

**BAY STREET**  
STEAK + GRILLE

# Pad Site/2nd Generation Restaurant For Lease

1420 Southwest H K Dodgen Loop, Temple TX, 76504

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- 2nd Generation Restaurant
- 5,099 SF Building
- 73 Parking Spots
- Regional Intersection (over 1.5 mm SF)
- Existing Pylong Signage

### Land Size

- .94 acres for ground lease

### Lease Rates

- Call for pricing

### Demographics



#### Population Estimate

1 mi	3 mi	5 mi
9,026	53,133	73,074

#### Daytime Population

1 mi	3 mi	5 mi
15,622	52,758	69,597



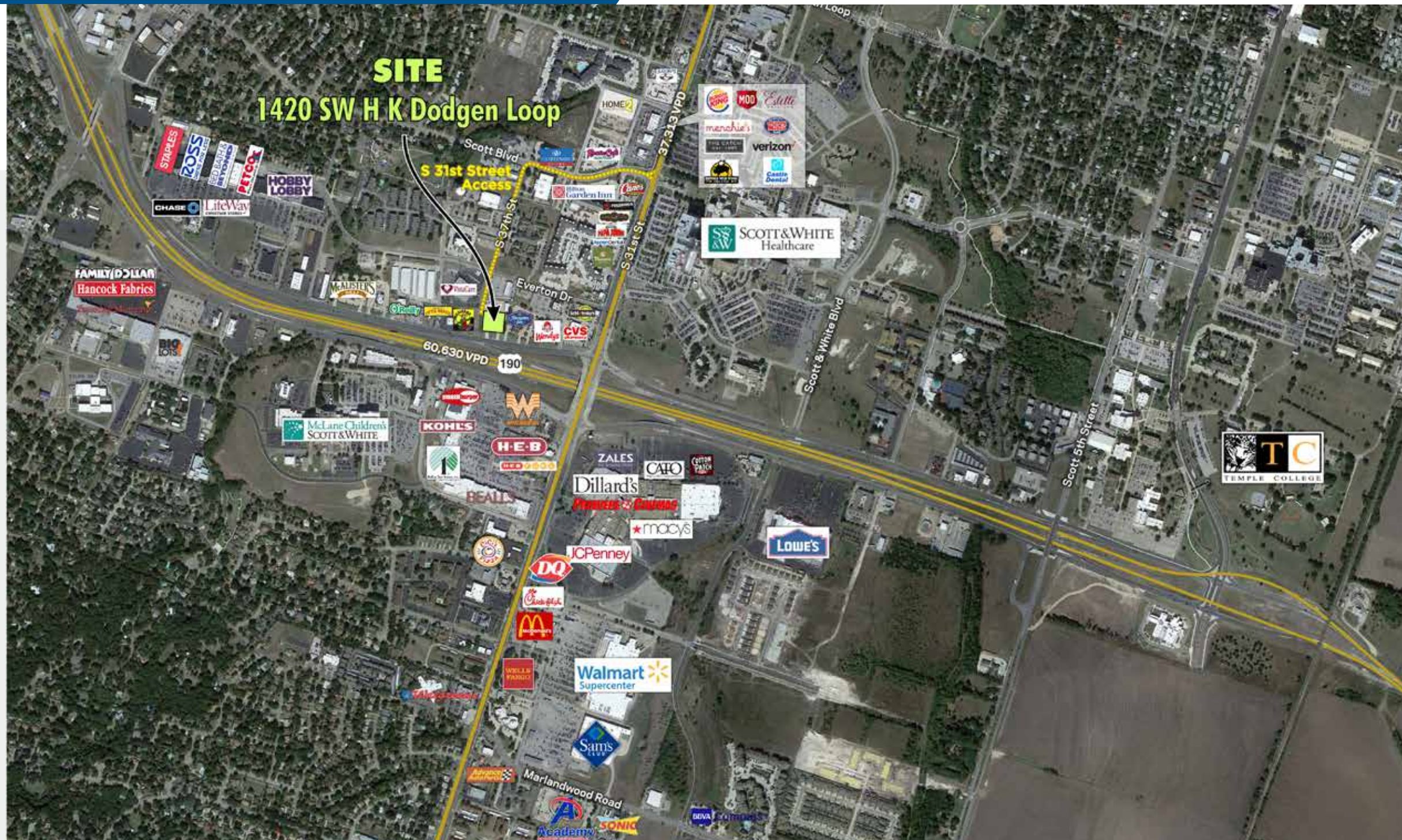
#### Avg. Household Inc.

1 mi	3 mi	5 mi
\$50,961	\$63,335	\$65,625



#### Traffic Counts

- 60,630 VPD (HWY 190/Dodgen Loop)
- 37,313 VPD (S 31<sup>st</sup> St)



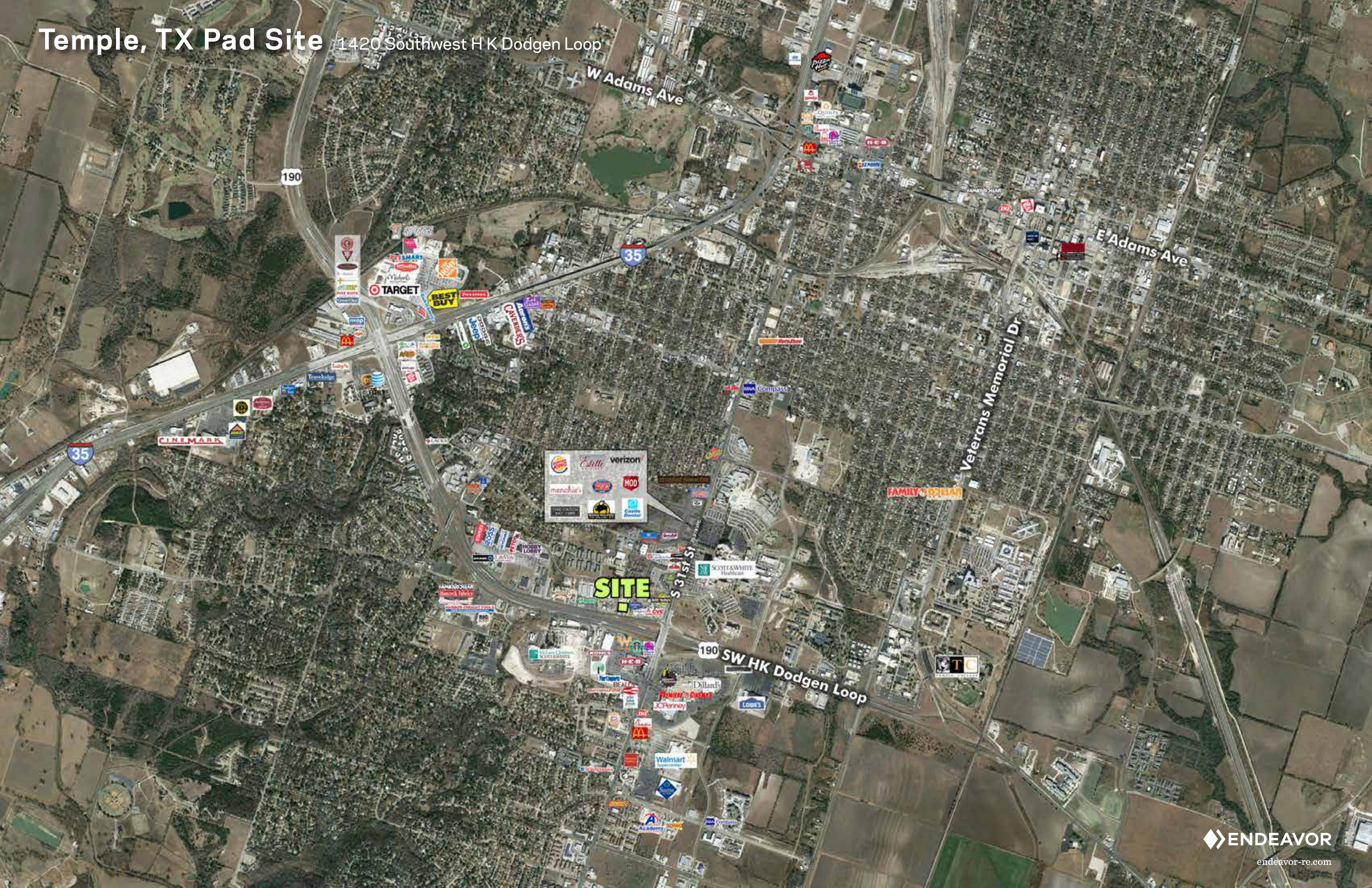
### Area Retailers & Restaurants



### Area Highlights

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

# Temple, TX Pad Site 1420 Southwest H K Dodgen Loop



**SITE**

# Temple, TX Pad Site 1420 Southwest H K Dodgen Loop

## SITE 1420 SW H K Dodgen Loop



Map showing various businesses and landmarks in Temple, TX, including:

- STAPLES, ROSS, RED BATH & BEYOND, PETCO, HOBBY LOBBY, CHASE, LifeWay
- FAMILY DOLLAR, Hancock Fabrics, McALISTER'S, Vistacare, O'Reilly, Little Henry's, Wendy's, CVS
- McLane Children's SCOTT & WHITE, KOHL'S, HEB, ZALES, CATO, COTTON PATCH, Dillard's, PREMIERE BANKING, macy's, JCPenney, DQ, Chick-fil-A, McDonald's, WELLS FARGO, Walmart Supercenter, Sam's Club, Advance Auto Parts
- HOME DEPOT, Hilton Garden Inn, Cane's, Burger King, MOD, Estelle, menchie's, verizon, Castle Dental, SCOTT & WHITE Healthcare
- SW North Loop, Scott Blvd, S 37th St, S 31st St, Scott & White Blvd, Scott 5th Street, Marlandwood Rd
- 60,630 VPD, 37,313 VPD, 190



# Temple, TX Pad Site 1420 Southwest H K Dodgen Loop

BaylorScott&White HEALTH  
CENTRAL TEXAS

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



All Seasons  
STORAGE CENTERS

Gentiva  
Hospice

Any Time Child Care

MATTRESS ONE

Little Mexico

**SITE**

Law  
Offices

COUNTRY  
WINE & SPIRITS

FAIRFIELD  
INN  
Marriott

Wendy's

CVS  
pharmacy

"No Light"  
Right Turn

S 31st St (37,313 vpd)

190 SW HK Dodgen Loop (60,630 vpd)

Texas  
Turn

Temple  
Medical  
Centers

KOHL'S

WALMART

STARBUCKS  
COFFEE

TACO  
BELL

TSO

ME

SUBWAY  
Sprint

H-E-B  
plus!

PROPOSED  
H-E-B

Temple Mall

Dillard's

JCPenney

PREMIERE  
GINEMAS

DOLLAR TREE

cricket

planet  
fitness

COTTON  
PATCH  
CAFE

ZALES

Visionworks

Bath&BodyWorks

CATO  
The Cato Corporation

burkes  
OUTLET

SUPERCUTS

avenue

Jason's  
deli

MATTRESSFIRM

Tuesday Morning

Payless

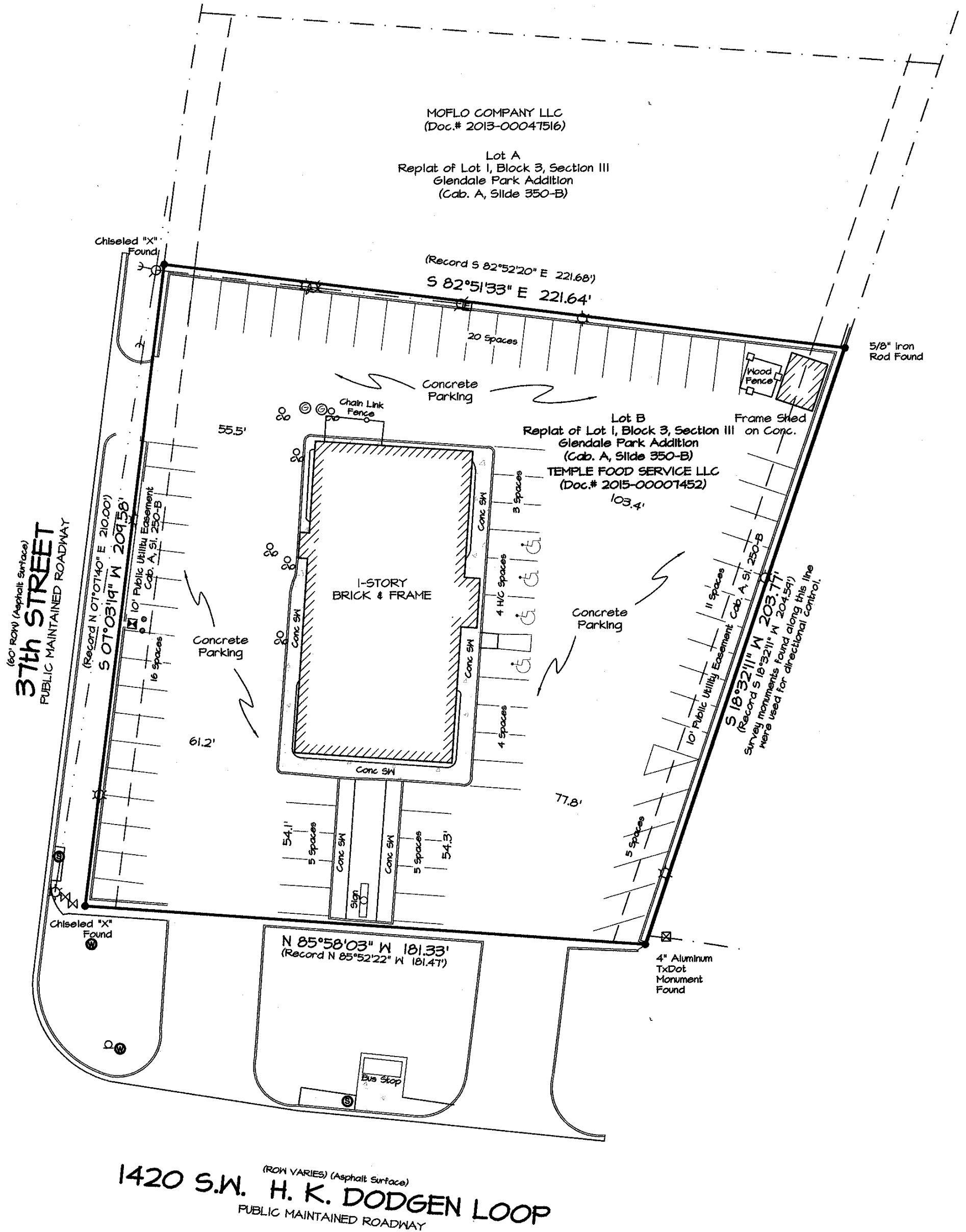
Pier 1 Imports

GameStop

500 FEET

# Temple, TX Pad Site

1420 Southwest H K Dodgen Loop





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.

<b>Endeavor 2015 Management LLC</b>	<b>9003900</b>	<b>CNorthington@Endeavor-Re.com</b>	<b>512-682-5590</b>
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Designated Broker of Firm	License No.	Email	Phone
<b>Daniel Joseph Frey</b>	<b>637356</b>	<b>DFrey@Endeavor-Re.com</b>	<b>512-682-5507</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Pierce Jones</b>	<b>725521</b>	<b>PJones@Endeavor-Re.com</b>	<b>512-682-5582</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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