

# AVAILABLE – 7,125 SF OFFICE SPACE N. MAIN - TEMPLE, TEXAS



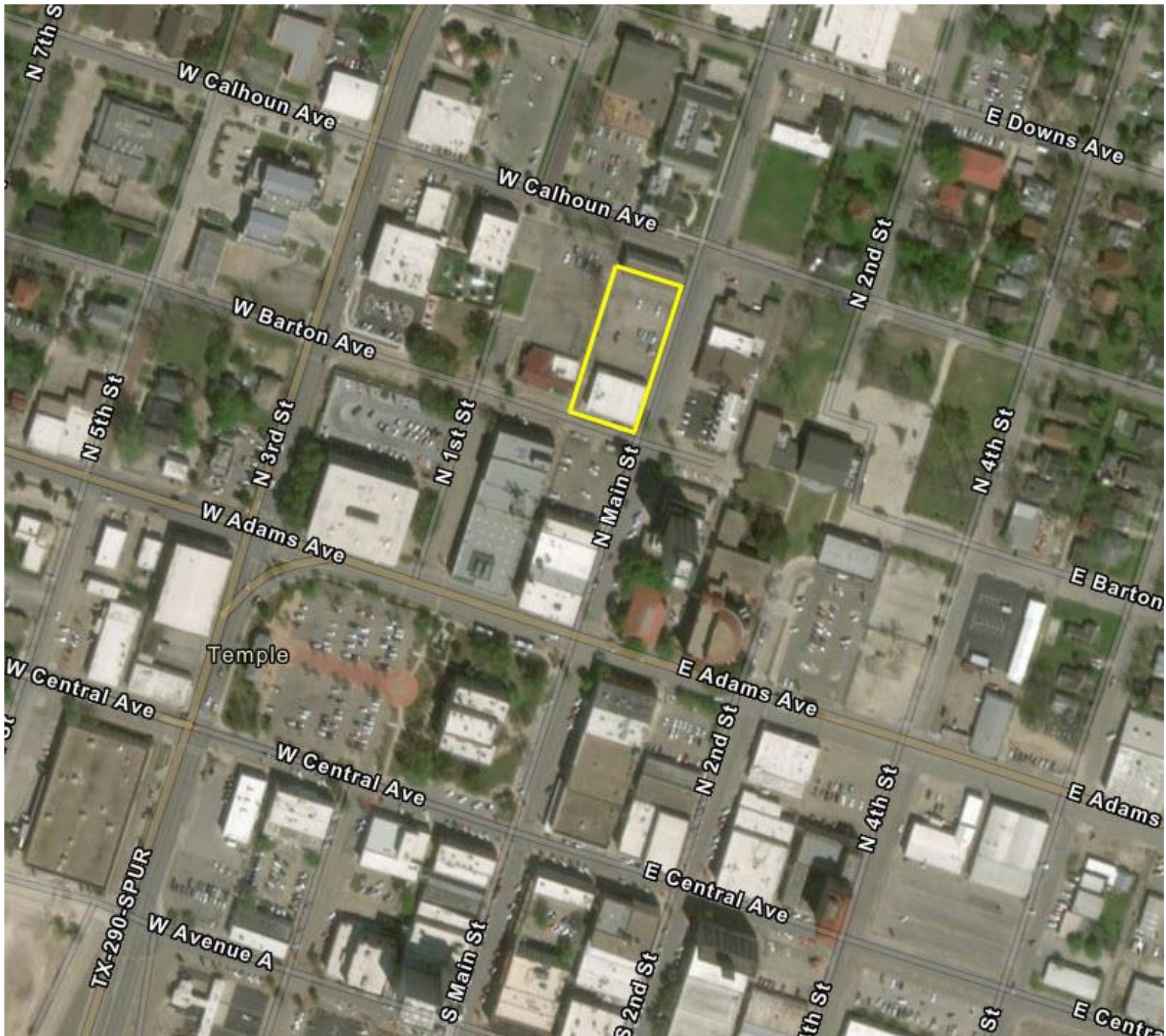
## Property Highlights

- Prime Office / Retail Site
- Located in downtown Temple just 1.2 miles from IH-35, 1 mile from Loop 290, and 1.9 miles from Loop 363.
- Great visibility to N. Main Street
- 30 On-Site Parking including 4 handicapped spots and 8 off street parking

# EXECUTIVE SUMMARY

- Description:** This site is located in downtown Temple near the beautiful Historical District. Close proximity to both Scott and White and Santa Fe Hospitals and the Industrial Park area. Many downtown businesses and quaint restaurants including the Library, Municipal Building, Police Station, Fire Station, and City offices.
- Location:** Site sits on the hard corner of N. Main Street and W. Barton. (only 1 mile from 31<sup>st</sup> St.)
- Land Size:** 8,250 SF
- Building Size:** 7,125 SF
- Utilities:** Water available through the City of Temple. Gas provided through Atmos, Electricity is available through Oncor or a provider of your choosing.
- Zoning:** Commercial

# AERIEL



# PHOTOS



# PHOTOS



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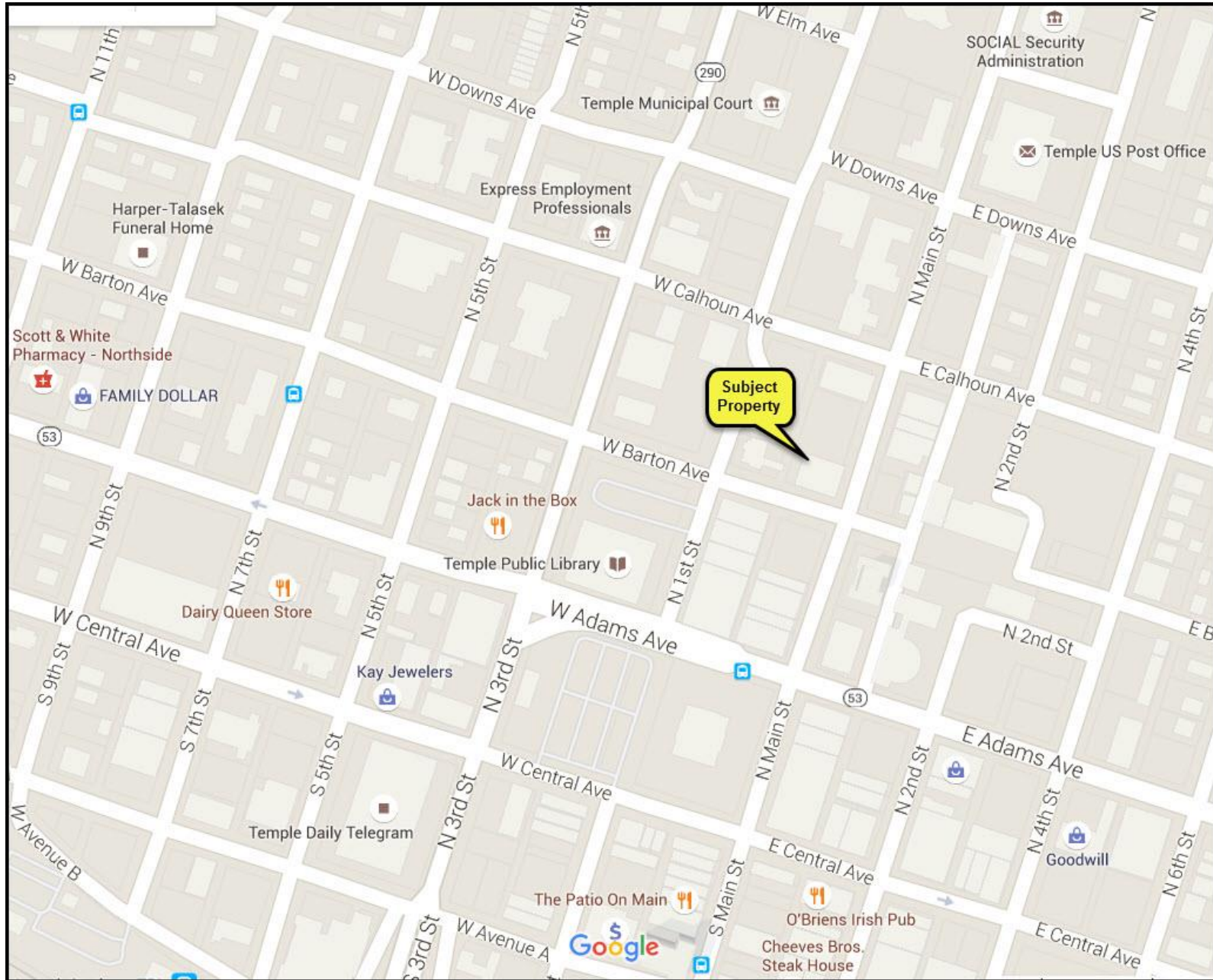


# PHOTOS

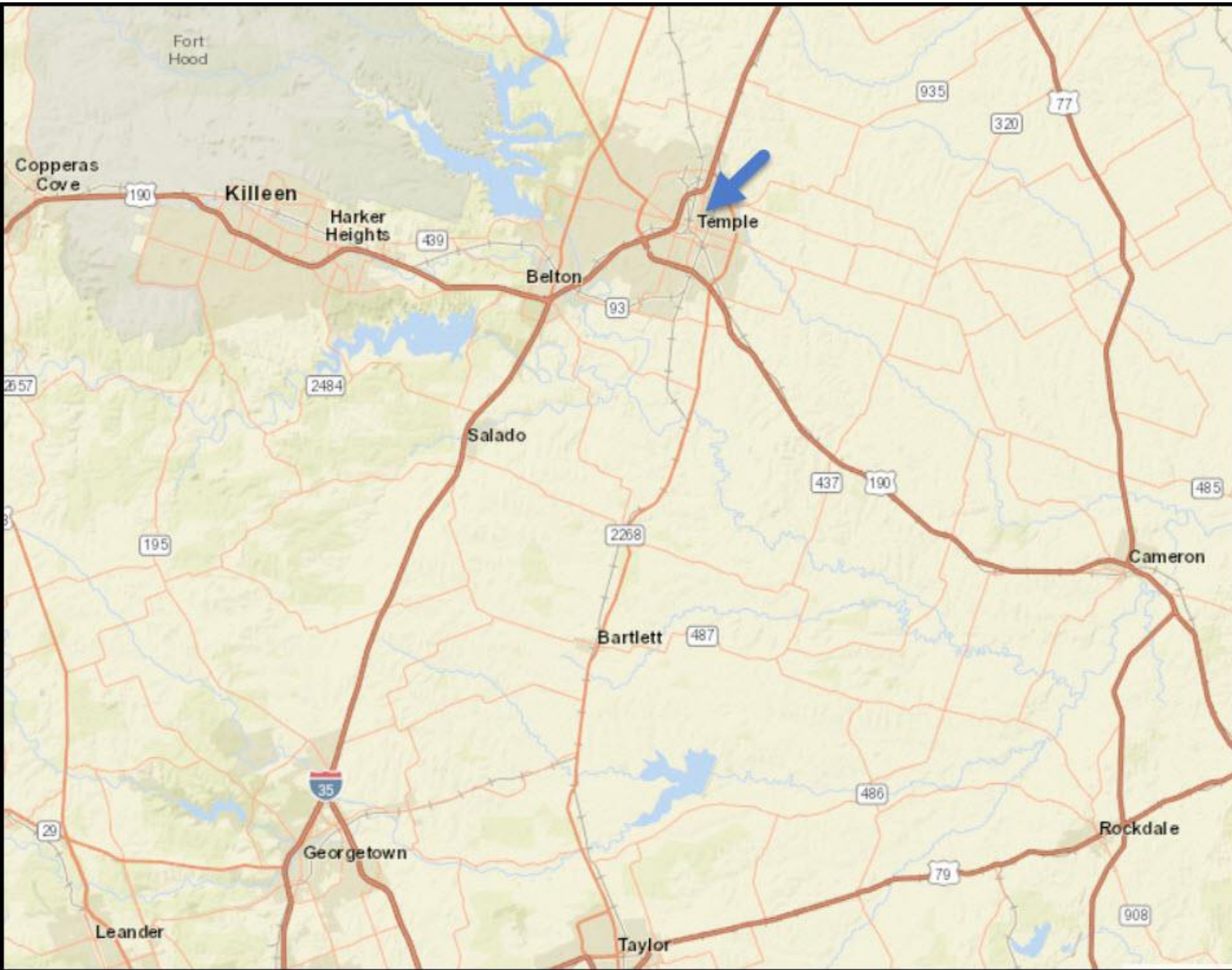




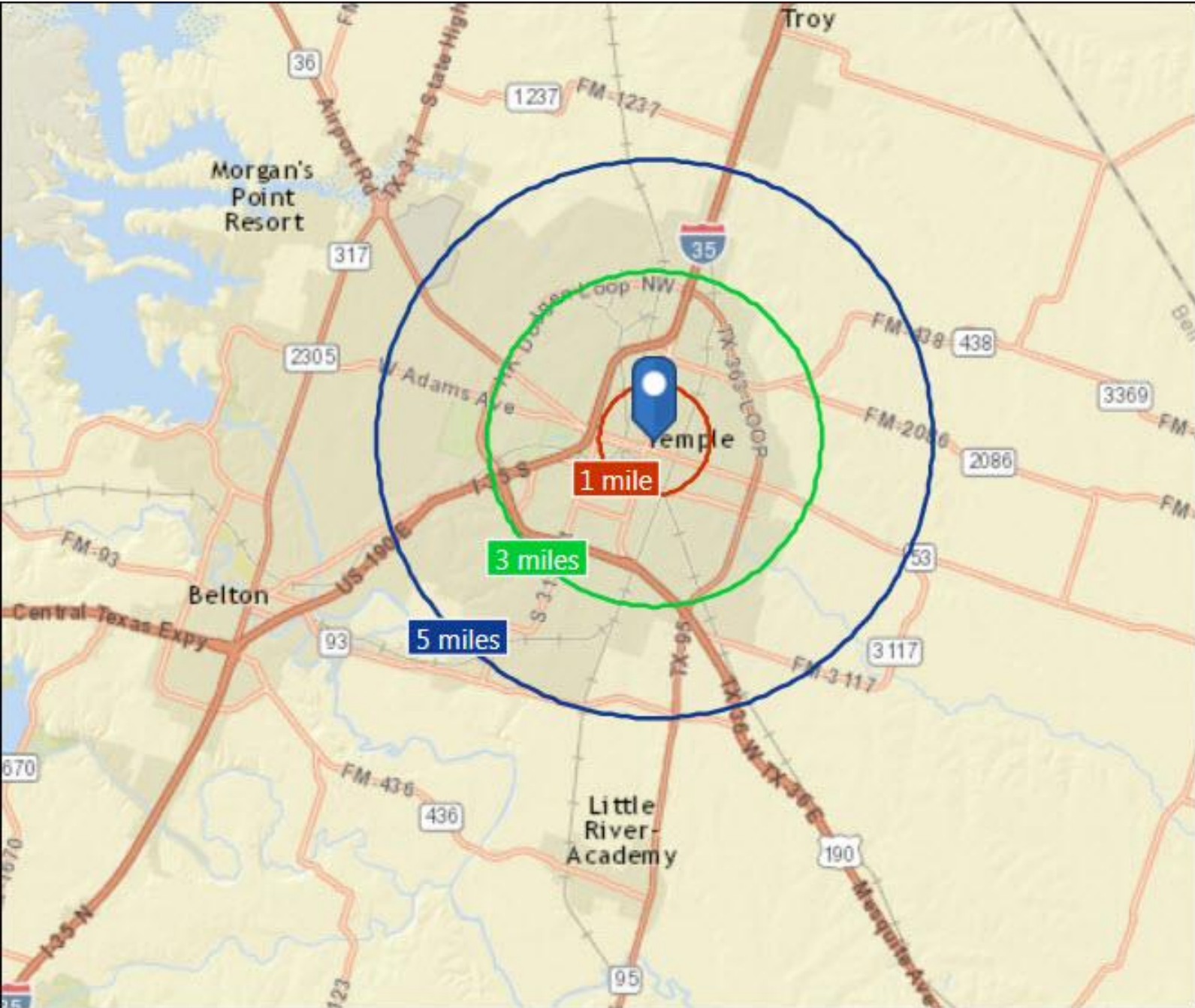
# LOCATION MAP



# AREA MAP



# SITE MAP



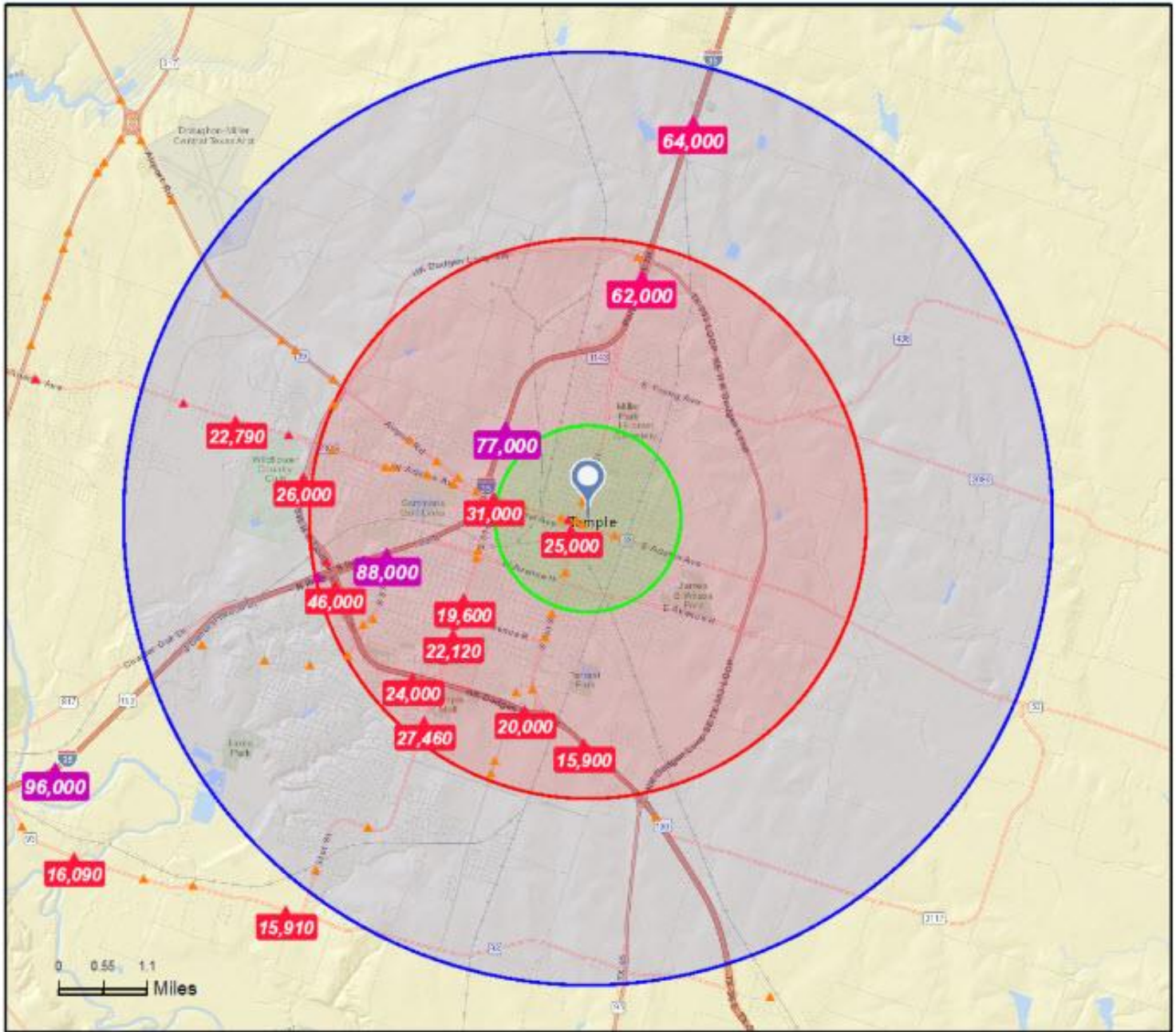
# TRAFFIC COUNT MAP



## Traffic Count Map

204 N Main St, Temple, Texas, 76501  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 31.09877  
Longitude: -97.34045



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

# DEMOGRAPHIC



## Demographic and Income Profile

204 N Main St, Temple, Texas, 76501  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 31.09877  
Longitude: -97.34045

Summary	Census 2010	2015	2020			
Population	8,842	8,856	8,988			
Households	3,271	3,301	3,375			
Families	1,938	1,912	1,925			
Average Household Size	2.62	2.60	2.58			
Owner Occupied Housing Units	1,519	1,424	1,423			
Renter Occupied Housing Units	1,752	1,876	1,952			
Median Age	35.1	35.8	36.6			
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	0.30%	1.52%	0.75%			
Households	0.44%	1.54%	0.77%			
Families	0.14%	1.49%	0.69%			
Owner HHs	-0.01%	1.47%	0.70%			
Median Household Income	1.60%	2.84%	2.66%			
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	1,048	31.7%	1,088	32.2%		
\$15,000 - \$24,999	443	13.4%	347	10.3%		
\$25,000 - \$34,999	426	12.9%	416	12.3%		
\$35,000 - \$49,999	491	14.9%	515	15.3%		
\$50,000 - \$74,999	474	14.4%	482	14.3%		
\$75,000 - \$99,999	172	5.2%	220	6.5%		
\$100,000 - \$149,999	207	6.3%	262	7.8%		
\$150,000 - \$199,999	22	0.7%	26	0.8%		
\$200,000+	18	0.5%	20	0.6%		
Median Household Income	\$28,066		\$30,377			
Average Household Income	\$38,951		\$42,774			
Per Capita Income	\$15,238		\$16,801			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	760	8.6%	711	8.0%	706	7.9%
5 - 9	678	7.7%	689	7.8%	643	7.2%
10 - 14	663	7.5%	628	7.1%	653	7.3%
15 - 19	609	6.9%	587	6.6%	575	6.4%
20 - 24	572	6.5%	604	6.8%	584	6.5%
25 - 34	1,128	12.8%	1,132	12.8%	1,160	12.9%
35 - 44	1,038	11.7%	987	11.1%	1,011	11.2%
45 - 54	1,332	15.1%	1,193	13.5%	1,072	11.9%
55 - 64	1,092	12.4%	1,215	13.7%	1,261	14.0%
65 - 74	541	6.1%	694	7.8%	834	9.3%
75 - 84	303	3.4%	288	3.3%	367	4.1%
85+	126	1.4%	128	1.4%	122	1.4%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,843	54.8%	4,738	53.5%	4,754	52.9%
Black Alone	2,072	23.4%	2,007	22.7%	1,978	22.0%
American Indian Alone	73	0.8%	78	0.9%	82	0.9%
Asian Alone	38	0.4%	38	0.4%	39	0.4%
Pacific Islander Alone	7	0.1%	7	0.1%	7	0.1%
Some Other Race Alone	1,487	16.8%	1,638	18.5%	1,744	19.4%
Two or More Races	321	3.6%	350	4.0%	384	4.3%
Hispanic Origin (Any Race)	3,304	37.4%	3,647	41.2%	4,021	44.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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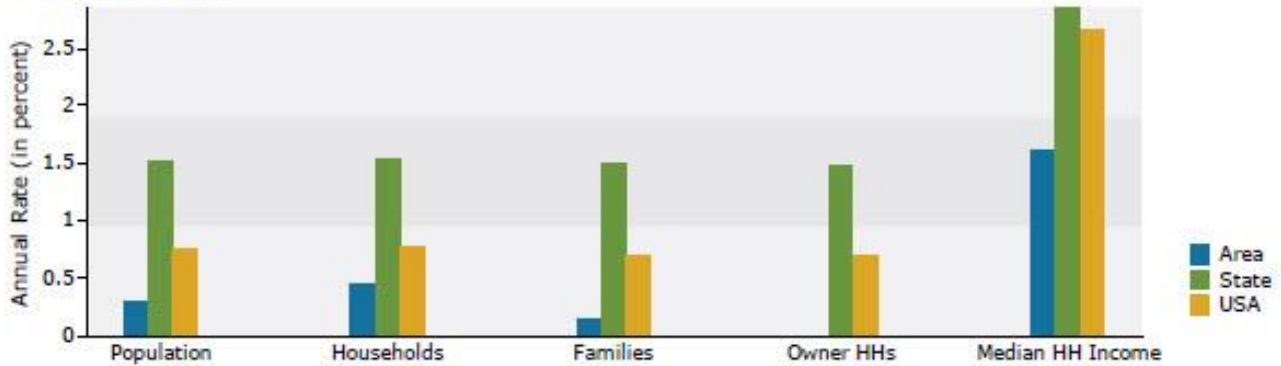


## Demographic and Income Profile

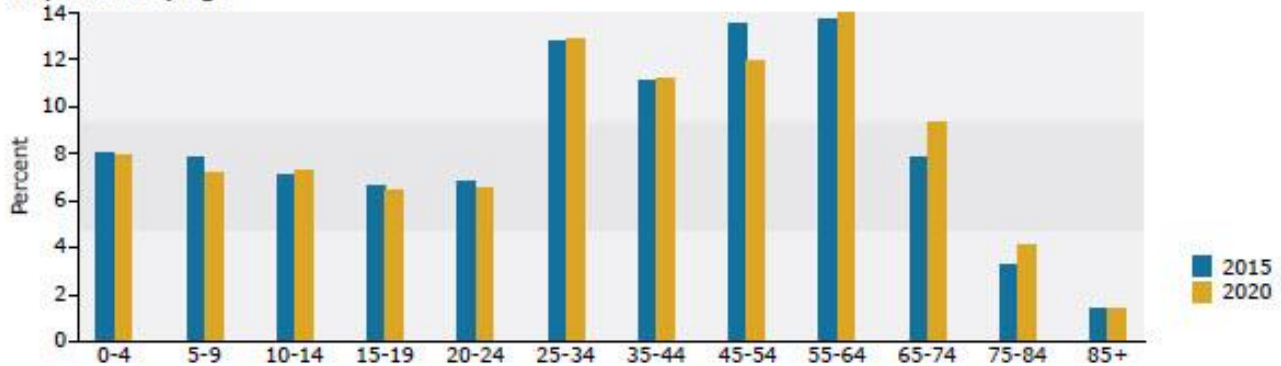
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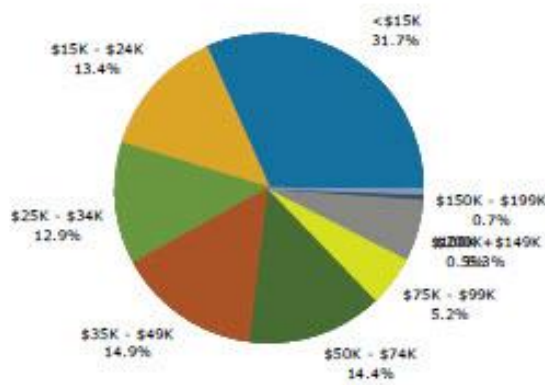
Trends 2015-2020



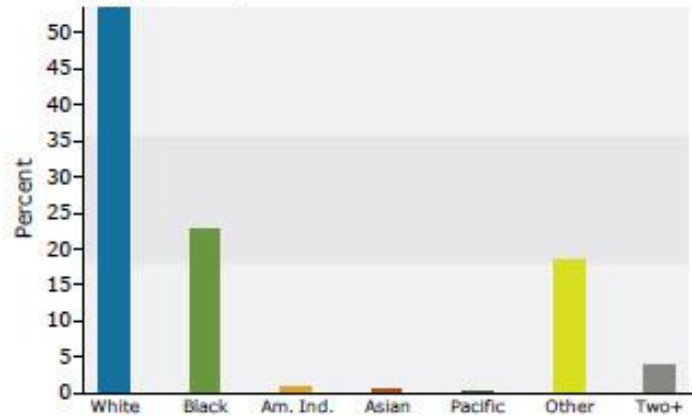
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 41.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



# Information About Brokerage Services

11-2-2015

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.

**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.

**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.

<b>Aldrich-Thomas Group</b> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<b>222379</b> License No.	<b>althomas@aldrich-thomas.com</b> Email	<b>(254)-773-4901</b> Phone
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<b>Courtney Peshkov</b> Sales Agent/Associate's Name	<b>667709</b> License No.	<b>cpeshkov@aldrich-thomas.com</b> Email	<b>(254)-773-4901</b> 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)

TAR 2501

IABS 1-0

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Commercial Contract

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