

# Available 3.65 Ac on Hwy 317 Temple, Texas



Great location in rapidly growing West Temple between  
FM 2305 and Tarver Drive.  
380 ft of Hwy 317 road frontage.

For more information: contact  
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# EXECUTIVE SUMMARY

Location: Between FM 2305 and Tarver Road - Temple, Texas 76501

Land Size: 3.65 AC

Home Size: 1,160 SF

Restrictions: None

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

Taxes: \$779.73 (BellCad 2018)

Zoning: Commercial

Sales Price: \$715,463



# AERIAL





# PHOTOS



# PHOTOS

© 2014 Google

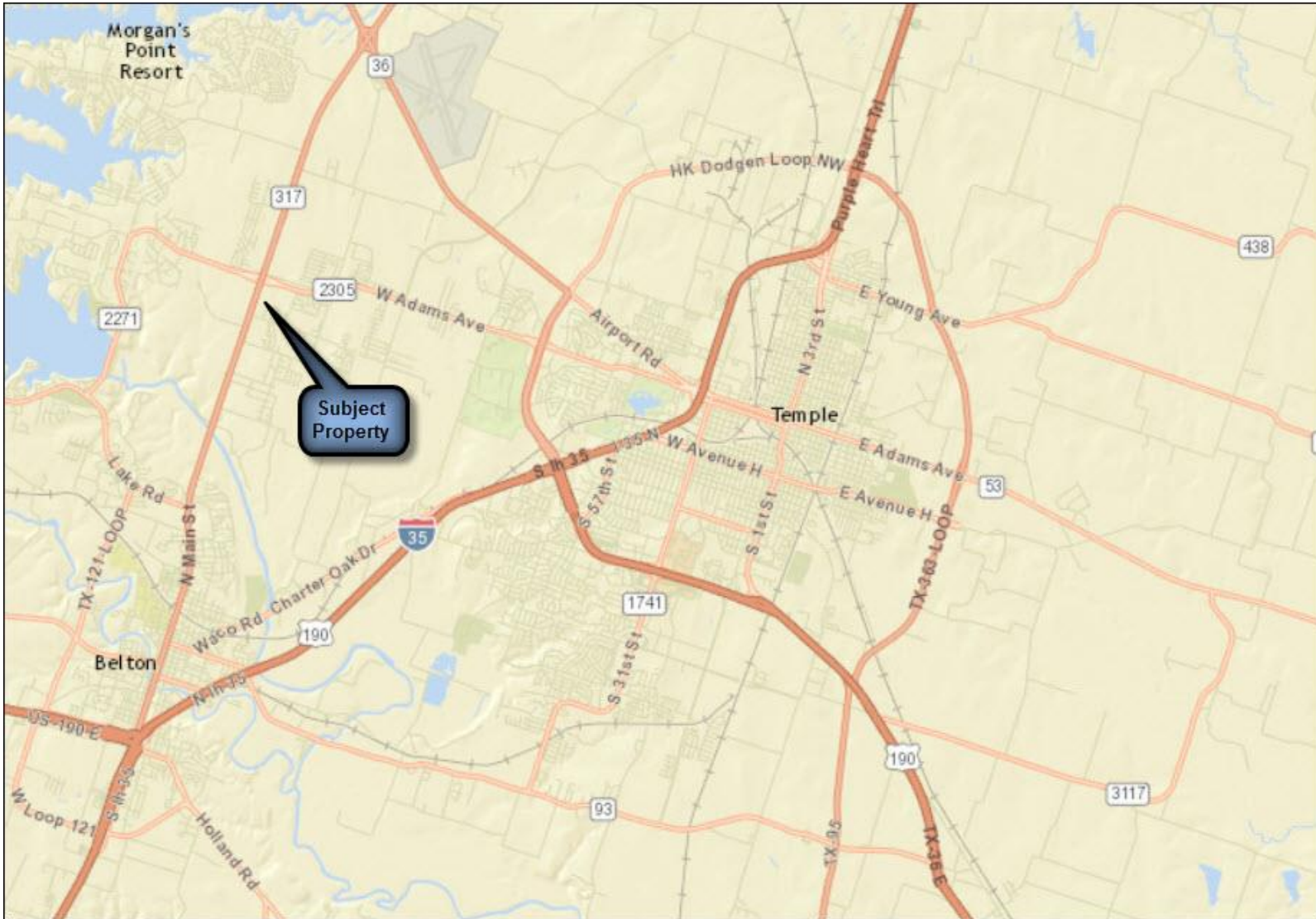




# Market Area

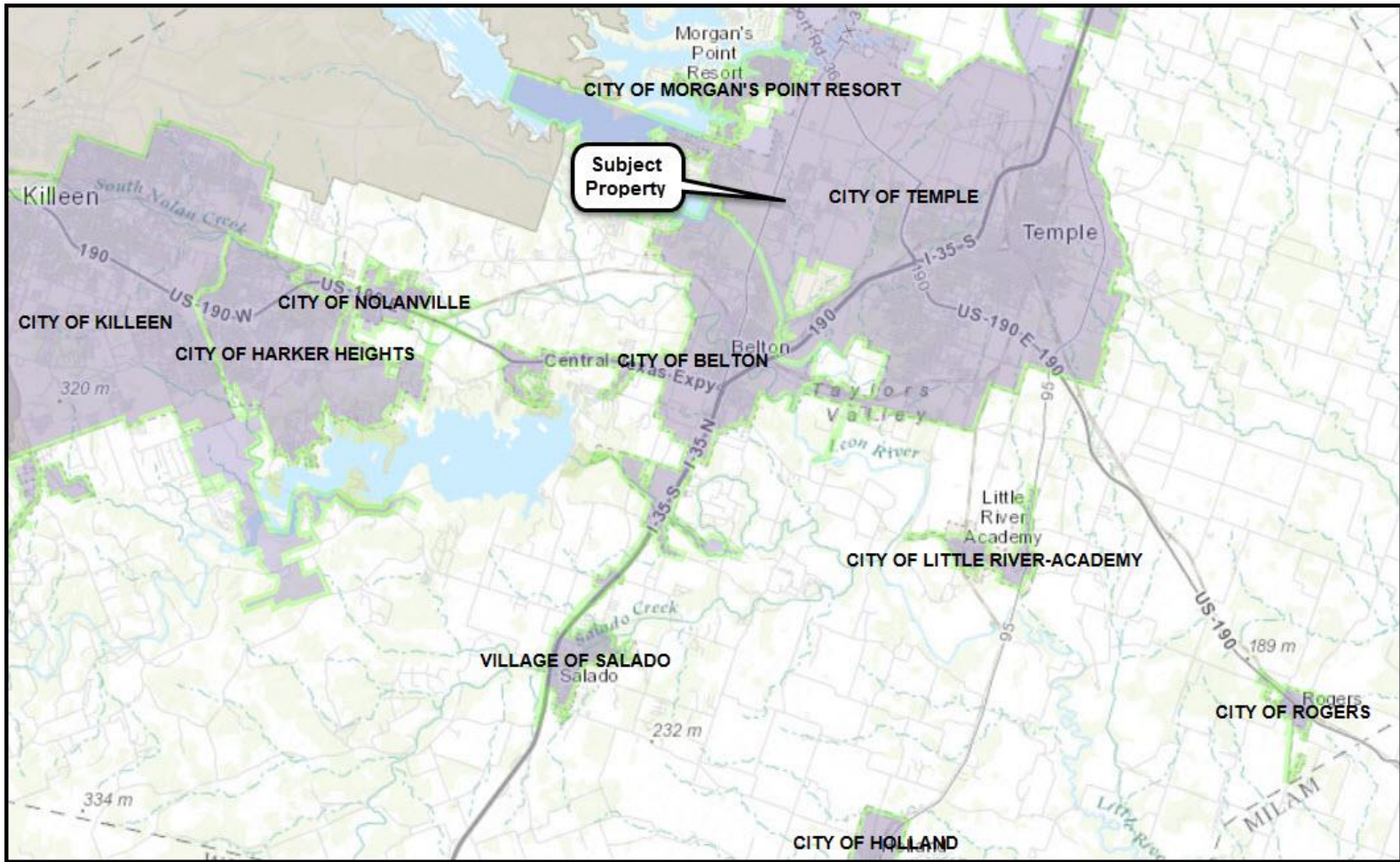


# LOCATION MAP





# AREA MAP





# BELLCAD MAP





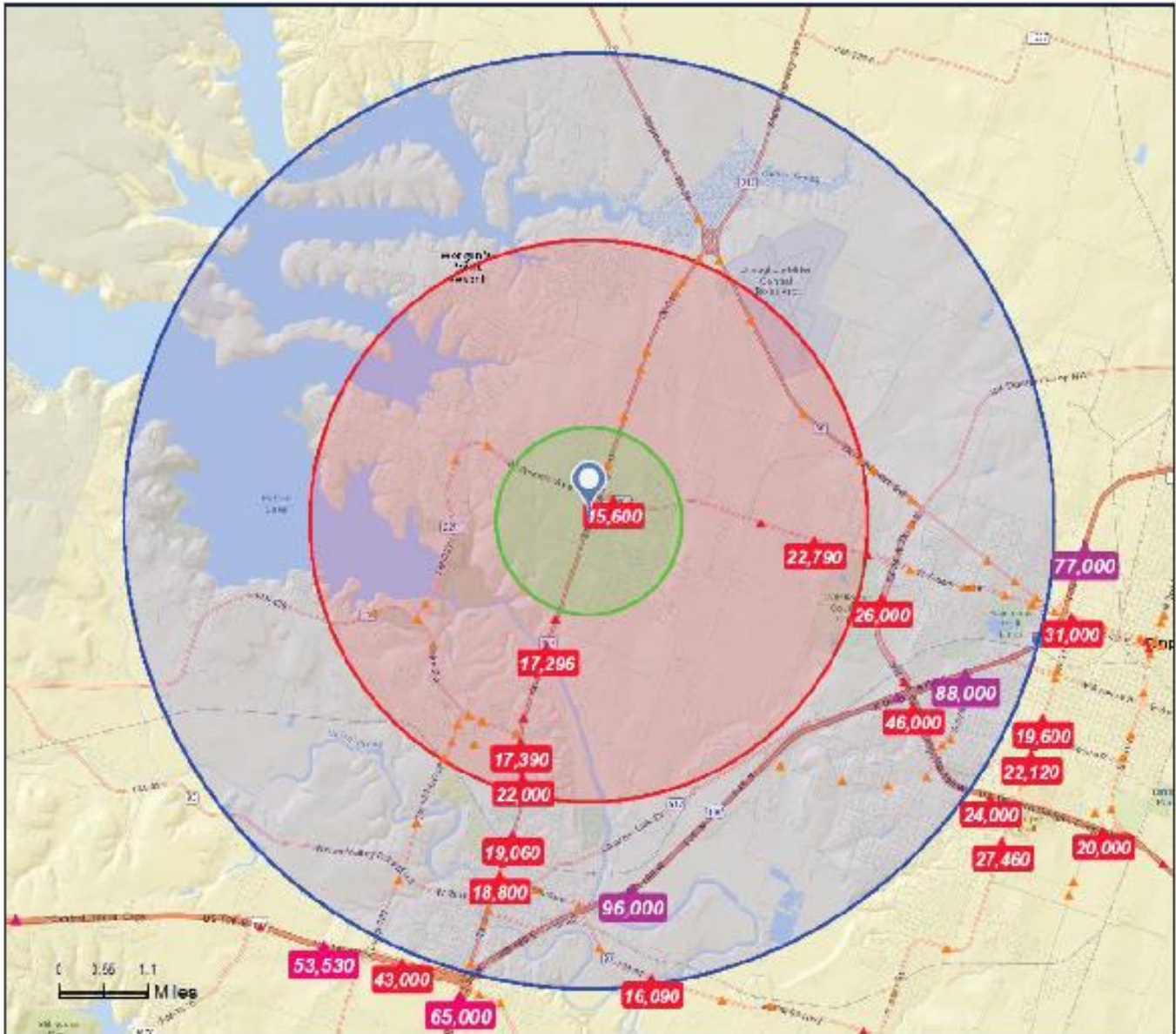
# TRAFFIC COUNT MAP



## Traffic Count Map

TX 317, Temple, Texas, 76513  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 31.11710  
Longitude: -97.44520



- 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: ©2015 Market Planning Solutions, Inc.

October 06, 2015

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# ZONING MAP



Subject Property

**Zoning**

- Agricultural
- Central Business District
- Commercial Highway
- Commercial-1
- Commercial-2
- Conservation Revitalization Overlay
- Heavy Industrial
- Historic Preservation Overlay
- Light Industrial
- Mobile Home
- Multi Family
- Neighborhood Service
- Office-1

N

- Office-2
- Patio Home
- Planned Development
- Redevelopment District
- Residential Estate
- Retail
- Single Family-1
- Single Family-2
- Single Family-3
- Specific Use Permit
- Two Family
- University Campus
- City Limits

- Office-2
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# DEMOGRAPHIC



## Demographic and Income Profile

Temple, Texas 3  
 Temple, Texas  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 31.09747  
 Longitude: -97.34303

Summary	Census 2010	2016	2021
Population	9,647	9,875	10,162
Households	3,547	3,603	3,713
Families	2,105	2,083	2,114
Average Household Size	2.64	2.66	2.66
Owner Occupied Housing Units	1,617	1,465	1,479
Renter Occupied Housing Units	1,930	2,138	2,234
Median Age	34.6	35.8	36.7
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.57%	1.63%	0.84%
Households	0.60%	1.58%	0.79%
Families	0.30%	1.52%	0.72%
Owner HHs	0.19%	1.52%	0.73%
Median Household Income	-0.40%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	950	26.4%	995	26.8%
\$15,000 - \$24,999	642	17.8%	642	17.3%
\$25,000 - \$34,999	569	15.8%	698	18.8%
\$35,000 - \$49,999	498	13.8%	438	11.8%
\$50,000 - \$74,999	470	13.0%	398	10.7%
\$75,000 - \$99,999	221	6.1%	260	7.0%
\$100,000 - \$149,999	177	4.9%	195	5.3%
\$150,000 - \$199,999	32	0.9%	38	1.0%
\$200,000+	45	1.2%	49	1.3%
Median Household Income	\$27,951		\$27,402	
Average Household Income	\$41,246		\$42,512	
Per Capita Income	\$16,055		\$16,524	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	847	8.8%	808	8.2%	819	8.1%
5 - 9	749	7.8%	741	7.5%	751	7.4%
10 - 14	722	7.5%	707	7.2%	719	7.1%
15 - 19	669	6.9%	641	6.5%	635	6.2%
20 - 24	640	6.6%	654	6.6%	617	6.1%
25 - 34	1,242	12.9%	1,294	13.1%	1,336	13.1%
35 - 44	1,129	11.7%	1,123	11.4%	1,192	11.7%
45 - 54	1,437	14.9%	1,294	13.1%	1,197	11.8%
55 - 64	1,175	12.2%	1,348	13.6%	1,364	13.4%
65 - 74	574	6.0%	762	7.7%	957	9.4%
75 - 84	323	3.3%	352	3.6%	417	4.1%
85+	138	1.4%	153	1.5%	157	1.5%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,231	54.2%	5,178	52.4%	5,252	51.7%
Black Alone	2,210	22.9%	2,220	22.5%	2,252	22.2%
American Indian Alone	83	0.9%	85	0.9%	89	0.9%
Asian Alone	41	0.4%	43	0.4%	46	0.5%
Pacific Islander Alone	9	0.1%	8	0.1%	8	0.1%
Some Other Race Alone	1,723	17.9%	1,947	19.7%	2,082	20.5%
Two or More Races	351	3.6%	393	4.0%	433	4.3%
Hispanic Origin (Any Race)	3,788	39.3%	4,300	43.5%	4,765	46.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



# DEMOGRAPHIC

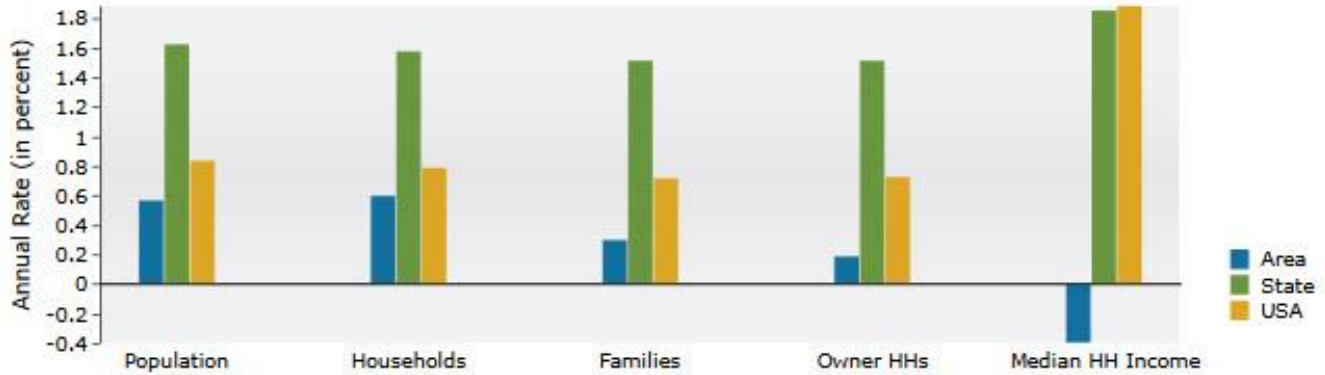


## Demographic and Income Profile

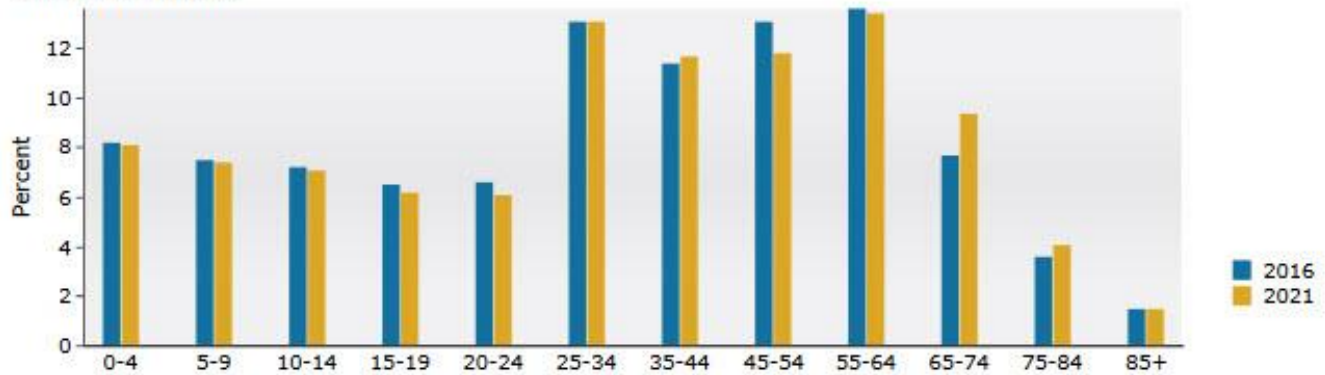
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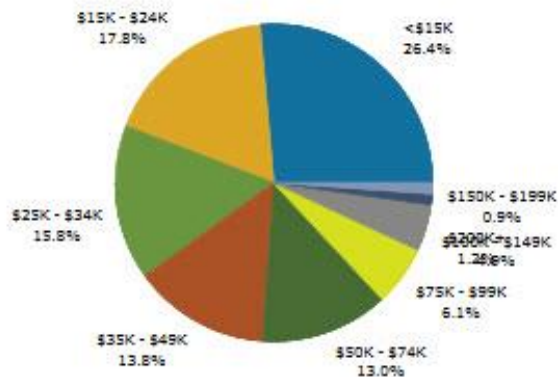
### Trends 2016-2021



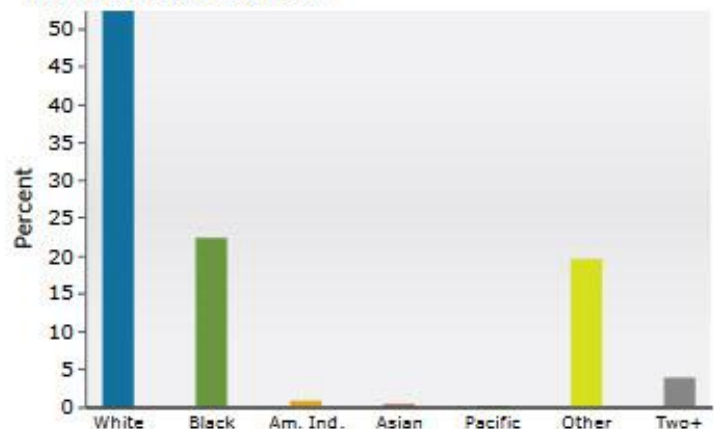
### Population by Age



### 2016 Household Income



### 2016 Population by Race



2016 Percent Hispanic Origin: 43.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



# 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.

<b>Aldrich-Thomas Group</b>	<b>222379</b>	<b>althomas@aldrich-thomas.com</b>	<b>(254)-773-4901</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>A. Lloyd Thomas</b>	<b>222379</b>	<b>althomas@aldrich-thomas.com</b>	<b>(254)-773-4901</b>
Designated Broker of Firm	License No.	Email	Phone
<b>A. Lloyd Thomas</b>	<b>222379</b>	<b>althomas@aldrich-thomas.com</b>	<b>(254)-773-4901</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Courtney Peshkov</b>	<b>667709</b>	<b>cpeshkov@aldrich-thomas.com</b>	<b>(254)-773-4901</b>
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](http://www.trec.texas.gov)

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