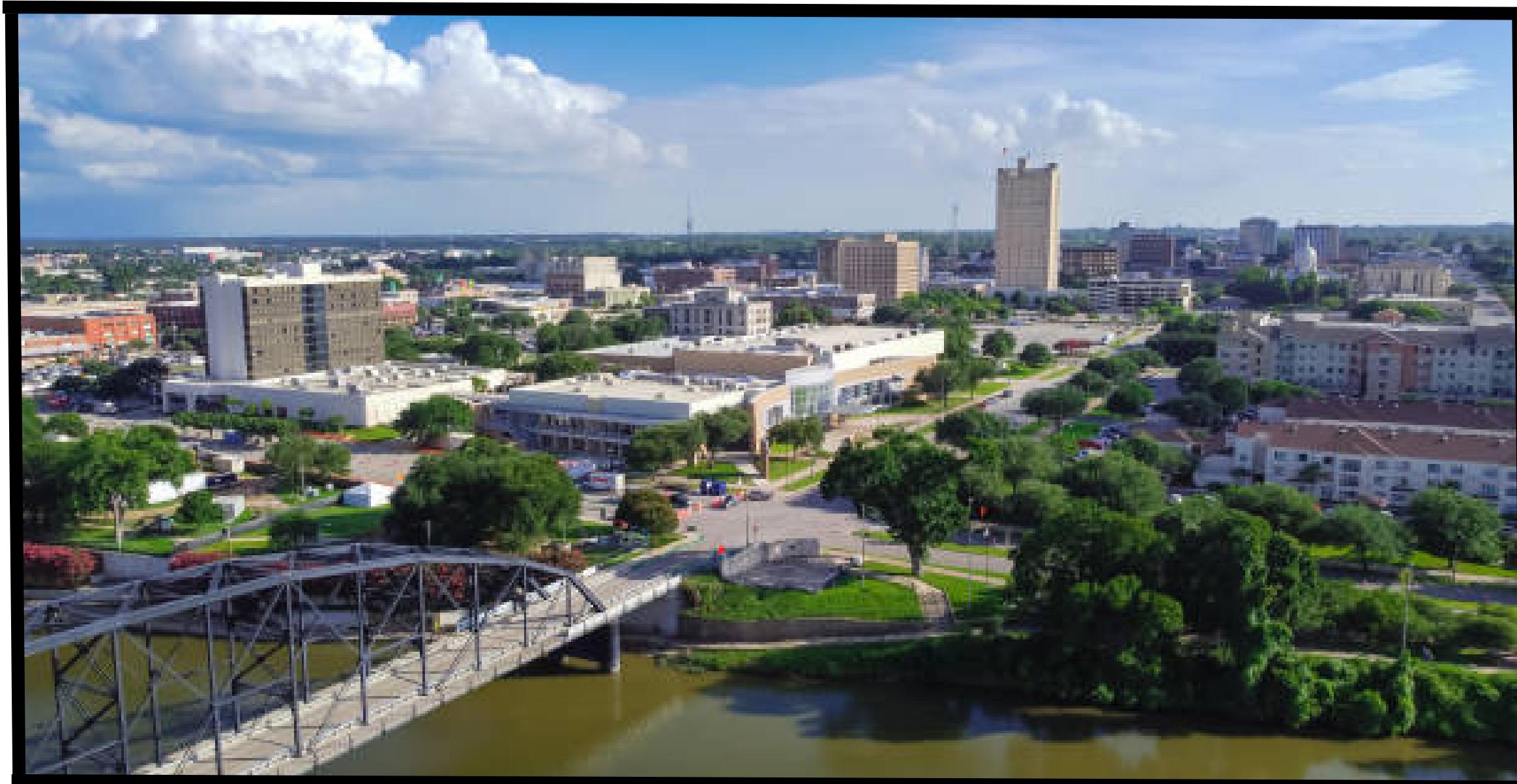


# Property Photos



# Waco

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Whether you drive, fly, or walk to Waco, you're guaranteed a fun visit in the heartland of Texas! Waco is 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!

The city was founded in 1849 by the Huaco Indians that lived on the land in the present-day downtown area. Waco is the county seat of McLennan County. It also offers some major attractions, five historic homes, seven recreational venues, and nine arts organizations staging theatrical and musical productions, as well as art exhibitions.

The City is the birthplace of Dr Pepper, the Texas Ranger Hall of Fame and Museum and the Texas Sports Hall of Fame. Waco is also home to the Waco Mammoth National Monument, a 100-plus acre stretch of wooded parkland along the Bosque River. The site provides a glimpse into the lives of Columbian mammoth bones discovered in Waco along the Bosque River and is part of the National Parks System.

Waco is not only brimming with Texas history, economic opportunity, and a rich variety of cultural experiences, it is also a major seat of higher learning with THREE major colleges in its city limits including:

- Baylor University
- McLennan Community College
- Texas State Technical College



The city boasts one of the biggest and best municipal parks in Texas, Cameron Park. The 416-acre park is located in the heart of Waco, next to downtown, situated on the Brazos and Bosque Rivers. It hosts numerous races, triathlons, boat races and more.

# Big News



# Graphic Packaging INTERNATIONAL



**Graphic Packaging International (Graphic Packaging) has selected Waco, Texas, to build a new facility for its newest state-of-the-art coated recycled paperboard (CRB) machine. The \$1 billion capital investment over three years is Waco's largest economic development announcement to date.**

# Contacts

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