

Temple Development

Northwest Quadrant of Scott Boulevard & S 31st St

LOT 9
9.24 ACRES

Available
4.16 Acres

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LOT 10
1.25 AC
RESTAURANT
3,811 SF
54 SPACES

LOT 11
1.17 AC
RESTAURANT
3,500 SF
55 SPACES

HOME 2
SOLVES BY MILLION

Mama Fu's
Asian House

verizon

MOD

THE CATCH
EST. 1905

LOT 11
48 AC

Available
1,968 sf

BUFFALO WILD WINGS
WINGS. BEER. SPORTS.

Rosa's Cafe
TORNILLA Y TERNIO
120 SPACES

SCOTT BOULEVARD

ENDEAVOR

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Temple Development

Northwest Quadrant of Scott Boulevard & S 31st St

For Lease/For Sale

- 1,968 sf existing retail space
- Pad Sites for lease/for sale, or
- New 12,000 sf multi-tenant building available for lease

Pad Sites/Lease Space

- 1.78 acres available
- 4.16 acres available
- or, 1,200 - 12,000 sf building for lease
- 1,968 sf

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)



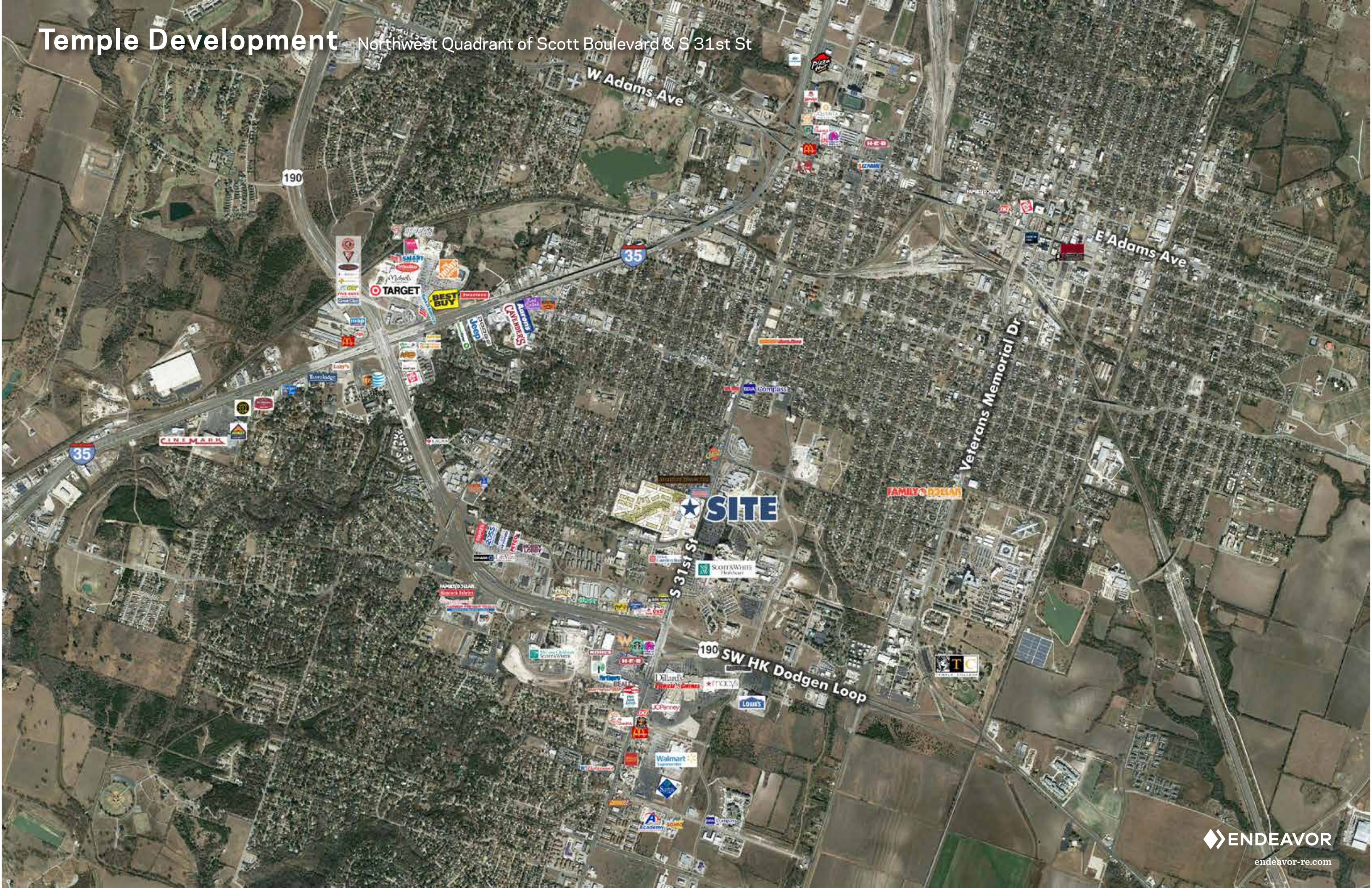
Area Retailers & Restaurants



Area Highlights

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

Temple Development Northwest Quadrant of Scott Boulevard & S 31st St



W Adams Ave

E Adams Ave

Veterans Memorial Dr

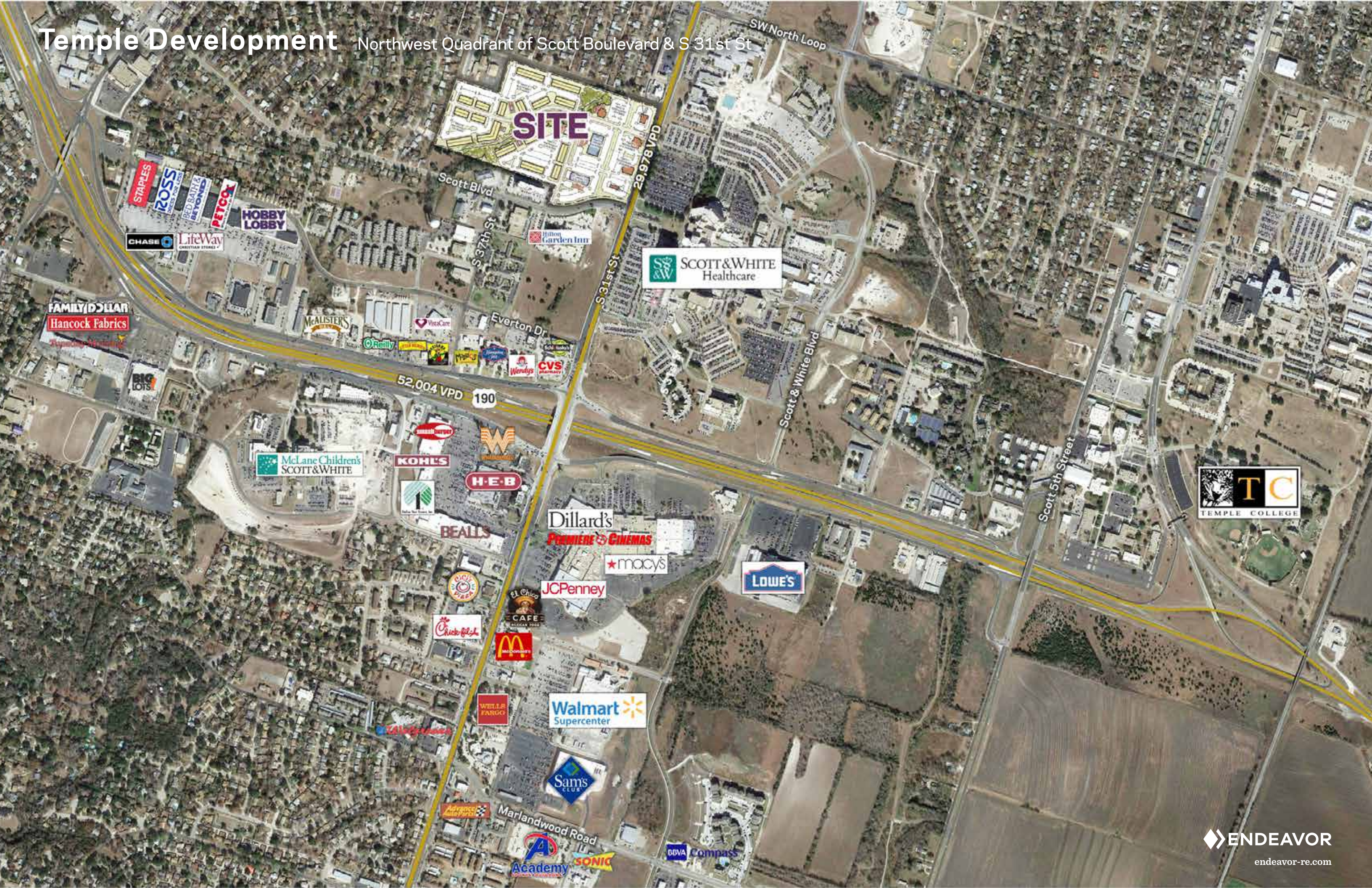
★ SITE

S 31st St

190 SW HK Dodgen Loop

Temple Development Northwest Quadrant of Scott Boulevard & S 31st St

SITE



Temple TX Development
Scott Blvd & S 31st St



Temple Medical Centers

TSO

Rice Etc. Asian Kitchen

KOHL'S

W

STARBUCKS COFFEE

TACO BELL

190

SW HK Dodgen Loop

All Seasons STORAGE CENTERS

LITTLE MEXICO

HOLIDAY INN EXPRESS

Any Time Child Care

Gentiva Hospice

MATTRESS ONE

Law Offices

Mazios

Caro's Dr. Oso

COUNTRY

FAIRFIELD INN

Wendy's

meggs cafe

CVS pharmacy

Schlitzsky's

at&t

Everton Dr

The Glen Apartments

HOLIDAY INN EXPRESS

Ramcon Dr

WORK FORCE

Temple Public Health Dept

Temple Veterinary Hospital

Cook Chiropractic

TMS

Fikes, Wholesale Gasoline

S 37th St

Gentiva/Kindred at Home Assisted Living

RVOS INSURANCE

CANDLEWOOD SUITES

Pad - Sale/Lease

Rosa Cafe

HOME 2

Hilton Garden Inn

AspenDental

FREEBIRDS

Cane's

BUFFALO WILD WINGS

MOD

Mama Fi's

verizon

MOD

Freddy's STEAKBURGERS

ZAXBY'S

AVAILABLE 1,968 SF

Scott Blvd

W Avenue T

S 31st St (29,978 vpd)

BaylorScott & White HEALTH CENTRAL TEXAS

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

Baylor Scott & White Headquarters

Scott & White Roney Bone & Joint Institute

Temple Mail

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Temple Development Northwest Quadrant of Scott Boulevard & S 31st St



Hilton Garden Inn

CANDLEWOOD SUITES

AVAILABLE 4.16 ACRES

Rosa's Cafe TORTILLA FACTORY

AVAILABLE 1.78 ACRES OR NEW BUILDING FOR LEASE

HOME 2 SUITES BY HILTON

Cane's CHICKEN FINGERS

BUFFALO WILD WINGS

POTBELLY

MOD

Mama Fu's

FREDDY'S STEAKBURGERS

ZAXBY'S

AVAILABLE 1,968 SF

31st Street

Temple Development

Northwest Quadrant of Scott Boulevard & S 31st St



 Hilton Garden Inn

 CANDLEWOOD SUITES

 Panera BREAD

 Cane's CHICKEN FINGERS

 Rosa's Cafe TORTILLA FACTORY

AVAILABLE
4.16 ACRES

AVAILABLE
1.78 ACRES
OR NEW BUILDING
FOR LEASE

 HOME 2 SUITES BY HILTON

 BUFFALO WILD WINGS

 POTBELLY SANDWICH SHOP

AVAILABLE
1,968 SF

31st Street

 Freddy's FROZEN CUSTARD STEAKBURGERS

 ZAXBY'S

BAYLOR SCOTT & WHITE
HEALTHCARE MAIN CAMPUS

Temple Development

Northwest Quadrant of Scott Boulevard & S 31st St

LOT 9
9.24 ACRES



DETENTION
LAKE

Available
4.16 Acres

HOME 2
SUITES BY MILLION

Mama
Fu's
Asian House

verizon

MOD

THE CATCH
EST. 1985

LOT 11
3.2 AC

Available
1,968 sf

Pobelly
Pizzeria

BUFFALO
WILD
WINGS
WINGS. BEER. SPORTS.

Rosa's Cafe
TORTILLA FACTORY
120 SPACES

ZAXBY'S

Freddy's
FROZEN GUSTARDO
STEAKBURGERS

1.25 AC
RESTAURANT
3,811 SF
54 SPACES

1.17 AC
RESTAURANT
3,500 SF
55 SPACES

SCOTT BOULEVARD

Option 1

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DETENTION
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HOME 2
SUITES BY MILLION

Mama
Fu's
Asian House

verizon

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THE CATCH
EST. 1905

LOT 11
1.17 AC

Available
1,968 sf

BUFFALO
WILD
WINGS
WINGS. BEER. SPORTS.

Rosa's Cafe
TORNILLA Y CANTINA
120 SPACES

ZAXBY'S

Freddy's
STEAKBURGERS

1.25 AC
RESTAURANT
3,811 SF
54 SPACES

1.17 AC
RESTAURANT
3,500 SF
55 SPACES

SCOTT BOULEVARD

Option 2

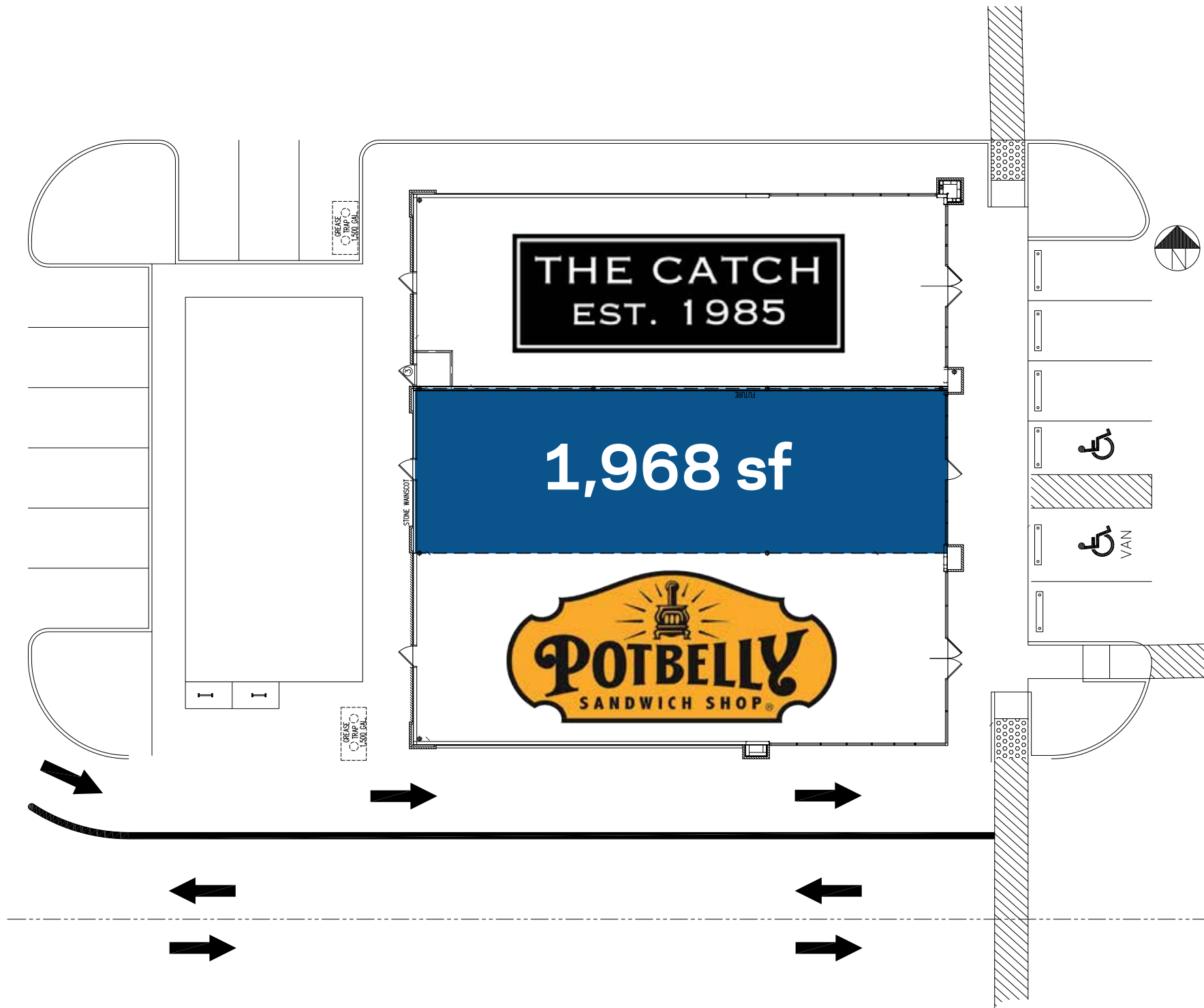
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11-2-2015



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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