

# For Sale

6801 West Adams Avenue  
Temple, TX 76502

## Walmart Anchored Pad Site

- Zoned GR, General Retail
- Strong retail growth in the area
- Last remaining outlet
- **Lot Size: +/- 1.93 AC**

Price: **Call Broker**

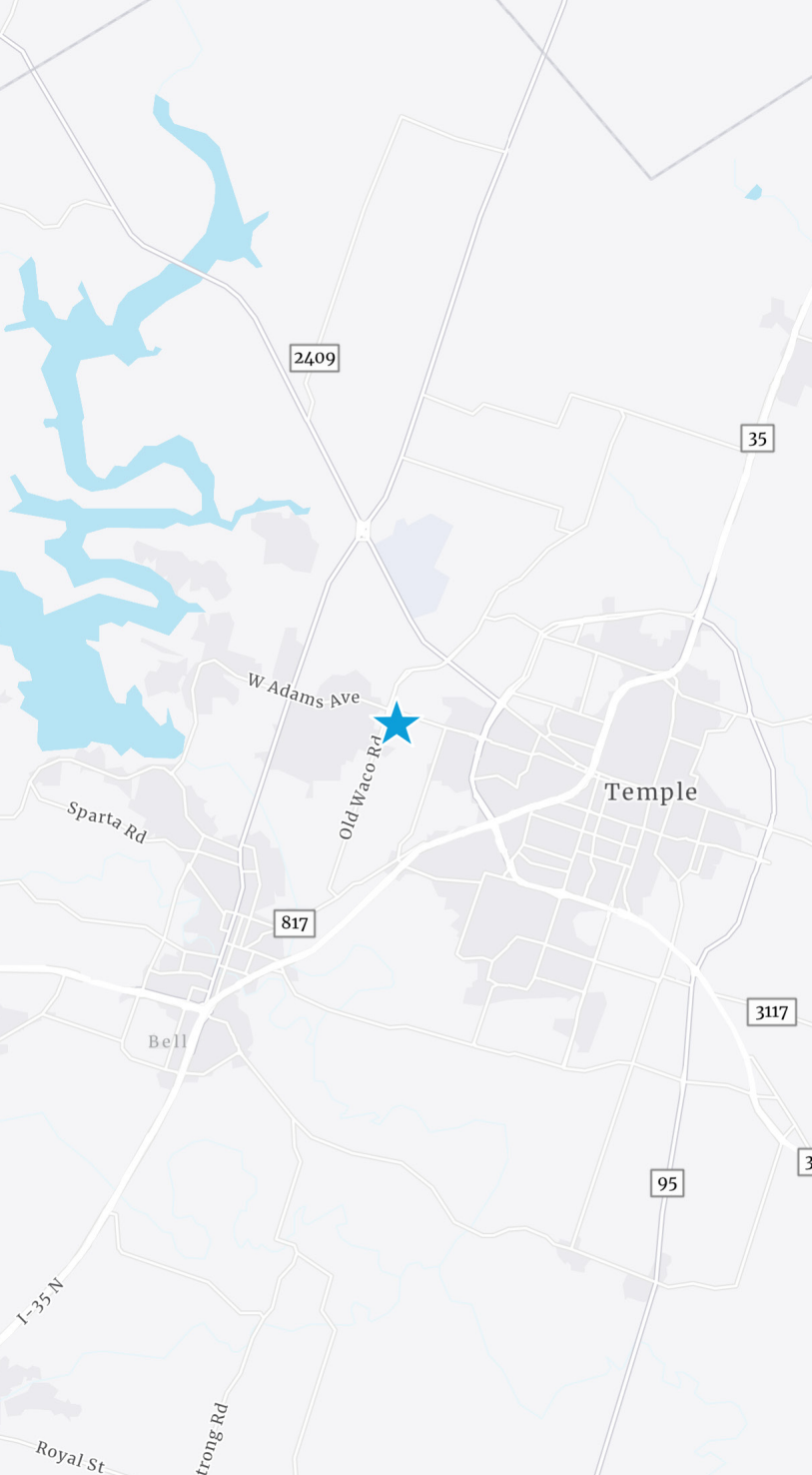
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Accelerating success.

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	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2000 Total Population	1,568	16,291	61,064
2010 Total Population	3,452	22,592	71,960
2020 Total Population	5,161	29,712	86,200
2020 Group Quarters	1	278	2,590
2025 Total Population	5,967	32,788	93,124
2020-2025 Annual Rate	2.94%	1.99%	1.56%
2000 to 2010 Population Change	120.0%	39.0%	18.0%
2000 to 2020 Population Change	229.0%	82.0%	41.0%
2010 to 2025 Population Change	73.0%	45.0%	29.0%
2020 to 2025 Population Change	16.0%	10.0%	8.0%
2020 Total Daytime Population	5,506	30,316	107,902
Workers	2,620	13,783	58,354
Residents	2,886	16,533	49,548
2020 Employees % of Daytime Population	48.0%	45.0%	54.0%
2020 Residents % of Daytime Population	52.0%	55.0%	46.0%
<b>Household Summary</b>			
2000 Households	639	6,663	23,737
2010 Households	1,358	9,054	28,191
2020 Households	1,981	11,618	33,561
2020 Average Household Size	2.60	2.53	2.49
2025 Households	2,280	12,761	36,269
2020-2025 Annual Rate	2.85%	1.89%	1.56%
2000 to 2010 Household Change	113.0%	36.0%	19.0%
2000 to 2020 Household Change	210.0%	74.0%	41.0%
2010 to 2025 Household Change	68.0%	41.0%	29.0%
2020 to 2025 Household Change	15.0%	10.0%	8.0%
2010 Families	1,032	5,878	18,079
2020 Families	1,509	7,624	21,327
2025 Families	1,735	8,383	22,985
2020-2025 Annual Rate	2.83%	1.92%	1.51%
<b>Housing Unit Summary</b>			
2020 Housing Units	2,053	12,265	36,012
Owner Occupied Housing Units	78.0%	57.0%	53.0%
Renter Occupied Housing Units	18.0%	38.0%	40.0%
Vacant Housing Units	4.0%	5.0%	7.0%
<b>Owner Occupied Median Home Value</b>			
2020 Median Home Value	\$177,619	\$173,777	\$169,061
2025 Median Home Value	\$189,486	\$186,843	\$183,925
<b>Income</b>			
2020 Per Capita Income	\$29,618	\$30,155	\$27,500
2020 Median Household Income	\$73,163	\$61,378	\$54,370
2020 Average Household Income	\$84,846	\$76,656	\$70,154
Household Income Base	1,981	11,618	33,561
<\$15,000	6.0%	8.0%	12.0%
\$15,000 - \$24,999	4.0%	8.0%	10.0%
\$25,000 - \$34,999	4.0%	8.0%	8.0%
\$35,000 - \$49,999	12.0%	14.0%	15.0%
\$50,000 - \$74,999	25.0%	22.0%	20.0%
\$75,000 - \$99,999	18.0%	15.0%	13.0%
\$100,000 - \$149,999	21.0%	17.0%	15.0%
\$150,000 - \$199,999	7.0%	6.0%	4.0%
\$200,000+	3.0%	3.0%	3.0%

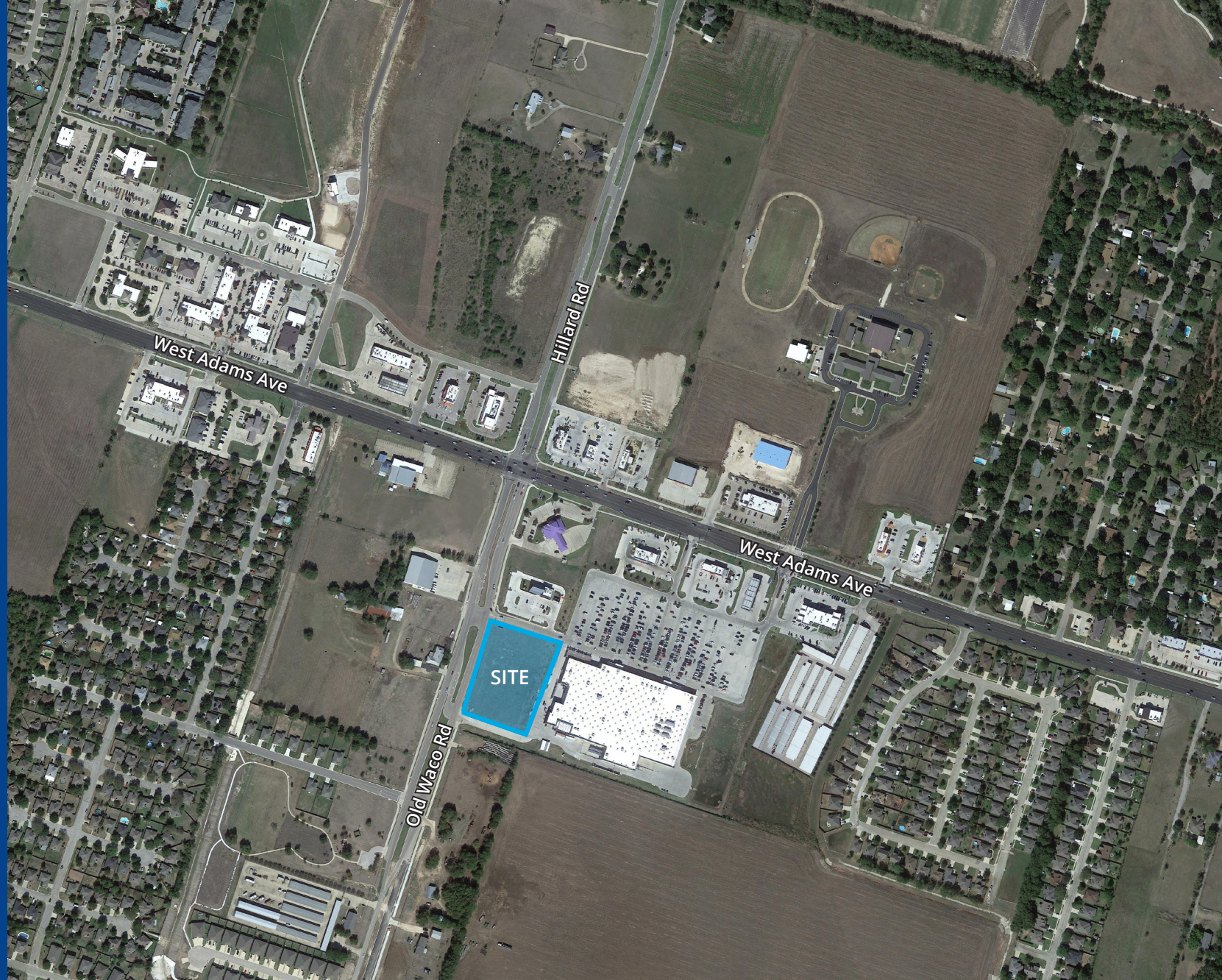
Source: Esri, U.S. Census





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# 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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Date