

27.862 AC FOR SALE TEMPLE, TEXAS

**AVAILABLE
PROPERTY**



For more information: contact
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Cell: 254-770-8287
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EXECUTIVE SUMMARY

Location: This prime development land is located at the NWC of I-35 and Hwy 36. The location is ideal for restaurants, hotels, professional offices, and many other possibilities. Excellent visibility and access from I-35. Road frontage on 3 sides.

Land Size: 27.862 acres

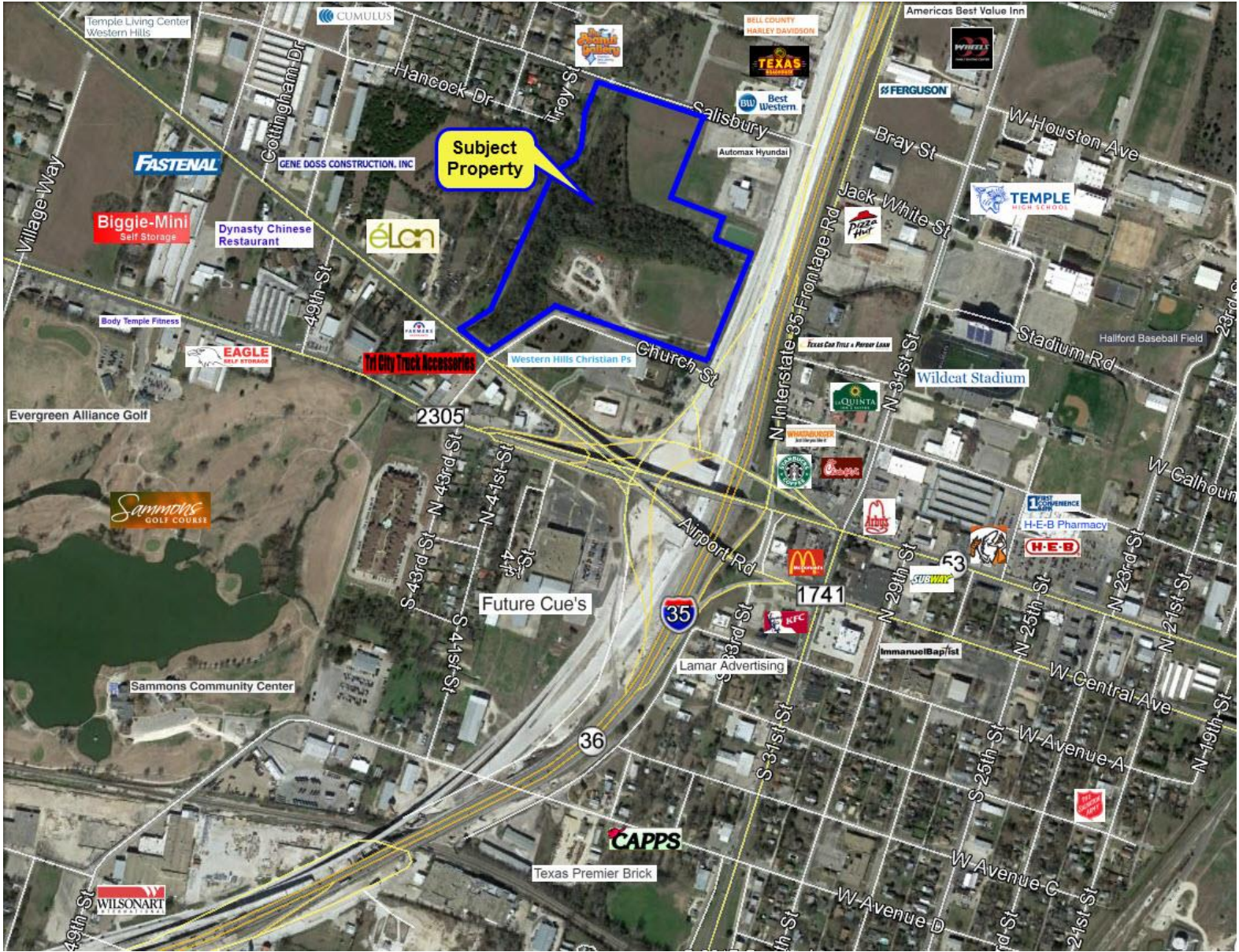
Utilities: Water and Sewer services are provided through the City of Temple. Electricity is provided through Oncor or a provider of your choosing. Gas is available through Atmos.

Zoning: Commercial

Taxes: \$6,646.71 (BellCad 2016)

Sales Price: Contact Broker

MARKET AREA



PHOTOS





About Temple

About Temple



Temple is a small Texas town with a transportation heritage starting with the 19th-century Chisholm Trail and continuing today with distribution facilities strategically located to maximize trade across the state. Temple is widely known for its stable economy. Temple has grown to be a leader in areas related to medicine, transportation, logistics and manufacturing. Large numbers of military cycle out of Fort Hood every month and offer a vast supply of ready and skilled labor for the labor market. Temple, Texas is situated in one of the booming economic corridors in the nation.

Temple is strategically located along the Central Texas technology corridor between San Antonio and Austin to the south and Dallas/Fort Worth to the north, and is easily accessible via road or air. The city is located on Interstate 35, the main north-south interstate through Texas that extends from Mexico to Canada. The other major highways in the community include: US Highway 190, SH 36, SH 53, and SH 95. Temple is a principal city in the Killeen-Temple-Fort Hood Metropolitan Statistical Area, which has an estimated population of 405,300. Direct access to Interstate 35 positions Temple within 180 miles of 80% of Texas' population. (Source: www.choosetemple.com)



Temple has a large Burlington Northern, Santa Fe Corp switching station and rail yard. A very attractive asset for distribution facilities.



HEB (a large grocery store chain in central Texas) has a 750,000 SF distribution facility in Temple. 300,000 SF of that facility is for frozen food completed in 2012.



Headquartered in Temple is McLane, Inc.'s, corporate office and the 800,000 SF McLane SW distribution Center (the nation's largest convenience store supplier).



Also headquartered in Temple is Fikes Wholesale, Inc., and several CEFCO convenience stores.

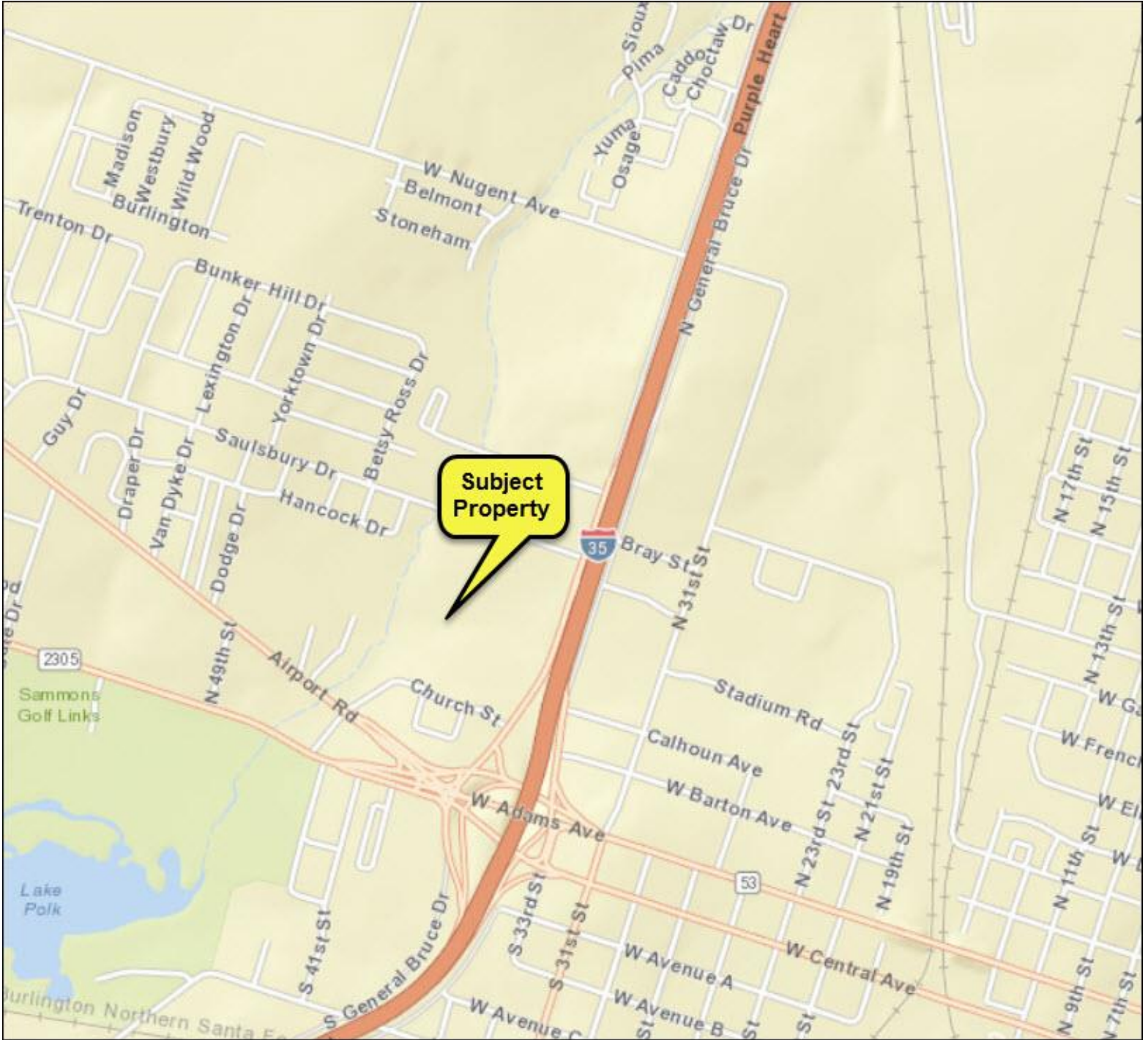


Other top employers in Temple are Baylor Scott & White Health Service Company, Sprint/Nextel Corporation, HEB Distribution, Walmart, McLane and soon Baylor Scott and White D.C.

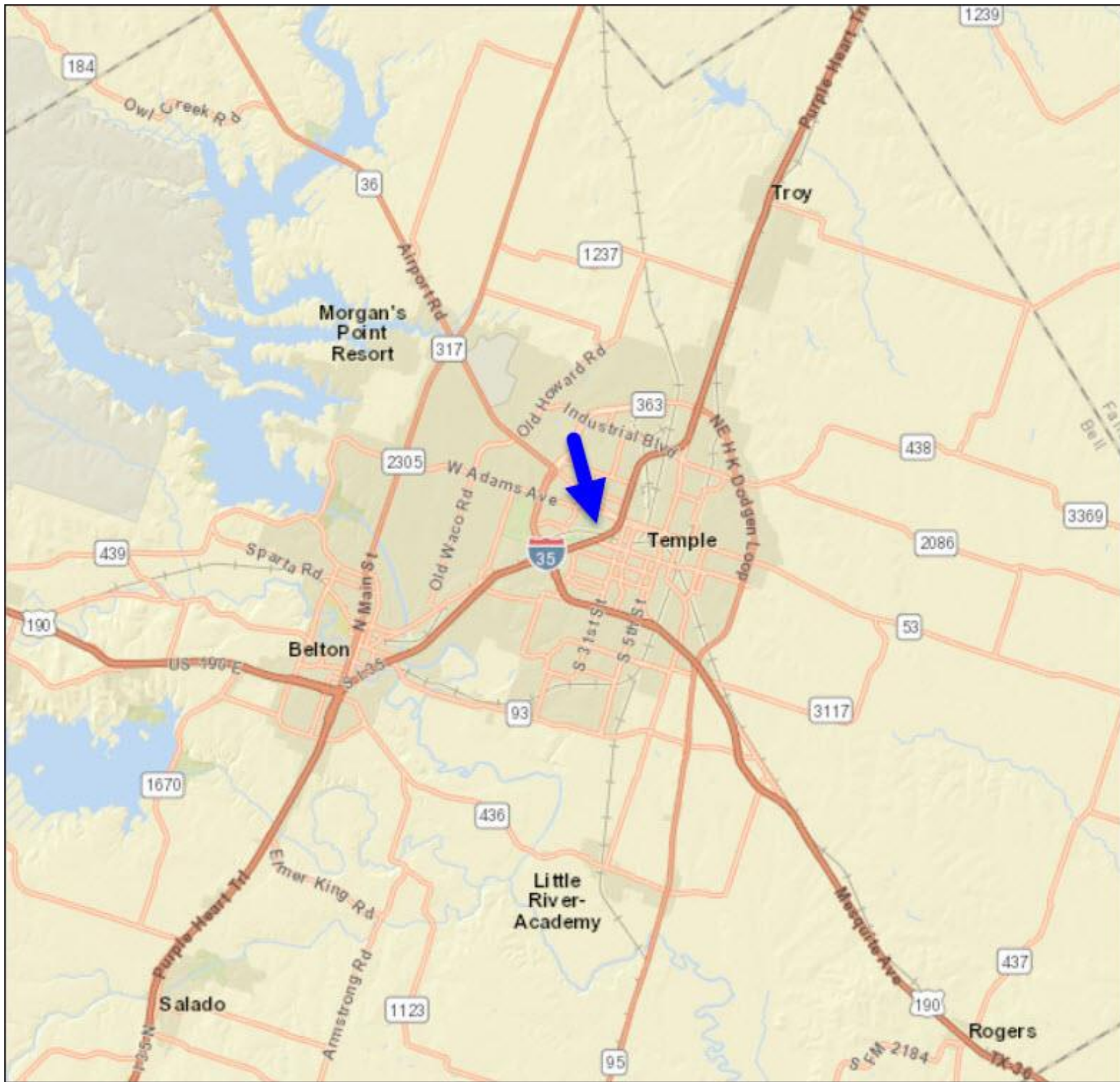


Next door to the new HEB D.C. is Walmart's large 1 million SF regional SuperCenter distribution center on Temple's Industrial Park.

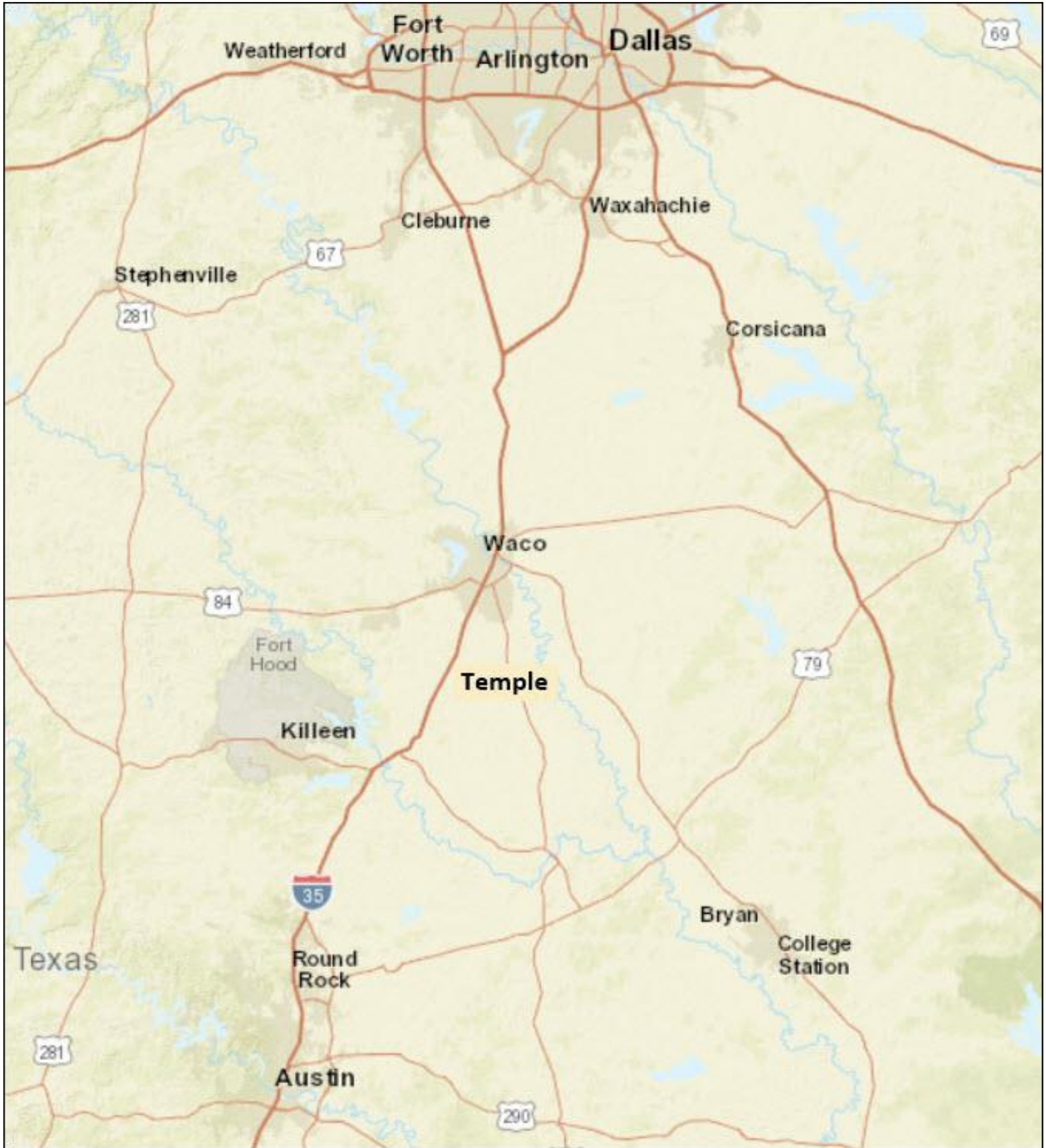
LOCATION MAP



AREA MAP



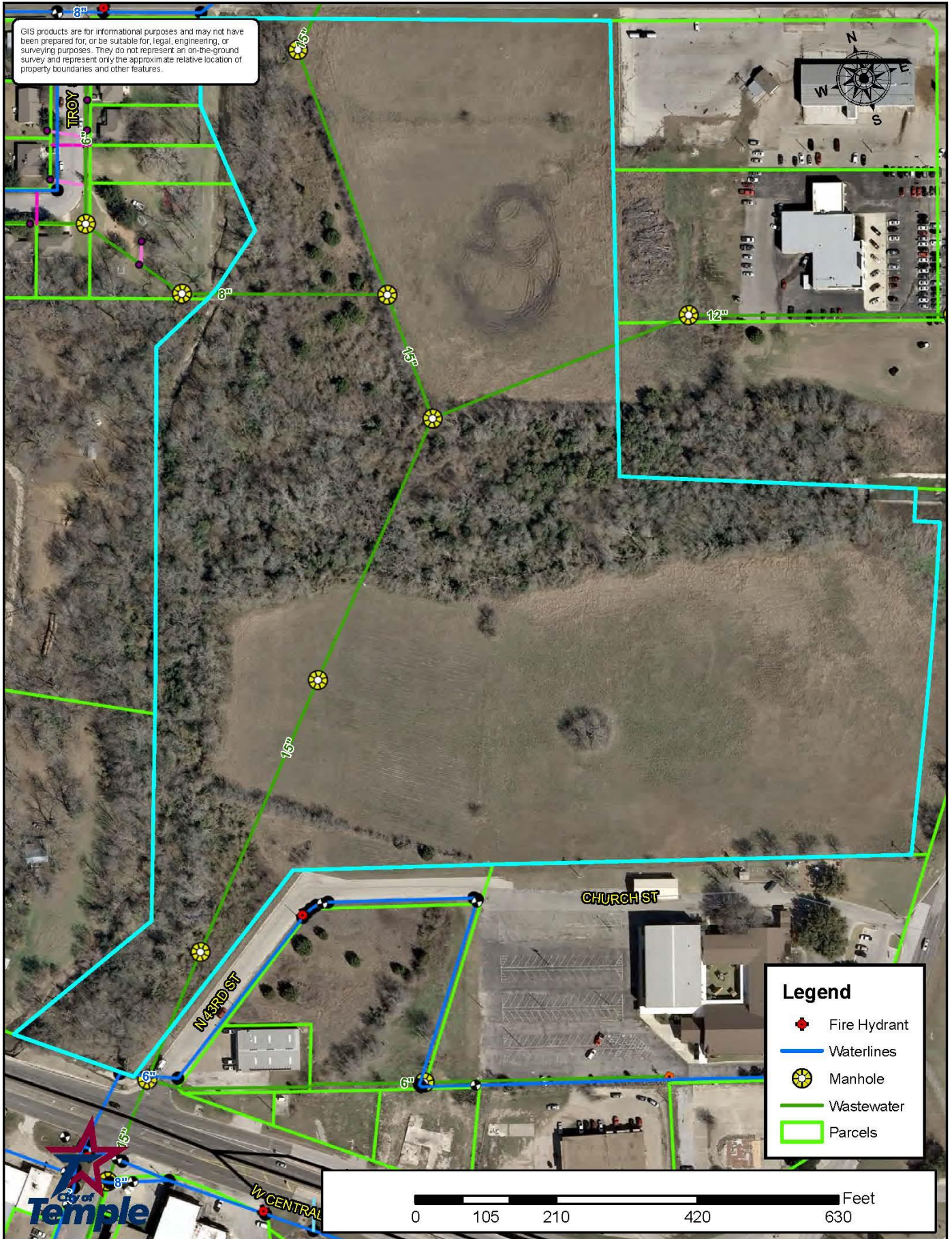
REGIONAL MAP



BELLCAD MAP



WATER AND SEWER MAP



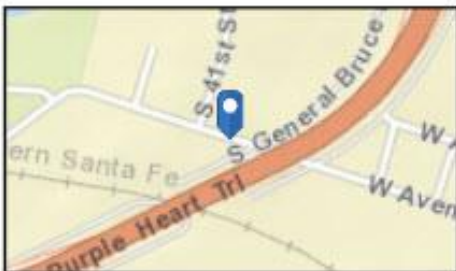
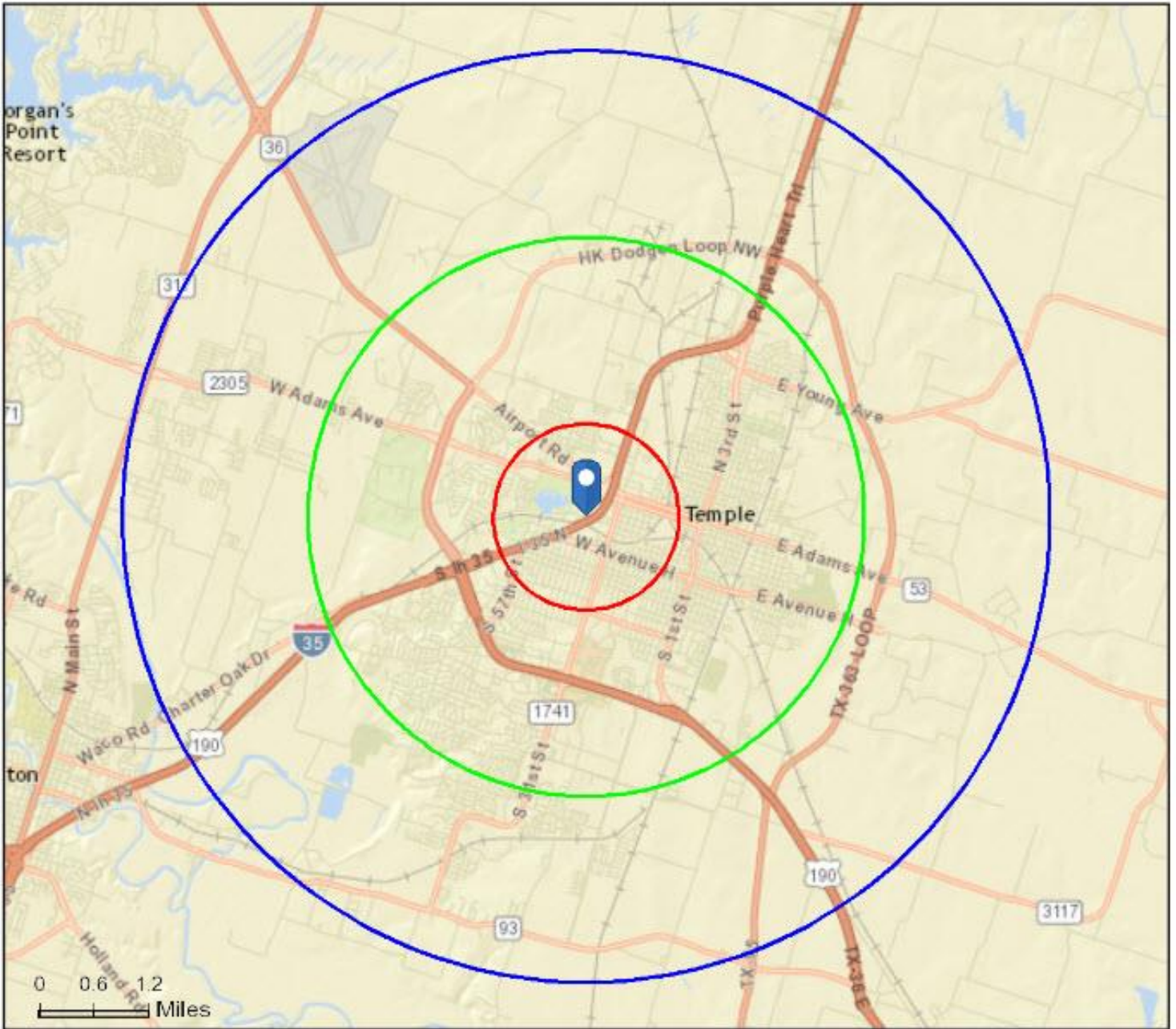
SITE MAP



Site Map

402 S General Bruce Dr, Temple, Texas, 76504
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 31.09857
Longitude: -97.36405



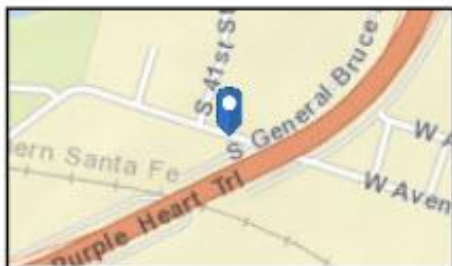
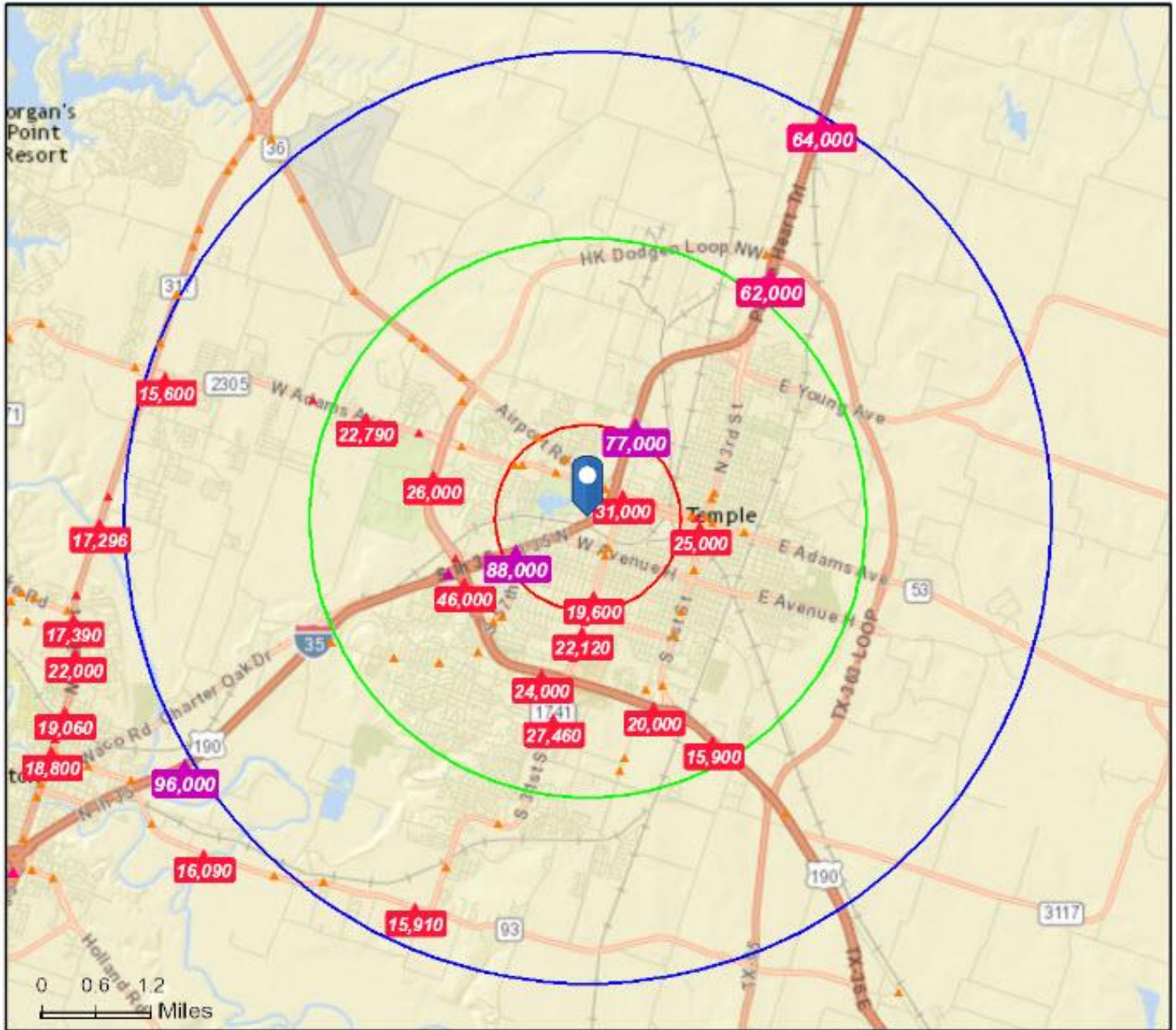
TRAFFIC COUNT MAP



Traffic Count Map

402 S General Bruce Dr, Temple, Texas, 76504
Rings: 1, 3, 5 mile radii

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- 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: ©2017 Kalibrate Technologies

DEMOGRAPHIC



Demographic and Income Profile

402 S General Bruce Dr, Temple, Texas, 76504
Ring: 3 mile radius

Prepared by Esri
Latitude: 31.09857
Longitude: -97.36405

Summary	Census 2010	2017	2022			
Population	49,795	52,569	55,269			
Households	20,184	21,317	22,446			
Families	12,090	12,529	13,075			
Average Household Size	2.39	2.39	2.39			
Owner Occupied Housing Units	9,851	9,440	9,691			
Renter Occupied Housing Units	10,333	11,877	12,755			
Median Age	35.5	36.2	36.6			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	1.01%	1.67%	0.83%			
Households	1.04%	1.63%	0.79%			
Families	0.86%	1.58%	0.71%			
Owner HHs	0.53%	1.58%	0.72%			
Median Household Income	1.86%	2.23%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	2,995	14.0%	3,141	14.0%		
\$15,000 - \$24,999	2,779	13.0%	2,740	12.2%		
\$25,000 - \$34,999	2,588	12.1%	2,451	10.9%		
\$35,000 - \$49,999	3,268	15.3%	3,085	13.7%		
\$50,000 - \$74,999	3,929	18.4%	3,934	17.5%		
\$75,000 - \$99,999	2,492	11.7%	2,939	13.1%		
\$100,000 - \$149,999	1,972	9.3%	2,579	11.5%		
\$150,000 - \$199,999	679	3.2%	846	3.8%		
\$200,000+	614	2.9%	730	3.3%		
Median Household Income	\$44,465		\$48,752			
Average Household Income	\$61,752		\$69,301			
Per Capita Income	\$26,032		\$29,066			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,032	8.1%	3,995	7.6%	4,213	7.6%
5 - 9	3,539	7.1%	3,638	6.9%	3,791	6.9%
10 - 14	3,179	6.4%	3,302	6.3%	3,532	6.4%
15 - 19	3,052	6.1%	3,041	5.8%	3,225	5.8%
20 - 24	3,716	7.5%	3,783	7.2%	3,808	6.9%
25 - 34	7,079	14.2%	7,770	14.8%	7,955	14.4%
35 - 44	5,476	11.0%	5,858	11.1%	6,553	11.9%
45 - 54	6,655	13.4%	6,009	11.4%	5,785	10.5%
55 - 64	5,602	11.3%	6,203	11.8%	6,205	11.2%
65 - 74	3,332	6.7%	4,473	8.5%	5,158	9.3%
75 - 84	2,598	5.2%	2,706	5.1%	3,206	5.8%
85+	1,535	3.1%	1,794	3.4%	1,839	3.3%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	32,811	65.9%	33,178	63.1%	34,083	61.7%
Black Alone	9,285	18.6%	10,145	19.3%	10,836	19.6%
American Indian Alone	310	0.6%	350	0.7%	383	0.7%
Asian Alone	824	1.7%	993	1.9%	1,128	2.0%
Pacific Islander Alone	58	0.1%	55	0.1%	56	0.1%
Some Other Race Alone	4,829	9.7%	5,784	11.0%	6,381	11.5%
Two or More Races	1,679	3.4%	2,065	3.9%	2,402	4.3%
Hispanic Origin (Any Race)	12,751	25.6%	15,470	29.4%	17,880	32.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

DEMOGRAPHIC

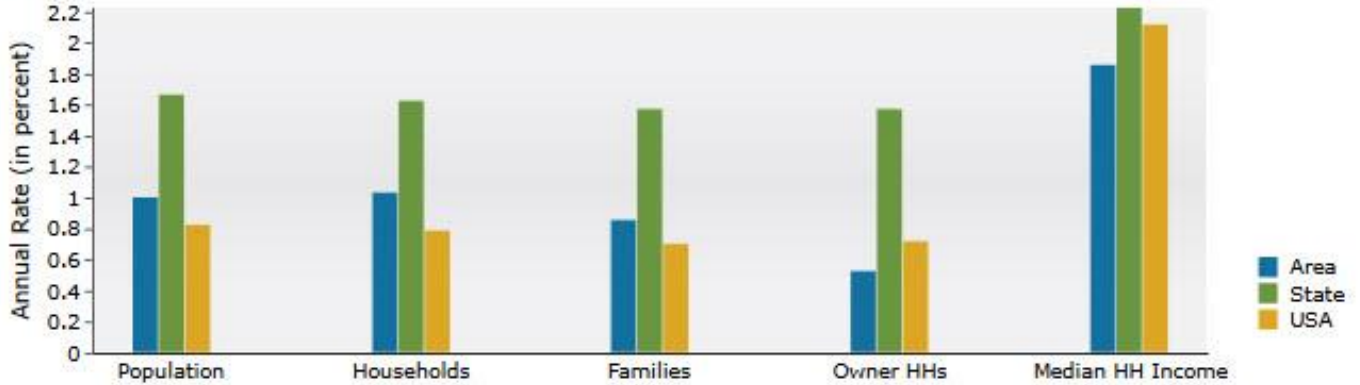


Demographic and Income Profile

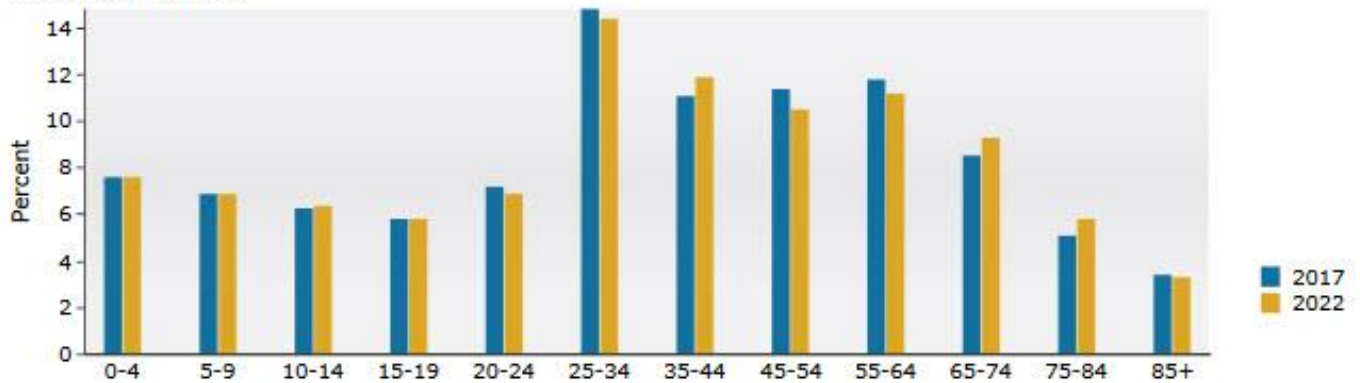
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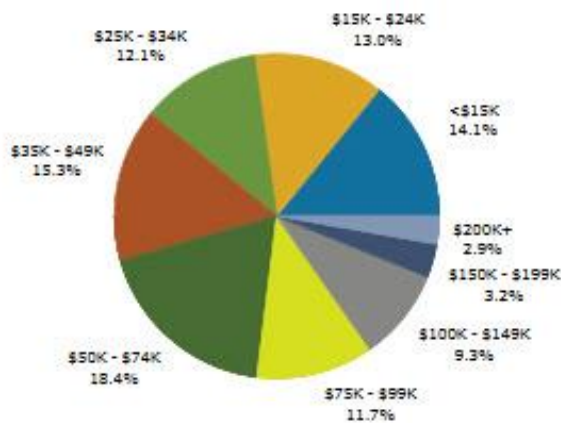
Trends 2017-2022



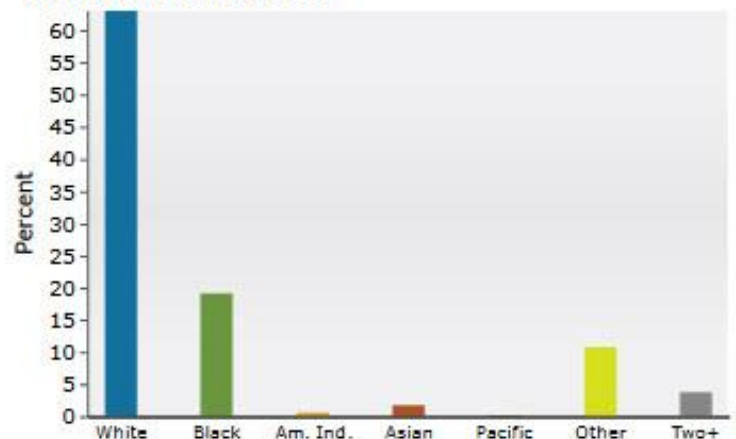
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 29.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



Aldrich-Thomas Group, Realtors®

Commercial - Industrial - Investment - Land Sales & Development - Property Management



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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Commercial Contract

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