



2,500 SF



RIVERSTONE
COMMERCIAL REAL ESTATE

PRE-LEASE | QSR
ASCENT TRAVEL CENTER

206 I-35 | EDDY, TX 76524



PROPERTY DESCRIPTION

Strategically positioned along the bustling Interstate Highway 35, this travel center promises high visibility and excellent accessibility for both local residents and passing travelers, with 2,500 sf retail lease space available, with drive-thru potential. Its prime location ensures a steady stream of potential customers, making it an ideal spot for a QSR. Don't miss your chance to secure this prime retail space and be a part of the local economic growth in this area.

PROPERTY HIGHLIGHTS

- Competitive lease rate
- 2,500 SF of prime retail space available, with drive-thru potential
- High visibility & conveniently located on IH-35
- Main thoroughfare between Waco and Temple/Belton, TX
- Located adjacent to IH-35 overpass
- 12 acre parcel with great ingress & egress to accommodate traffic volumes
- Eight gas pumps & seven truck pumps
- Estimated completion date Q2 2025

OFFERING SUMMARY

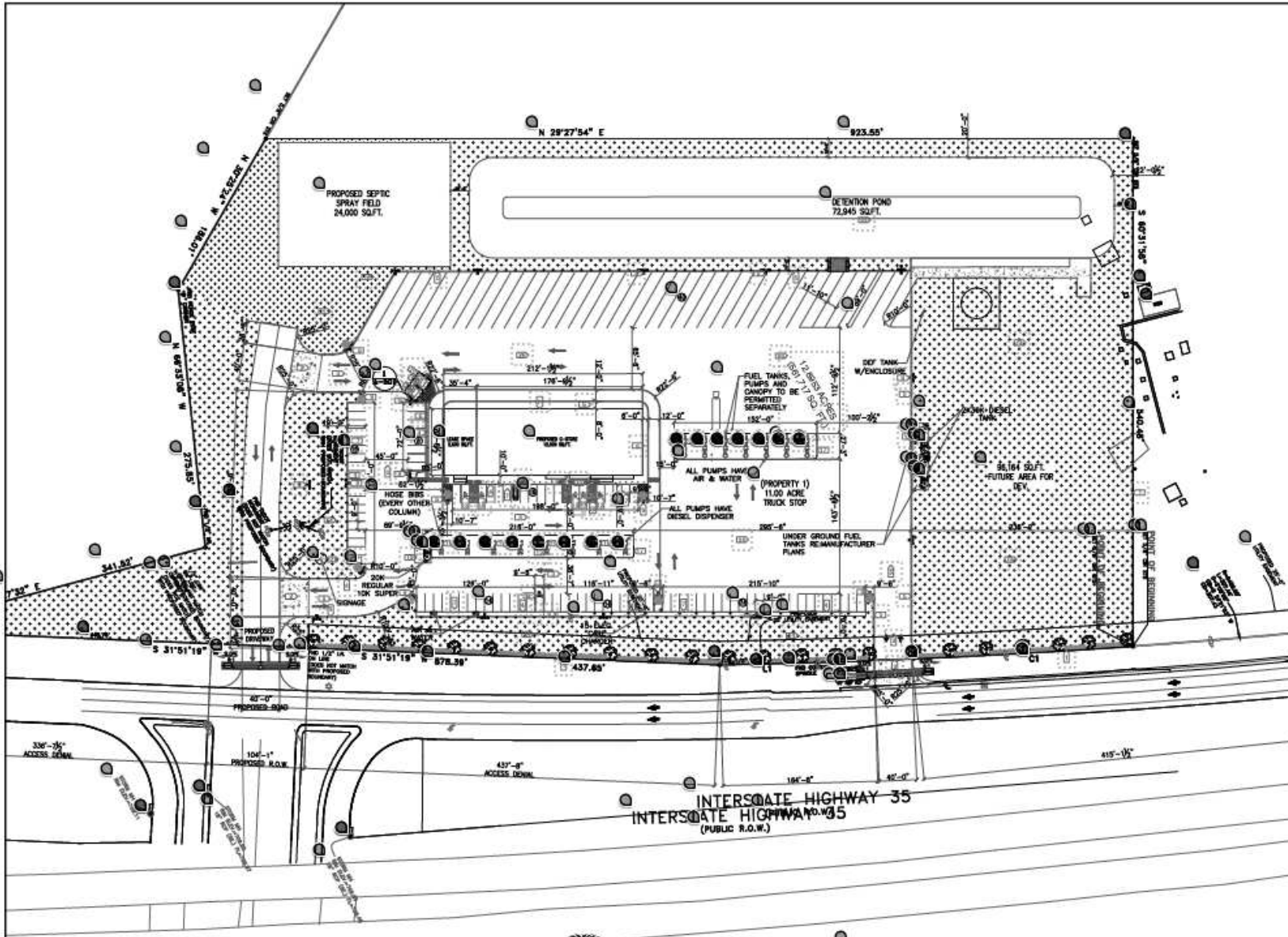
Lease Rate:	Call For Pricing
Available SF:	2,500 SF
Building Size:	15,000 SF
Auto Parking:	100 Spaces
Exit Ramp:	±0.4 Miles
IH-35 Traffic Counts:	89,000+ VPD
FM 107 Traffic Counts:	5,200+ VPD
TX-7 Traffic Counts:	4,000+ VPD
Road Frontage:	500 Ft Along IH-35



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- ### KEYED PLAN NOTES
- 1. PROPERTY LINE
 - 2. PROPOSED DRIVEWAY RE: CIVL DWGS
 - 3. 6" THICK 3500 PSI CONCRETE PAVING RE: CIVL DWGS
 - 4. 4" CONCRETE CURB
 - 5. 12" CONCRETE CURB
 - 6. CONCRETE SIDEWALK RE: CIVL DWGS
 - 7. PARKING SPACES (PARKING SPACES ARE 6'-0" X 11'-0" (A.I.D.))
 - 8. HOLLANDS 8" DIA.
 - 9. 25' STEEL LIGHT POLE (RE: ELECTRICAL SITE PLAN; RE: LIGHT POLE BASE DETAIL)
 - 10. 10' ACCESS RAMP 1:12 MAX.
 - 11. ELECTRIC DISCONNECT BOX
 - 12. 16"x6" PARKING SPACE RE: A-103
 - 13. ADA ACCESSIBLE AISLE: 5'-0" MIN. WIDE WITH 4" WIDE YELLOW PAINT STRIPES (TYPICAL) RE: A-103
 - 14. LANDSCAPING
 - 15. 5'-0" HIGH BOLLARDS
 - 16. TRASH RECEPTOR RE: A-501
 - 17. CANOPY (BY OTHERS)
 - 18. GAS PUMP (BY OTHERS)
 - 19. UNDER GROUND FUEL TANKS 12" THICK CONCRETE PAVING (VERIFY LOCATION WITH OWNER)
 - 20. 6" THICK CONCRETE PAVING
 - 21. PUMP SINK LOCATION (IDENTIFY LOCATION WITH OWNER/SUBMIT PERMIT APPLICATION WILL BE SUBMITTED SEPARATELY INCLUDING LOCATION)
 - 22. DETENTION POND
 - 23. DIESEL PUMP
 - 24. HANDICAP ACCESS SYMBOL RE: A-103
 - 25. NOT USED
 - 26. 12" THICK 3500 PSI CONCRETE PAVING RE: CIVL DWGS

PARKING ANALYSIS

DRIVEWAY TYPE	AREA	REQUIRED WORK RATIO	PARKING SPACES PROVIDED
PETROL GAS STATION	12,500 S.F.	5/1000	63
U-LEASE SPACE	2,500 S.F.	4/1000	10
TOTAL BUILDING AREA	15,000 S.F.		73
PARKING SPACES REQUIRED			138
PARKING SPACES (INCLUDING 3 A/V'S) PROVIDED			138

LANDSCAPING

STREET TREES PROVIDED :	29
PARKING LOT TREES PROVIDED :	23
SHRUB PROVIDED :	271
DETECTION POND :	52,000 S.F. @ 8.0 %

- ### PARKING NOTES
- CONTRACTOR TO PAINT STRIPPING ARROWS ETC. AS SPECIFIED AND AS SHOWN ON THE PLAN.
 - PROVIDE 4" WIDE YELLOW PARKING STRIPS, PAINT STRIPPING, ARROWS ETC.
 - PYRE LINES MARKING RE: AS-101

- ### LEGEND
- INDICATES FIRE HYDRANT LOCATION
 - INDICATES PROPOSED DRIVEWAY CONC.
 - GRASS / LANDSCAPE BED 500.
 - 2 1/2" CALIPER LINE OAK / STREET TREES
 - 3" CRUPE MYRTLE / PARKING LOT TREES
 - 2" AMERICAN HOLLY / PARKING LOT TREES
 - HOORN HAWTHORN SCAL. SHRUBS
 - NUMBER OF PARKING SPACES
 - HANDICAP PARKING SPACE
 - PROPERTY LINE
 - BUILDING LINE
 - LIGHT POLE - RE: ELECTRICAL SITE PLAN

SCALE: 1" = 80'-0"
GRAPHIC SCALE

DATE: 11-29-2023

DATE	ISSUED FOR	REVISIONS HISTORY	DESCRIPTION

RSK ENGINEERING
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS
11302 TAMMERS RD. | TEL: (281) 580-4555
DALLAS, TEXAS 77041 | FAX: (281) 580-4390
PRM # F-11211

ASCENT TRAVEL CENTER - EDDY-BRUCEVILLE
206 S. IH 35
EDDY, TEXAS 78824
PARKING SITE PLAN AND LANDSCAPE
DRAWN BY: BULDA | DATE: 09-06-23 | SHEET:
CHECKED BY: RSK | PROJ. NO: WR-2021-177 | **AS-102** OF 1



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Site Demographic Summary



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Ring of 5 miles

KEY FACTS

41.2

Median Age



2,100

Households

\$59,527

Median Disposable Income



5,708

2023 Total Population

EDUCATION

12%

No High School Diploma



34%

High School Graduate



33%

Some College



21%

College Graduate

INCOME



\$102,198

Average Household Income



\$37,815

Per Capita Income



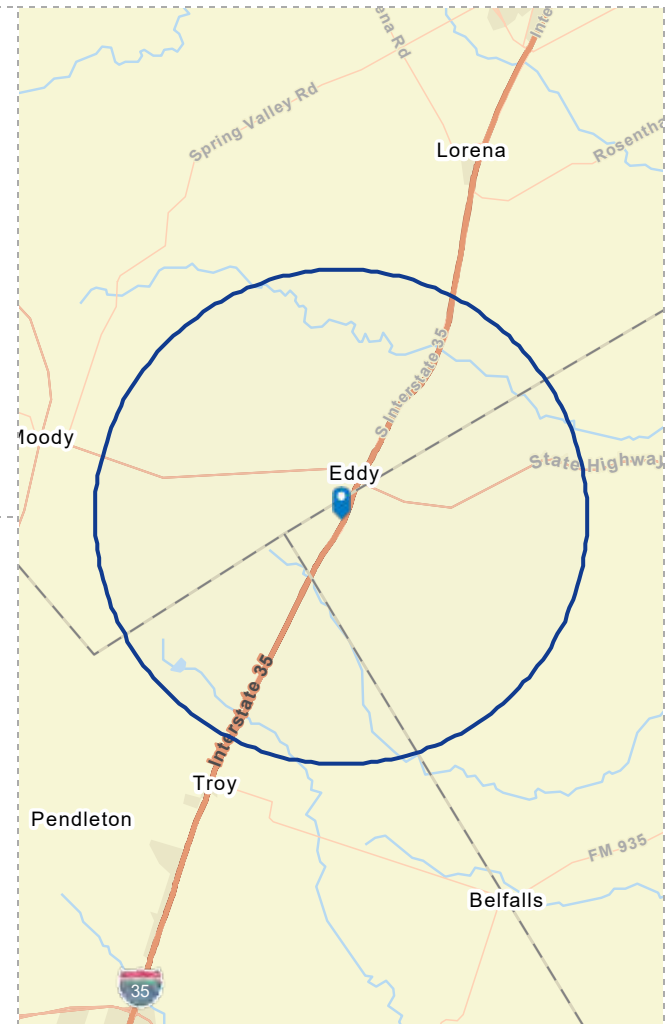
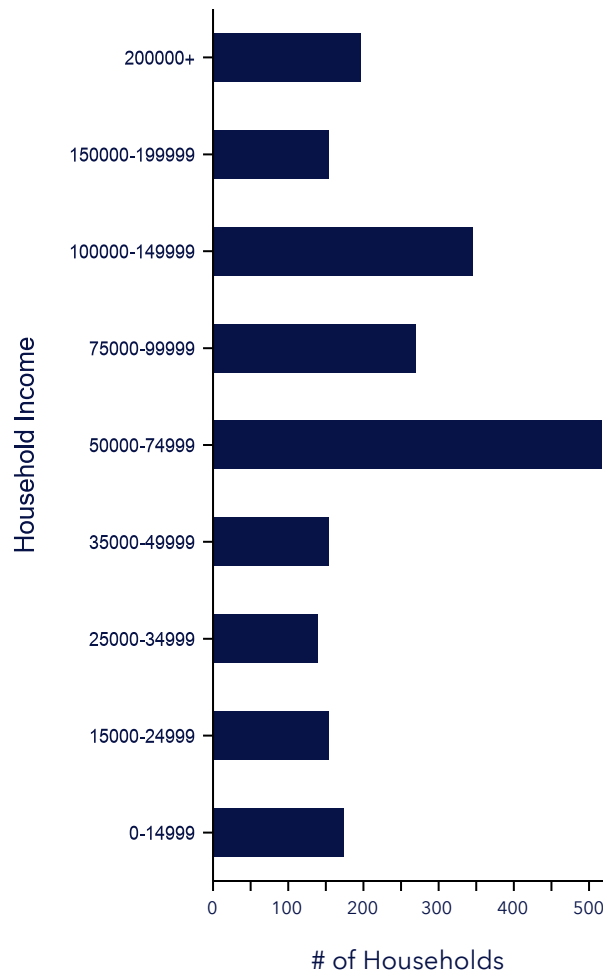
\$1,133,652

Average Net Worth



\$261,981

Average Home Value



EMPLOYMENT



53%

White Collar



31%

Blue Collar



Services

4.2%

Unemployment Rate

16%

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.

Riverstone Companies, LLC _____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	9008522 _____ License No.	info@riverstonecos.com _____ Email	(979) 431-4400 _____ Phone
James Jones _____ Designated Broker of Firm	545598 _____ License No.	jim@riverstonecos.com _____ Email	(979) 431-4400 _____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Angela Lasell _____ Sales Agent/Associate’s Name	687879 _____ License No.	Angela.Lasell@riverstonecos.com _____ Email	(979) 676-3122 _____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		