

AVAILABLE – 2.3 AC RALEIGH DRIVE TEMPLE, TEXAS



EXECUTIVE SUMMARY

Location: 4057 Raleigh Drive - Temple, Texas 76501
(located between Union State bank and First State Bank
Central Texas)

Land Size: 2.33 Ac

Dimensions: 346 feet of frontage on Raleigh Drive by 300 feet deep

Restrictions: None

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

Taxes: \$2,777.64 (BellCad 2016)

Zoning: General Retail

MARKET AREA PROFILE



PHOTOS



SURVEY



SCALE: 1" = 100'

ACADEM

SON

FARM

PROP. SUBD.
2.251 Ac

UNDEVELOPED

N 72°57'49" W 300.27'

S 17°02'19" W 346.43'

2.332 AC

N 19°21'23" E 346.71'

286.25'

S 72°57'49" E

HILLTOP ESTATES
SECTION XIV
0.972 AC

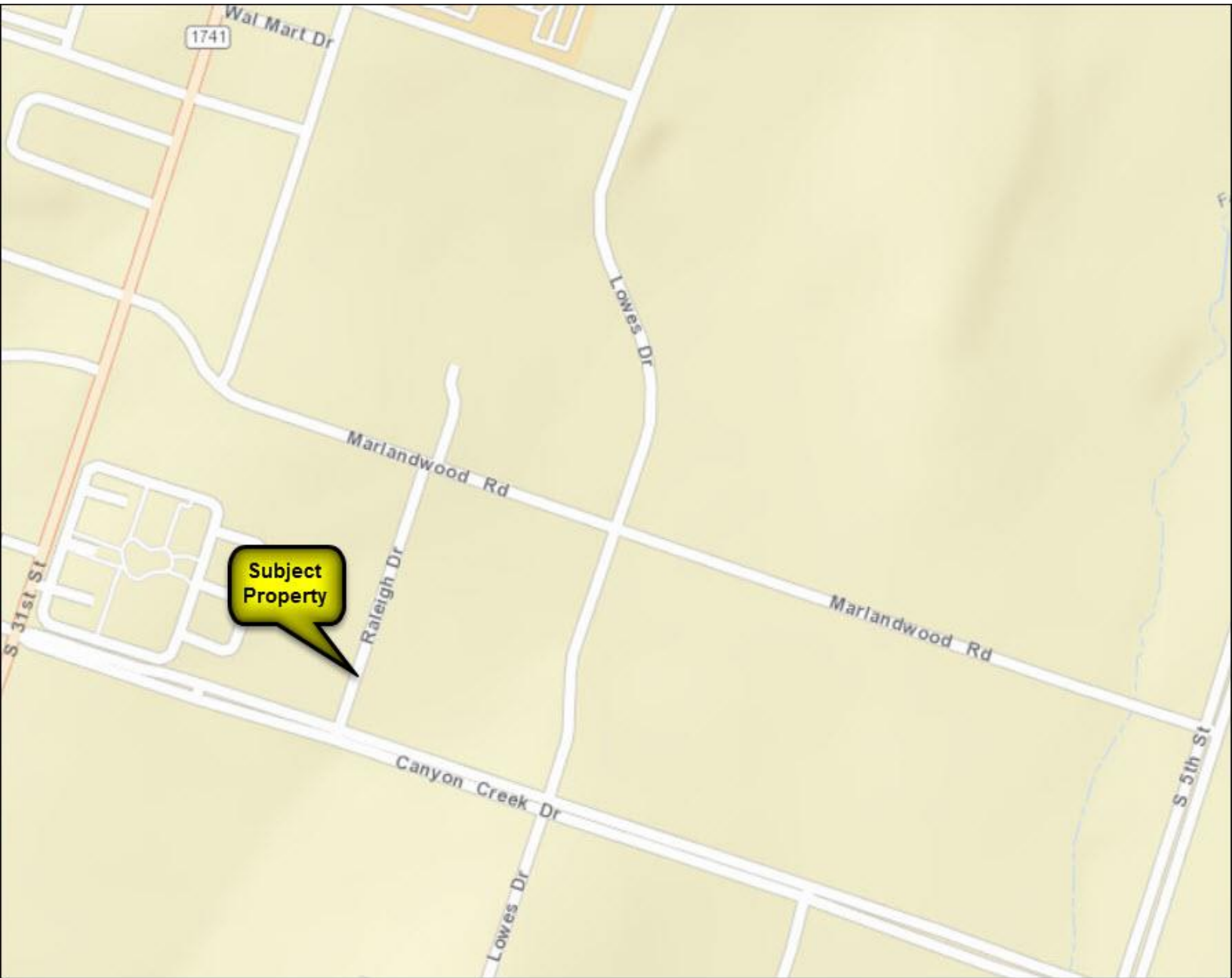
THOMAS CIVIL ENGINEERING COMPANY INC.

ENGINEERS, PLANNERS, SURVEYORS

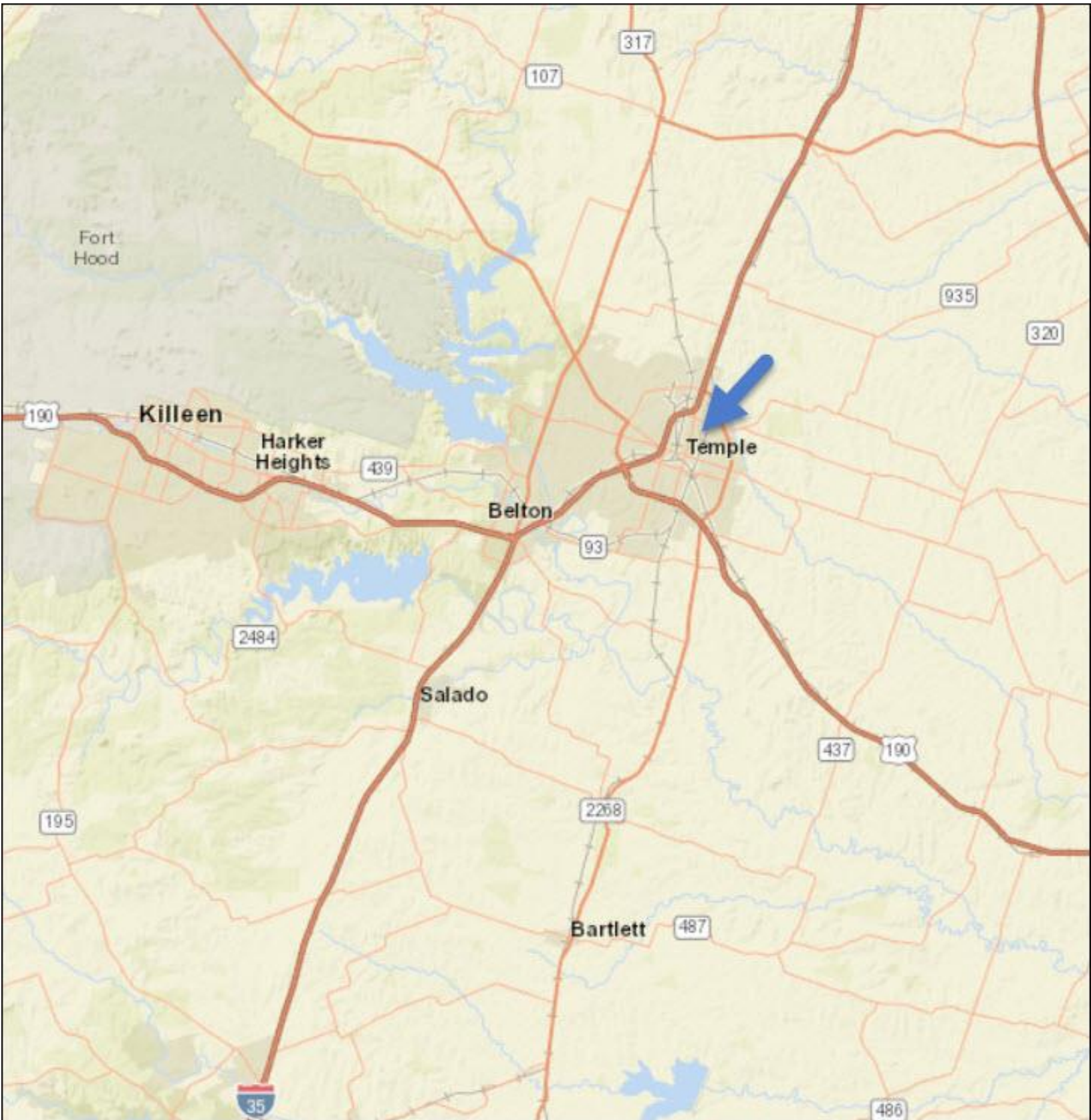
1111 WEST AVENUE, 5
FORT WORTH, TEXAS 76102
TEL: (817) 378-8233
FAX: (817) 788-6044



LOCATION MAP



AREA MAP



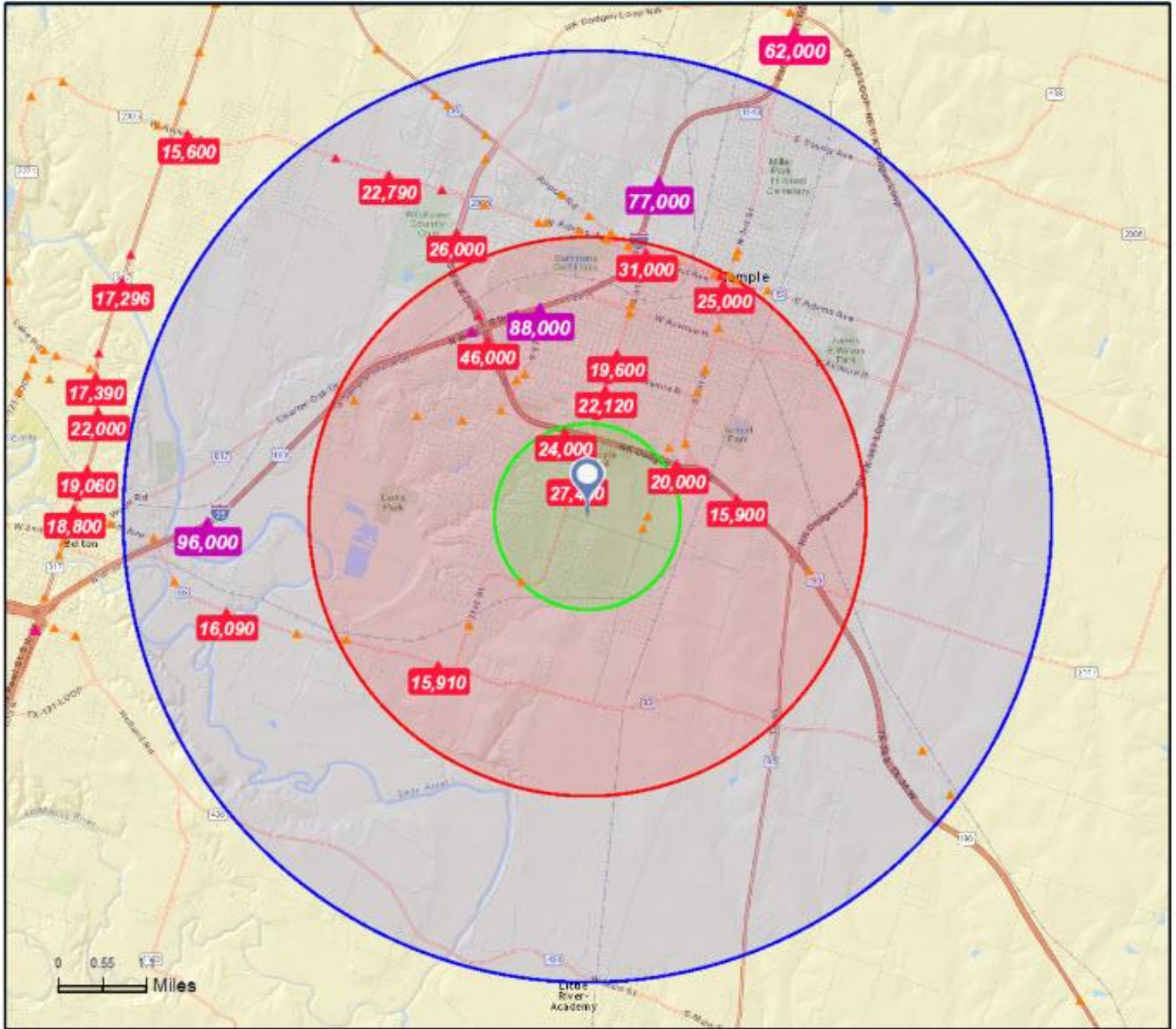
TRAFFIC COUNT MAP



Traffic Count Map

4057 Raleigh Dr, Temple, Texas, 76502
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 31.06097
Longitude: -97.36828



- 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: ©2016 Kalibrate Technologies

DEMOGRAPHIC



Demographic and Income Profile

4057 Raleigh Dr, Temple, Texas, 76502
Ring: 3 mile radius

Prepared by Esri
Latitude: 31.06097
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Summary	Census 2010	2016	2021			
Population	37,480	40,033	42,178			
Households	15,231	16,045	16,863			
Families	9,261	9,629	10,054			
Average Household Size	2.37	2.41	2.42			
Owner Occupied Housing Units	7,793	7,629	7,915			
Renter Occupied Housing Units	7,438	8,415	8,949			
Median Age	36.6	37.2	37.7			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	1.05%	1.63%	0.84%			
Households	1.00%	1.58%	0.79%			
Families	0.87%	1.52%	0.72%			
Owner HHs	0.74%	1.52%	0.73%			
Median Household Income	0.86%	1.86%	1.89%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	2,532	15.8%	2,733	16.2%		
\$15,000 - \$24,999	1,903	11.9%	1,908	11.3%		
\$25,000 - \$34,999	1,876	11.7%	2,165	12.8%		
\$35,000 - \$49,999	2,213	13.8%	1,845	10.9%		
\$50,000 - \$74,999	2,692	16.8%	2,431	14.4%		
\$75,000 - \$99,999	1,988	12.4%	2,448	14.5%		
\$100,000 - \$149,999	1,564	9.7%	1,809	10.7%		
\$150,000 - \$199,999	588	3.7%	712	4.2%		
\$200,000+	689	4.3%	812	4.8%		
Median Household Income	\$45,730		\$47,732			
Average Household Income	\$66,822		\$71,978			
Per Capita Income	\$28,051		\$29,993			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,079	8.2%	3,118	7.8%	3,206	7.6%
5 - 9	2,611	7.0%	2,731	6.8%	2,873	6.8%
10 - 14	2,160	5.8%	2,369	5.9%	2,603	6.2%
15 - 19	2,235	6.0%	2,152	5.4%	2,310	5.5%
20 - 24	2,712	7.2%	2,670	6.7%	2,540	6.0%
25 - 34	5,285	14.1%	6,014	15.0%	6,162	14.6%
35 - 44	3,953	10.5%	4,099	10.2%	4,645	11.0%
45 - 54	4,967	13.3%	4,685	11.7%	4,418	10.5%
55 - 64	4,376	11.7%	4,987	12.5%	5,098	12.1%
65 - 74	2,688	7.2%	3,497	8.7%	4,212	10.0%
75 - 84	2,158	5.8%	2,308	5.8%	2,659	6.3%
85+	1,256	3.4%	1,402	3.5%	1,450	3.4%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	25,411	67.8%	26,326	65.8%	27,133	64.3%
Black Alone	6,614	17.6%	7,192	18.0%	7,679	18.2%
American Indian Alone	220	0.6%	244	0.6%	267	0.6%
Asian Alone	860	2.3%	1,121	2.8%	1,341	3.2%
Pacific Islander Alone	46	0.1%	47	0.1%	50	0.1%
Some Other Race Alone	3,128	8.3%	3,625	9.1%	3,970	9.4%
Two or More Races	1,201	3.2%	1,478	3.7%	1,736	4.1%
Hispanic Origin (Any Race)	8,682	23.2%	10,349	25.9%	11,990	28.4%

Data Notes: Income is expressed in current dollars.

DEMOGRAPHIC

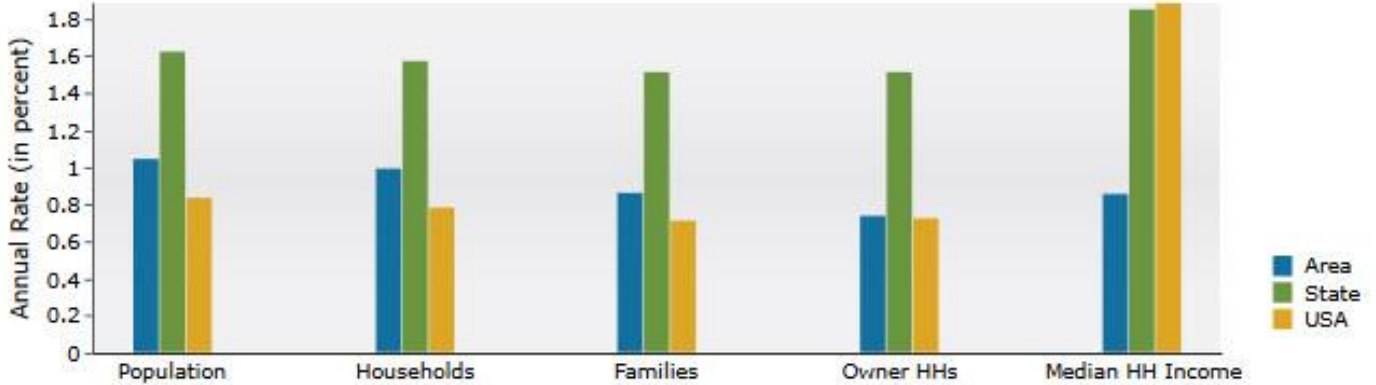


Demographic and Income Profile

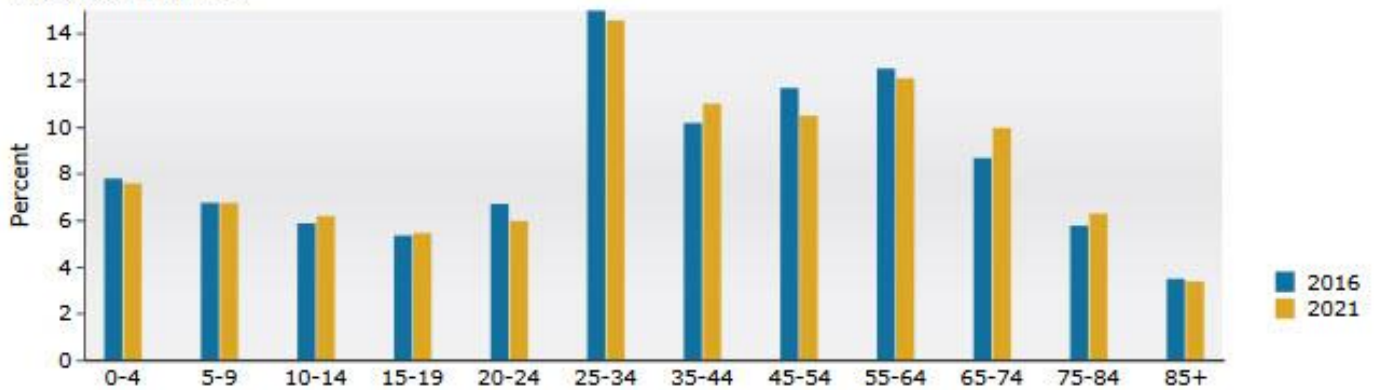
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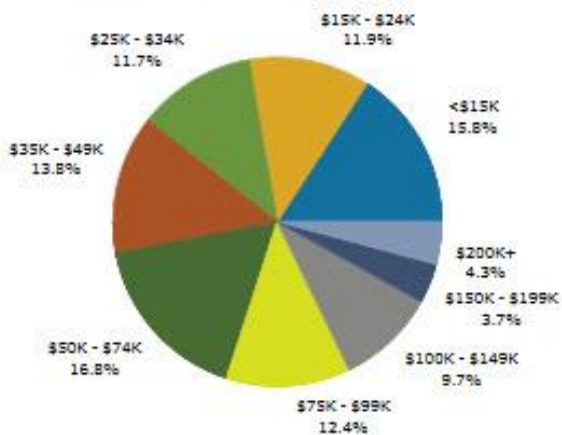
Trends 2016-2021



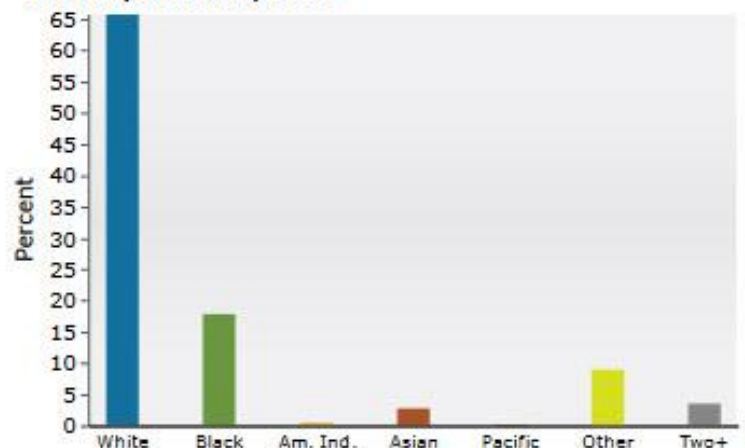
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 25.9%

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.

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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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