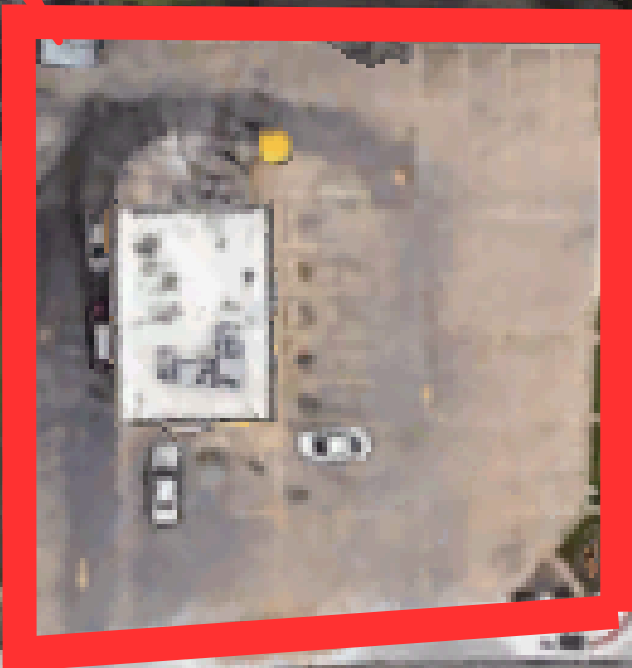


DMC Investments



3903 N 19th St, Waco,
TX 76708

Subject Property



Meridian Ave



N 19th Street 13,000 VPD

Investment Overview

Tenant **Former Churchs
Chicken**

Address **3903 N 19th Street,
Waco, TX 76708**

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

Site Highlights:

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

Click me for more Data

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. DMC Investments does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.

McLennan Community College
8,700 Students



N 19th St

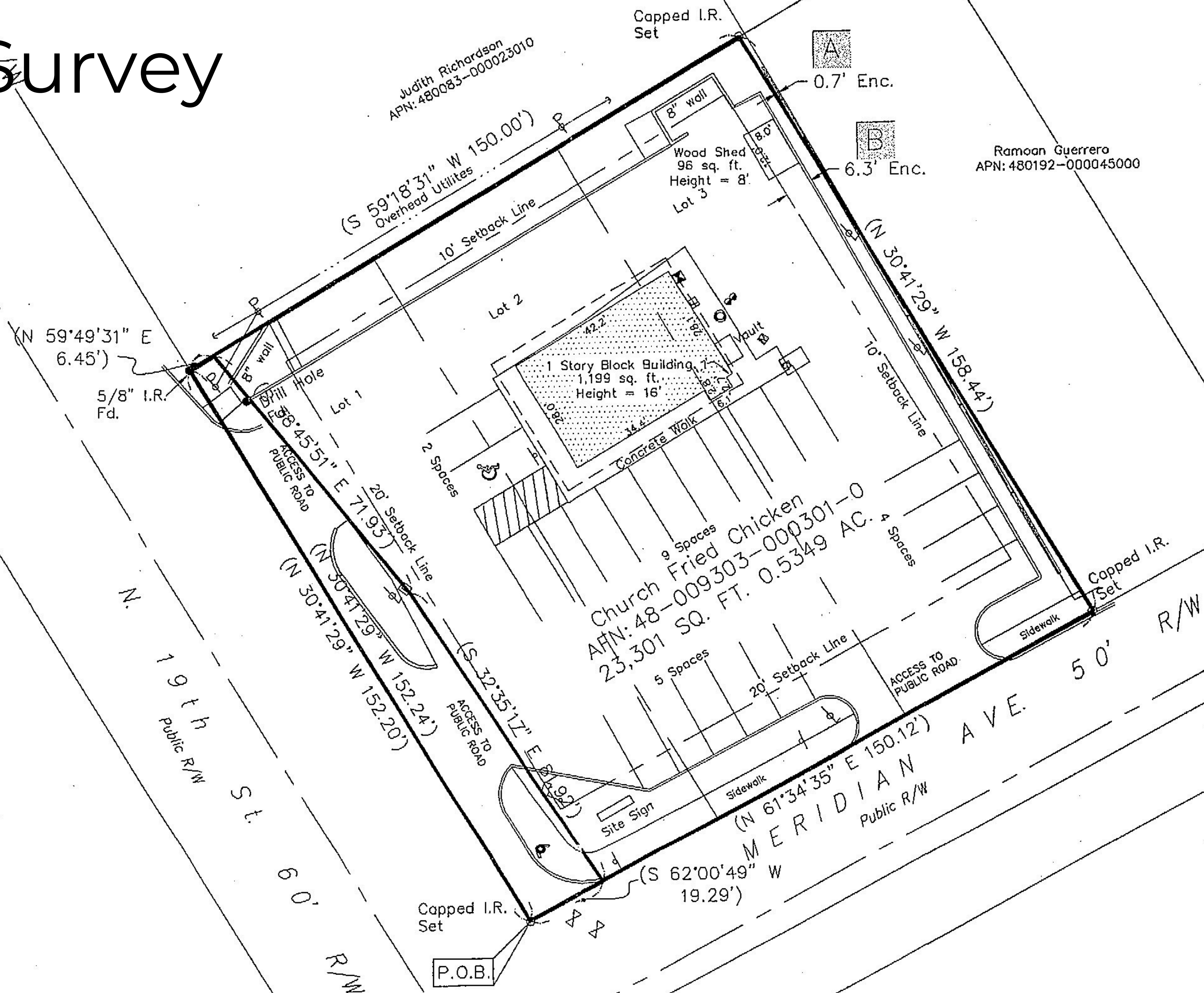
N 19th St

Cedar Ridge Elementary
500 Students

Subject Property

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

Survey



Property Photos



Waco



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 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.

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