

0.69 ACRES FOR SALE TEMPLE, TEXAS

**AVAILABLE
PROPERTY**



For more information: contact
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Cell.: 254-228-6611
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EXECUTIVE SUMMARY

Location: Property is located on Canyon Creek Drive in Temple, Texas. This rapidly growing area is an excellent opportunity for any new business venture.

Land Size: 0.69 AC

Utilities: Water is available through the City of Temple. Electric is provided through Oncor or a service provider of your choosing. Gas is available through Atmos.

Zoning: General Retail

Taxes: \$1,653.79 (BellCad 2016)

Sales Price: Contact Agent

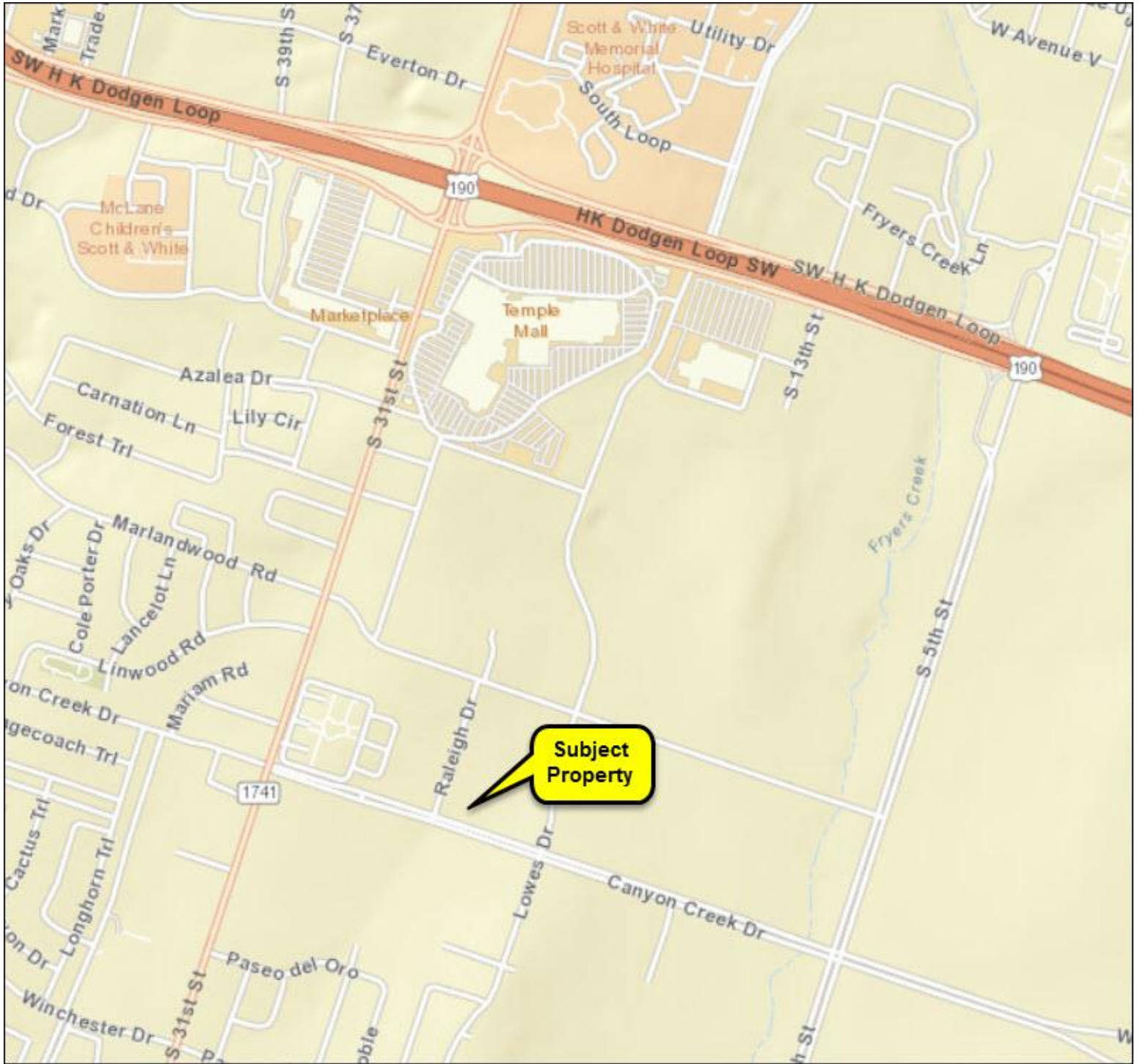
MARKET AREA



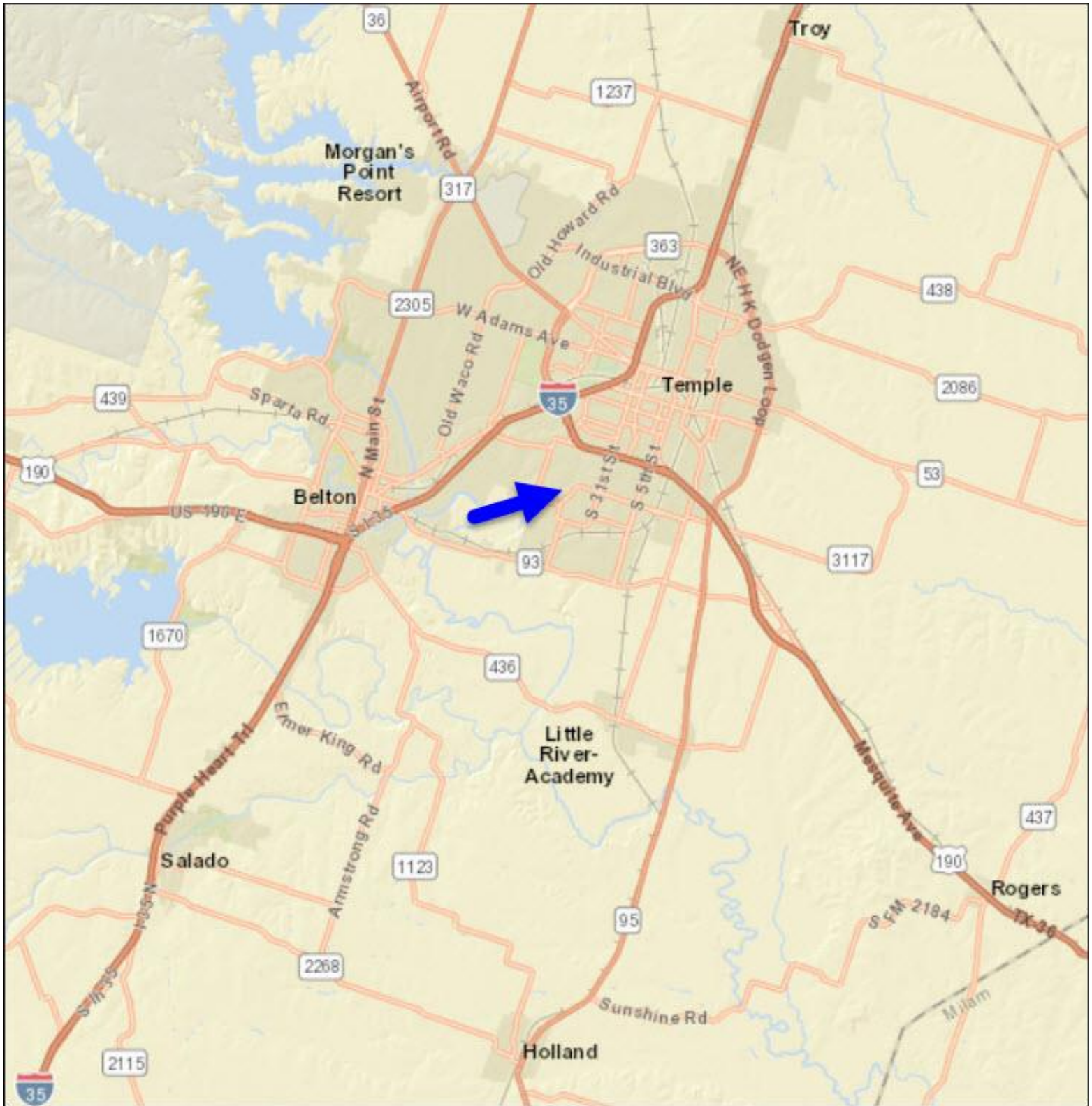
PHOTOS



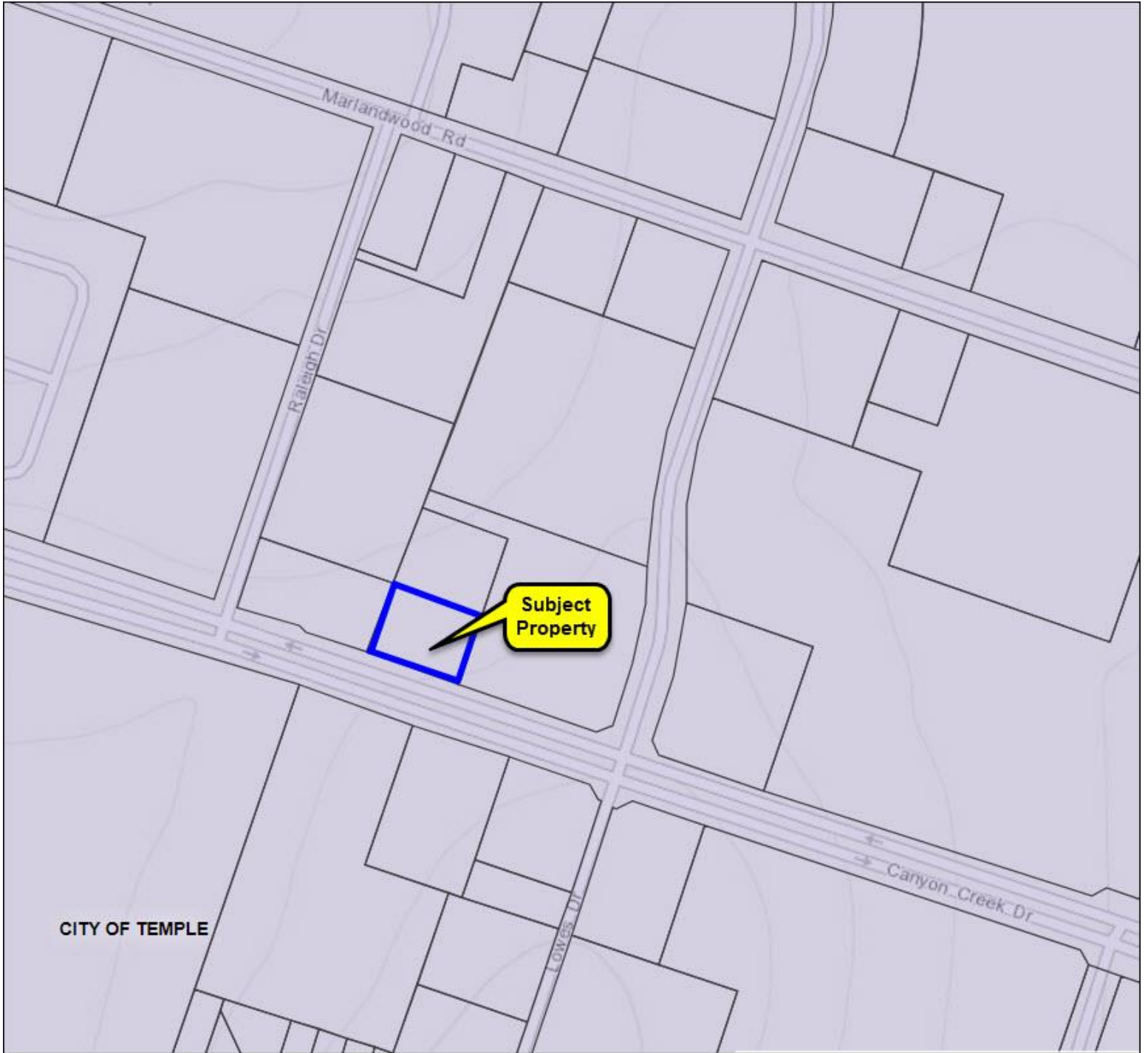
LOCATION MAP



AREA MAP



BELLCAD MAP



DEMOGRAPHICS



Demographic and Income Profile

Canyon Creek Dr, Temple, Texas, 76502
Ring: 3 mile radius

Prepared by Esri
Latitude: 31.06116
Longitude: -97.38271

Summary	Census 2010		2017		2022	
Population	33,711		36,910		39,358	
Households	13,820		15,065		16,055	
Families	8,414		9,089		9,643	
Average Household Size	2.37		2.38		2.39	
Owner Occupied Housing Units	7,418		7,600		7,999	
Renter Occupied Housing Units	6,402		7,465		8,056	
Median Age	37.3		37.6		37.9	
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	1.29%	1.67%	0.83%			
Households	1.28%	1.63%	0.79%			
Families	1.19%	1.58%	0.71%			
Owner HHs	1.03%	1.58%	0.72%			
Median Household Income	1.81%	2.23%	2.12%			
Households by Income	2017				2022	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,655	11.0%	1,741	10.8%	1,741	10.8%
\$15,000 - \$24,999	1,600	10.6%	1,561	9.7%	1,561	9.7%
\$25,000 - \$34,999	1,567	10.4%	1,479	9.2%	1,479	9.2%
\$35,000 - \$49,999	2,090	13.9%	1,965	12.2%	1,965	12.2%
\$50,000 - \$74,999	2,813	18.7%	2,834	17.7%	2,834	17.7%
\$75,000 - \$99,999	2,085	13.8%	2,449	15.3%	2,449	15.3%
\$100,000 - \$149,999	1,665	11.1%	2,092	13.0%	2,092	13.0%
\$150,000 - \$199,999	745	4.9%	927	5.8%	927	5.8%
\$200,000+	846	5.6%	1,008	6.3%	1,008	6.3%
Median Household Income	\$53,944		\$58,999		\$58,999	
Average Household Income	\$76,707		\$86,160		\$86,160	
Per Capita Income	\$32,582		\$36,369		\$36,369	
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,640	7.8%	2,730	7.4%	2,889	7.3%
5 - 9	2,269	6.7%	2,435	6.6%	2,610	6.6%
10 - 14	1,886	5.6%	2,158	5.8%	2,422	6.2%
15 - 19	1,956	5.8%	1,929	5.2%	2,152	5.5%
20 - 24	2,418	7.2%	2,370	6.4%	2,336	5.9%
25 - 34	4,846	14.4%	5,731	15.5%	5,840	14.8%
35 - 44	3,606	10.7%	3,929	10.6%	4,597	11.7%
45 - 54	4,466	13.2%	4,161	11.3%	4,002	10.2%
55 - 64	3,980	11.8%	4,577	12.4%	4,639	11.8%
65 - 74	2,494	7.4%	3,418	9.3%	3,992	10.1%
75 - 84	1,985	5.9%	2,115	5.7%	2,502	6.4%
85+	1,168	3.5%	1,357	3.7%	1,374	3.5%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	24,313	72.1%	25,577	69.3%	26,625	67.6%
Black Alone	4,790	14.2%	5,587	15.1%	6,159	15.6%
American Indian Alone	190	0.6%	225	0.6%	254	0.6%
Asian Alone	858	2.5%	1,129	3.1%	1,329	3.4%
Pacific Islander Alone	47	0.1%	51	0.1%	55	0.1%
Some Other Race Alone	2,495	7.4%	3,008	8.1%	3,334	8.5%
Two or More Races	1,019	3.0%	1,333	3.6%	1,601	4.1%
Hispanic Origin (Any Race)	7,400	22.0%	9,205	24.9%	10,817	27.5%

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

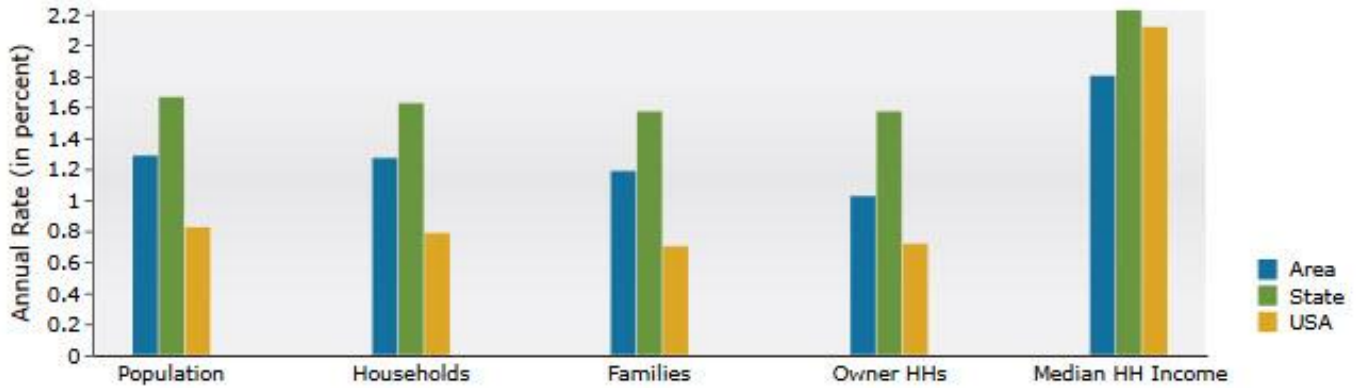


Demographic and Income Profile

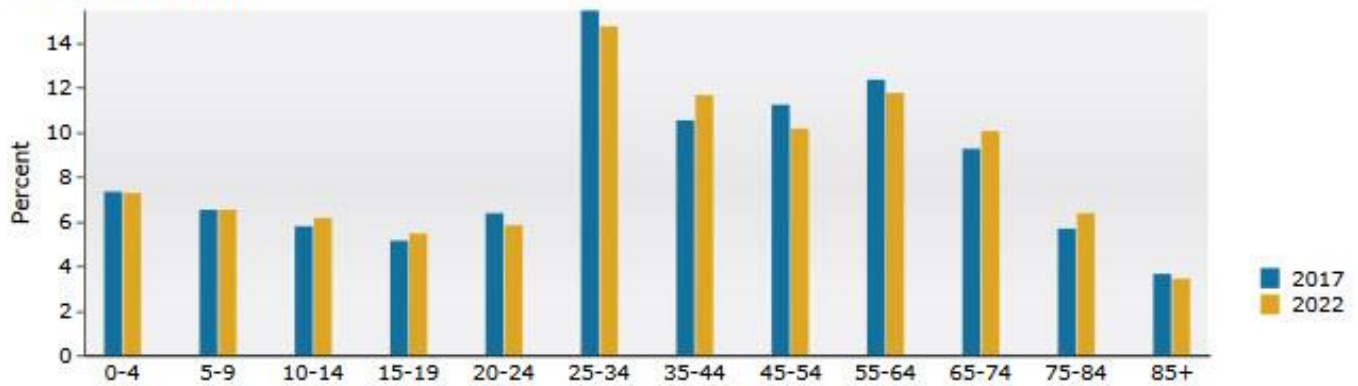
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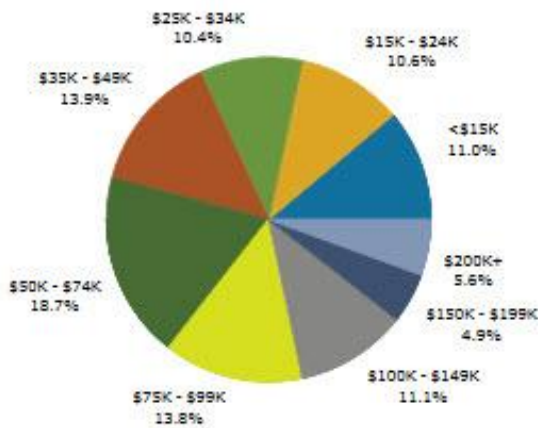
Trends 2017-2022



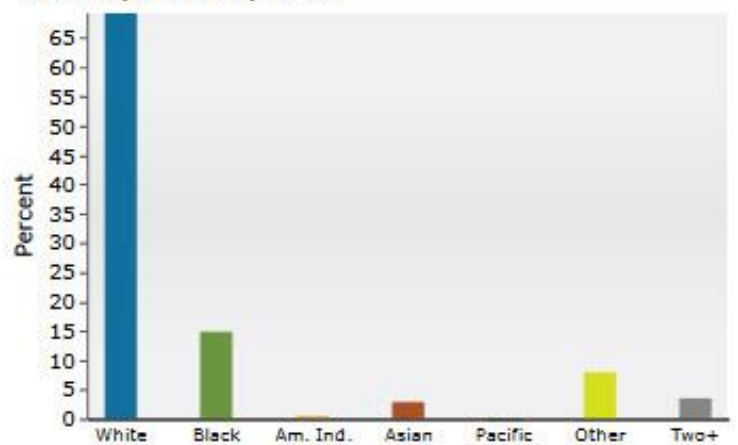
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 24.9%

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



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.

<u>Aldrich-Thomas Group</u>	<u>222379</u>	<u>althomas@aldrich-thomas.com</u>	<u>(254)-773-4901</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>A. Lloyd Thomas</u>	<u>222379</u>	<u>althomas@aldrich-thomas.com</u>	<u>(254)-773-4901</u>
Designated Broker of Firm	License No.	Email	Phone
<u>A. Lloyd Thomas</u>	<u>222379</u>	<u>althomas@aldrich-thomas.com</u>	<u>(254)-773-4901</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Ronnie Tynes</u>	<u>91756</u>	<u>rtynes@aldrich-thomas.com</u>	<u>(254)-773-4901</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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