

Temple Development

Northwest Quadrant of Scott Boulevard & S 31st St

LOT 9
9.24 ACRES

Available
4.16 Acres

Available
1.78 Acres

Endeavor Real Estate Group
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Adam Zimel
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azimel@endeavor-re.com



- Pad Sites for lease/for sale, or
- New 12,000 sf multi-tenant building available for lease

Pad Sites

- 1.78 acres available
- 4.16 acres available
- or, 1,200 - 12,000 sf building for lease

Lease Rates/Sale Price

- Call for pricing

Demographics



Population Estimate

1 mi	3 mi	5 mi
9,402	55,920	70,623

Daytime Population

1 mi	3 mi	5 mi
15,047	66,816	74,155



Avg. Household Inc.

1 mi	3 mi	5 mi
\$46,730	\$61,202	\$63,800



Traffic Counts

- 29,978 VPD (South 31st St)
- 52,004 VPD (Dodgen Loop)



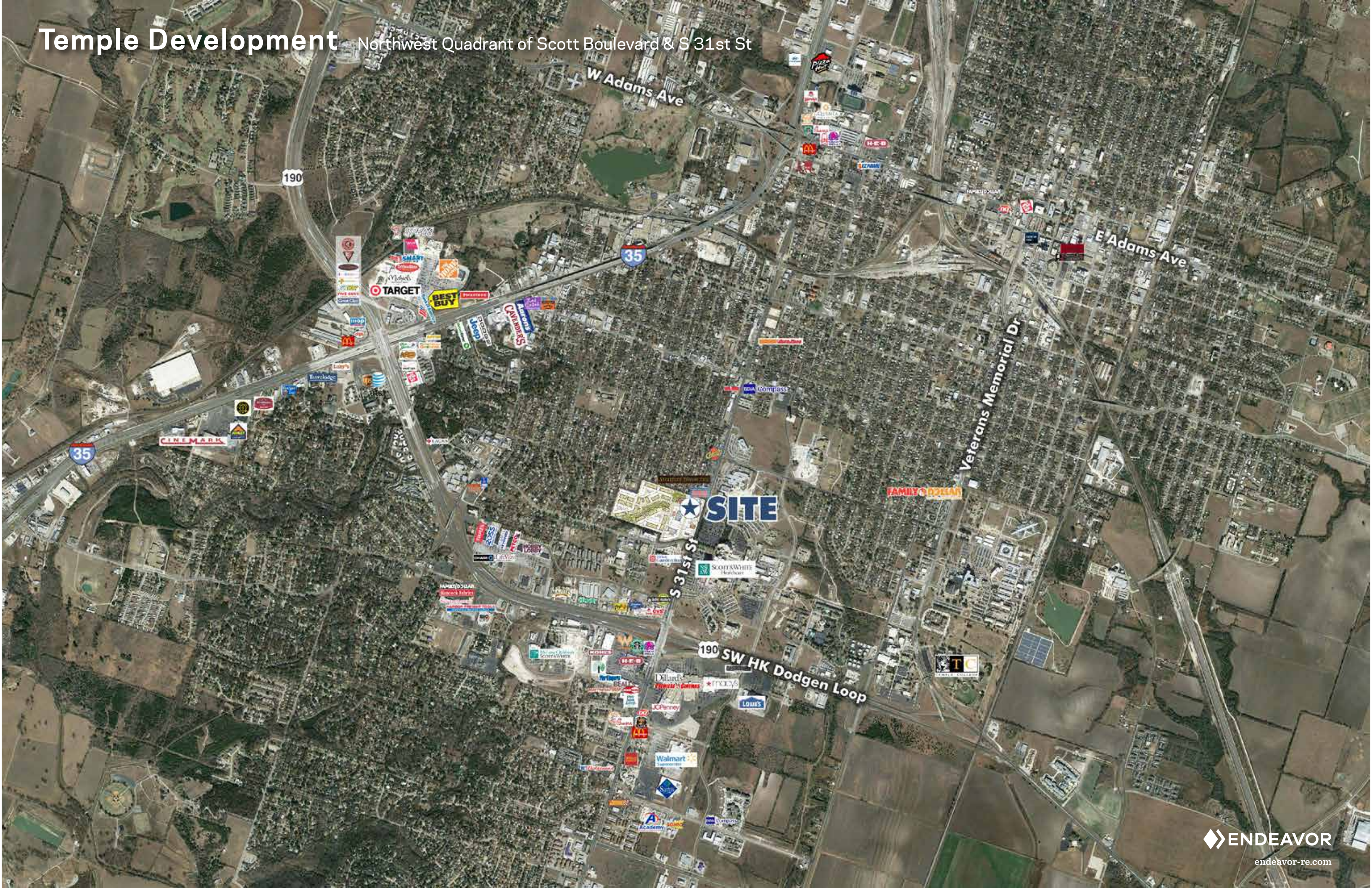
Area Retailers & Restaurants



Area Highlights

- Located across from Scott & White Hospital (+8,000 employees)
- Near Temple Mall & HEB Shopping Center

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W Adams Ave

190

35

E Adams Ave

Veterans Memorial Dr

35

CINEMARK

TARGET

BEST BUY

CAVALIERS

SITE

S 31st St

FAMILY DOLLAR

190 SW HK Dodgen Loop

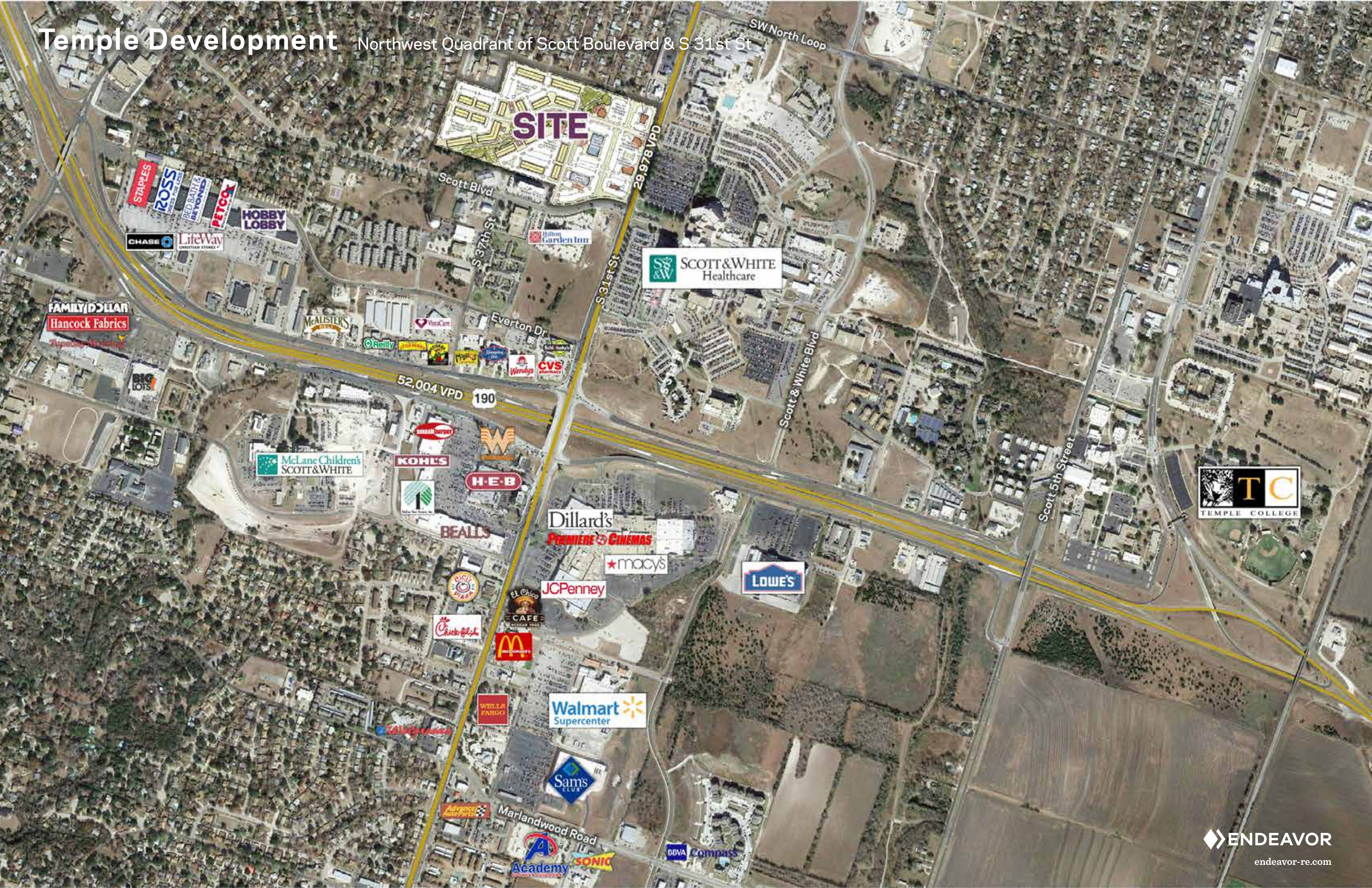
Dillard's

JCPenney

Walmart

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SITE



Temple TX Development

Scott Blvd & S 31st St



Rice Etc.
Asian Kitchen

KOHL'S



Temple Mall

190
SW HK Dodgen Loop

LITTLE MEXICO

Any Time Child Care

MATTRESS ONE

Law Offices

Mazios

COUNTRY

FAIRFIELD INN

Wendy's

CVS pharmacy

Schlitzsky's

at&t

All Seasons STORAGE CENTERS

S 39th St

Gentiva Hospice

The Glen Apartments

Walmart EXPRESS

Ramon Dr

WFRCE

Temple Public Health Dept

Temple Veterinary Hospital

Cook Chiropractic

ATMS

S 37th St

Gentiva/Kindred at Home Assisted Living

RVOS INSURANCE

CANDLEWOOD SUITES



Multi-family

Multi-family

Multi-family

Multi-family

Multi-family

Multi-family

Multi-family

Multi-family

Multi-family

Multi-family

Multi-family

Multi-family

Multi-family

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Multi-family

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Multi-family

Scott & White Memorial Hospital
(689 Beds, 14,000 Employees,
1,200 Physicians and Scientists)

Baylor Scott & White HEALTH
CENTRAL TEXAS

Baylor Scott & White
Headquarters

Scott & White
Roney Bone & Joint
Institute

Avenue T
Church
of Christ

Fikes Wholesale
Gasoline

1 LOT#
9.24 ACRES

Pad - Sale/Lease

Scott Blvd

W Avenue

S 31st St (29,978 vpd)



Home2 Suites

Home Depot

Home Depot

Home Depot

Home Depot

Home Depot

Home Depot

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CANDLEWOOD
SUITES

AVAILABLE
4.16 ACRES


Hilton
Garden Inn

Rosa's Café
TORTILLA FACTORY

AVAILABLE
1.78 ACRES
OR NEW
BUILDING FOR LEASE

HOME 2
SUITES BY HILTON

Raising Cane's
CHICKEN FINGERS


BUFFALO WILD WINGS


POTBELLY
SANDWICH SHOP

MOD


Mama Fu's
asian house

Freddy's
FROZEN CUSTARD &
STEAKBURGERS™


ZAXBY'S

31st Street

Temple Development

Northwest Quadrant of Scott Boulevard & S 31st St



Hilton Garden Inn

CANDLEWOOD SUITES

Panera BREAD

Raising Cane's CHICKEN FINGERS

Rosa's Cafe TORTILLA FACTORY

AVAILABLE 1.78 ACRES OR NEW BUILDING FOR LEASE

AVAILABLE 4.16 ACRES

HOME 2 SUITES BY HILTON

BUFFALO WILD WINGS

POTBELLY SANDWICH SHOP

Freddy's FROZEN CUSTARD STEAKBURGERS

ZAXBY'S

31st Street

BAYLOR SCOTT & WHITE HEALTHCARE MAIN CAMPUS

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LOT 9
9.24 ACRES



DETENTION
LAKE

Available
4.16 Acres



Available
1.78 Acres



Option 1

LOT 7
1.25 AC
RESTAURANT
3,811 SF
54 SPACES

LOT 8
1.17 AC
RESTAURANT
3,500 SF
55 SPACES



34 SPACES

LOT 11



THE CATCH
EST. 1995



SCOTT BOULEVARD



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9.24 ACRES



DETENTION
LAKE

Available
4.16 Acres



Available
1,200 to
12,000 sf

Option 2



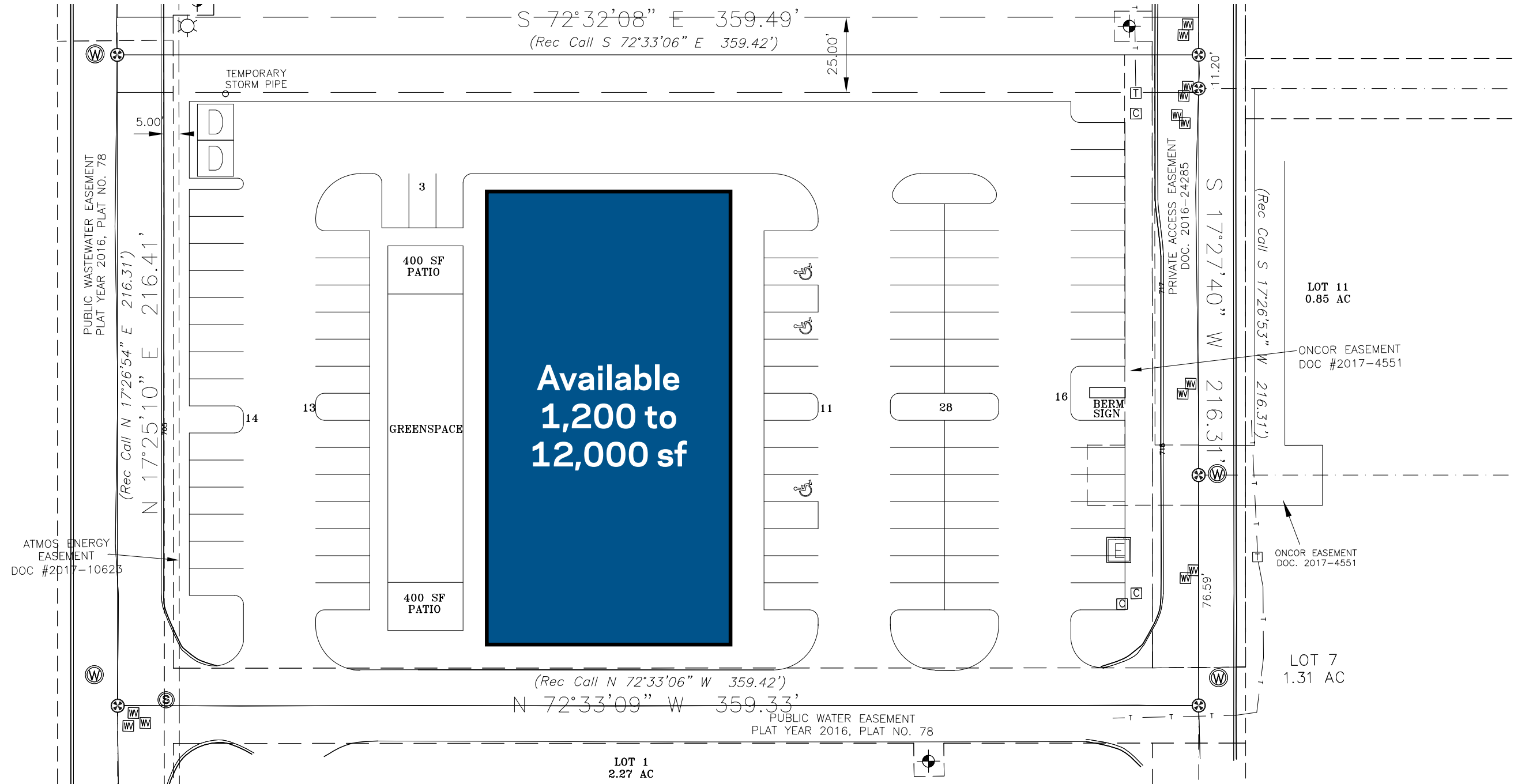
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FEET

Temple Development

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11-2-2015



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
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
Adam Christopher Zimel	569086	AZimel@Endeavor-Re.com	512-682-5548
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Joseph Frey	637356	DFrey@Endeavor-Re.com	512-682-5507
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

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