

OFFERING MEMORANDUM

201 S 31st Street

201 South 31st Street

Temple, TX 76504

\$215K
PRICE

7.21%
CAP RATE

\$15.49K
NOI



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Executive Summary

201 South 31st Street · Temple, TX 76504

 ASKING PRICE

\$215,000

 NOI

\$15,494

 CAP RATE

7.21%

201 S 31st St presents an opportunity to acquire a small-format, income-producing commercial asset in a strategic Temple, Texas location. Offered at \$215,000, the property is currently leased to an operating coffee shop tenant through June 30, 2028, providing immediate cash flow at \$1,726 per month with scheduled income already in place.

Based on current income and known ownership expenses, the offering reflects an estimated cap rate of approximately 7.2%, creating an attractive entry point for investors seeking stabilized returns in a manageable price range.

Situated on a high-visibility corner lot with convenient access to S 31st Street, W Adams Avenue, W Central Avenue, and Interstate 35, the property benefits from strong connectivity to Downtown Temple, West Temple, Belton, and the broader Central Texas region. Nearby demand drivers include Baylor Scott & White Health, Temple High School, established retail corridors, and surrounding residential neighborhoods.

The approximately 1,056 square foot building sits on 0.16 acres and offers long-term flexibility for a variety of future uses including retail, office, café, or service-oriented concepts. In addition to current income, the property offers optionality for future owner-occupancy, repositioning, or redevelopment.

With in-place income, strategic location fundamentals, and long-term flexibility, 201 S 31st St represents a compelling opportunity for both private investors and future owner-users.










PROPERTY DATA

Building SqFt	1,056
Year Built	1927
Lot Size (Acres)	0.161
Lot Size (SF)	7,000
Parcel ID	30722
Zoning	Mixed Use
County	Bell
Frontage	50
Coordinates	31.098982,-97.358158

Investment Highlights

- **Immediate In-Place Income** – Existing coffee shop tenant paying \$1,726/month.
- **Lease in Place Through June 2028** – Provides near-term occupancy and income stability.
- **Attractive Going-In Yield** – Estimated **7.2% cap rate** based on current income and known expenses.
- **Accessible Entry Price** – Offered at **\$215,000**, an attainable price point for commercial ownership.
- **Stable Annual Revenue** – Current gross annual income of **\$20,712**.
- **Defined Expense Profile** – Known monthly taxes and insurance allow clearer underwriting.
- **Small-Format Asset** – Rare opportunity to acquire a manageable commercial property in this size range.
- **Strategic Temple Location** – Near S 31st St, W Adams, W Central, and I-35.
- **Strong Demand Drivers Nearby** – Close to Baylor Scott & White, Temple High School, retail centers, and surrounding neighborhoods.
- **Corner Lot Visibility** – Positioned on a visible 0.16-acre corner site with strong accessibility.
- **Flexible Future Use** – Suitable for retail, office, café, or service-oriented concepts.
- **Owner-User Upside** – Opportunity for future occupancy at lease expiration.
- **Recent Capital Improvement** – Roof replaced within the past two years.
- **Long-Term Optionality** – Hold for income, occupy later, or reposition over time.

KEY METRICS

 Asking Price	\$215,000
 NOI	\$15,494
 Cap Rate	7.21%
 Price/SF	\$203.60
 Occupancy	100%
 GRI	\$21K
 EGI	\$21K
 Building SF	1,056
 Year Built	1927

Location Highlights

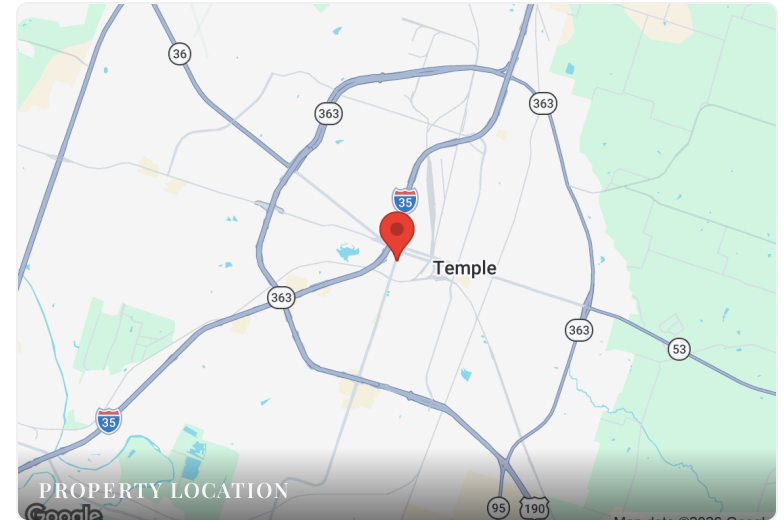
201 S 31st St is positioned in a highly accessible and established Temple trade area with direct connectivity to several of the city’s primary commercial corridors. Located near S 31st Street, W Adams Avenue, W Central Avenue, and Interstate 35, the property benefits from strong local traffic flow and efficient regional access.

The site is just minutes from Downtown Temple, providing convenient access to the city’s historic core, growing restaurant and business scene, government offices, and community amenities. Its central location also offers quick access to West Temple, Belton, and surrounding Bell County markets.

One of the area’s strongest economic anchors, Baylor Scott & White Health, is located nearby and serves as a major regional employment center that supports daily traffic and long-term economic activity. Additional nearby demand drivers include Temple High School, established residential neighborhoods, and major retail concentrations.

The property also benefits from proximity to Fort Hood/Cavazos, one of the largest military installations in the United States and a major contributor to the regional economy. Military personnel, civilian employees, contractors, and relocating households all support ongoing housing and commercial demand throughout the Killeen-Temple-Belton corridor.

Immediate access to Interstate 35 places the property within the broader Texas Triangle, connecting Temple to Austin, Waco, Dallas-Fort Worth, and San Antonio. This strategic location enhances the property’s appeal for local businesses, investors, and future owner-users seeking both neighborhood presence and regional reach.



LOCATION

Address	201 South 31st Street
City	Temple
State	Texas
Zip Code	76504
County	Bell
APN / Parcel #	30722
Coordinates	31.098982,-97.358158

TRANSIT

Temple	0.8 mi
Temple	0.3 mi
Santa Fe Plaza	0.8 mi

AIRPORTS

Draughton-Miller Central Texas Regional Airport	4.8 mi
Skylark Field Airport	19.3 mi
Killeen Regional Airport	27.5 mi

HIGHWAYS

Interstate 35	0.2 mi
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West Temple / Belton / Lake Belton

Temple High School

W Central Avenue

W Adams Avenue

Downtown Temple

201 S 31st Street



BREW BEANS

COFFEE SHOP
NOW OPEN







COFFEE

RANCILIO
ESPRESSO

MISC &
GRIND

1883
183
FRANCE







Rent Roll

Suite	Tenant	SF	Rent/SF	Monthly	Annual Rent	Lease Type	Start	End
Whole Property	Brew Bros	1,056	\$19.61	\$1,726.00	\$20,712.00	Net	04/01/25	06/30/28
Total		1,056	\$19.61	\$1,726.00	\$20,712.00			

GLA **1,056 SF**

% LEASED **100.0%**

AVG RENT/SF **\$19.61**

TENANTS **1**

AVG LEASE TERM **2.2 yrs**

Notes

Single-tenant property leased to Brew Bros Group LLC (coffee shop). Lease term runs through June 30, 2028. Current base rent is \$1,726/month with scheduled increases in July 2026 and in July 2027. Modified net structure with tenant paying utilities and owner paying taxes and insurance. Provides immediate in-place income with built-in rent growth and future owner-user flexibility.

Market Overview

Market Overview: Temple, TX

Temple is a city in Bell County, Texas, United States. As of 2020, the city has a population of 82,073 according to the U.S. census. Temple lies in the region referred to as Central Texas and is a principal city in the Killeen–Temple–Fort Hood metropolitan area, which as of the 2020 Census had a population of 475,367. Located off Interstate 35, Temple is 65 miles (105 km) north of Austin, 34 miles (55 km) south of Waco and 27 miles east of Killeen.



KEY FACTS

Population	54,986
Area	26.8 sq mi
Elevation	2,346 ft
Time Zone	Central Time Zone
County	Bell County
Incorporated	June 29, 1881
State	Texas

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	7,044	Population	53,485	Population	82,817
Median HH Income	\$39,613	Median HH Income	\$57,821	Median HH Income	\$67,346
Households	3,121	Households	23,714	Households	34,702

Source: ESRI / ArcGIS Business Analyst

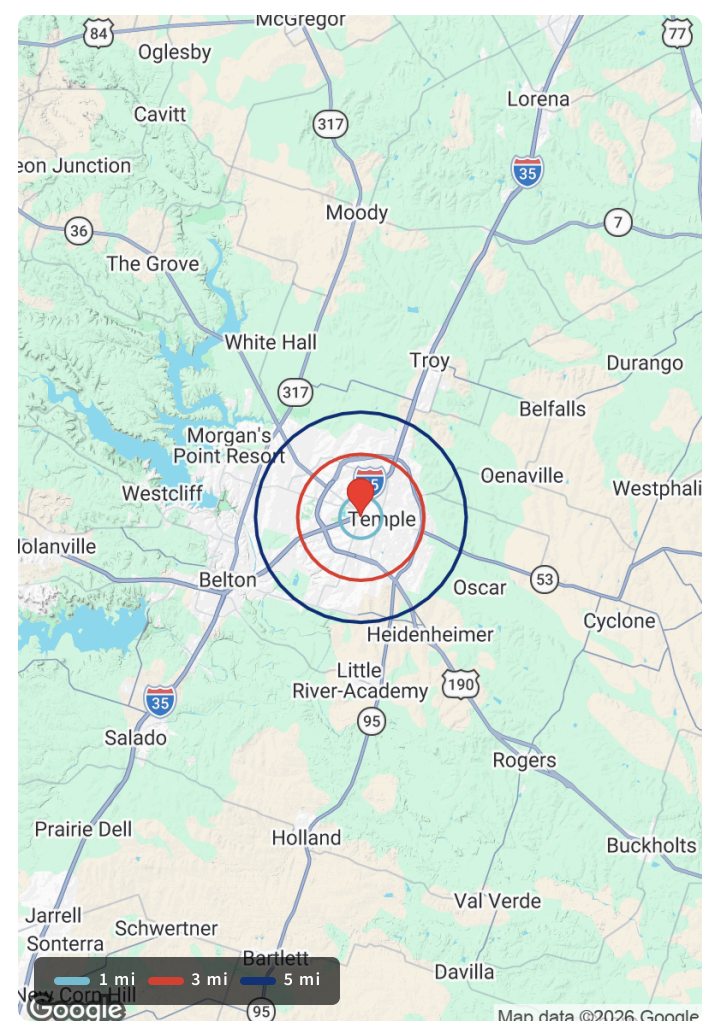
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,524	44,288	53,897
2010 Population	7,471	46,976	62,835
2025 Population	7,044	53,485	82,817
2030 Population	7,243	56,061	87,588
2025-2030 Growth Rate	0.56 %	0.95 %	1.13 %
2025 Daytime Population	14,314	82,675	111,050

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,907	17,723	21,394
2010 Total Households	2,833	19,017	25,155
2025 Total Households	3,121	23,714	34,702
2030 Total Households	3,258	25,365	37,377
2025 Avg. Household Size	2.22	2.21	2.35
2025 Owner Occupied Housing	1,188	10,015	18,207
2030 Owner Occupied Housing	1,309	11,138	20,182
2025 Renter Occupied Housing	1,933	13,699	16,495
2030 Renter Occupied Housing	1,949	14,227	17,195
2025 Vacant Housing	390	2,356	2,996
2025 Total Housing	3,511	26,070	37,698

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	423	2,847	3,213
\$15,000-\$24,999	546	2,122	2,658
\$25,000-\$34,999	379	2,146	2,502
\$35,000-\$49,999	481	3,350	4,162
\$50,000-\$74,999	545	4,916	6,824
\$75,000-\$99,999	331	2,811	4,445
\$100,000-\$149,999	350	3,291	6,146
\$150,000-\$199,999	21	1,315	2,650
\$200,000 or greater	45	916	2,102
Median HH Income	\$39,613	\$57,821	\$67,346
Average HH Income	\$53,912	\$75,040	\$88,587

\$39,613 MEDIAN HH INCOME	\$53,912 AVG HH INCOME
38.1% OWNER OCCUPIED	61.9% RENTER OCCUPIED
11.1% VACANCY RATE	0.56 % 2025-2030 GROWTH



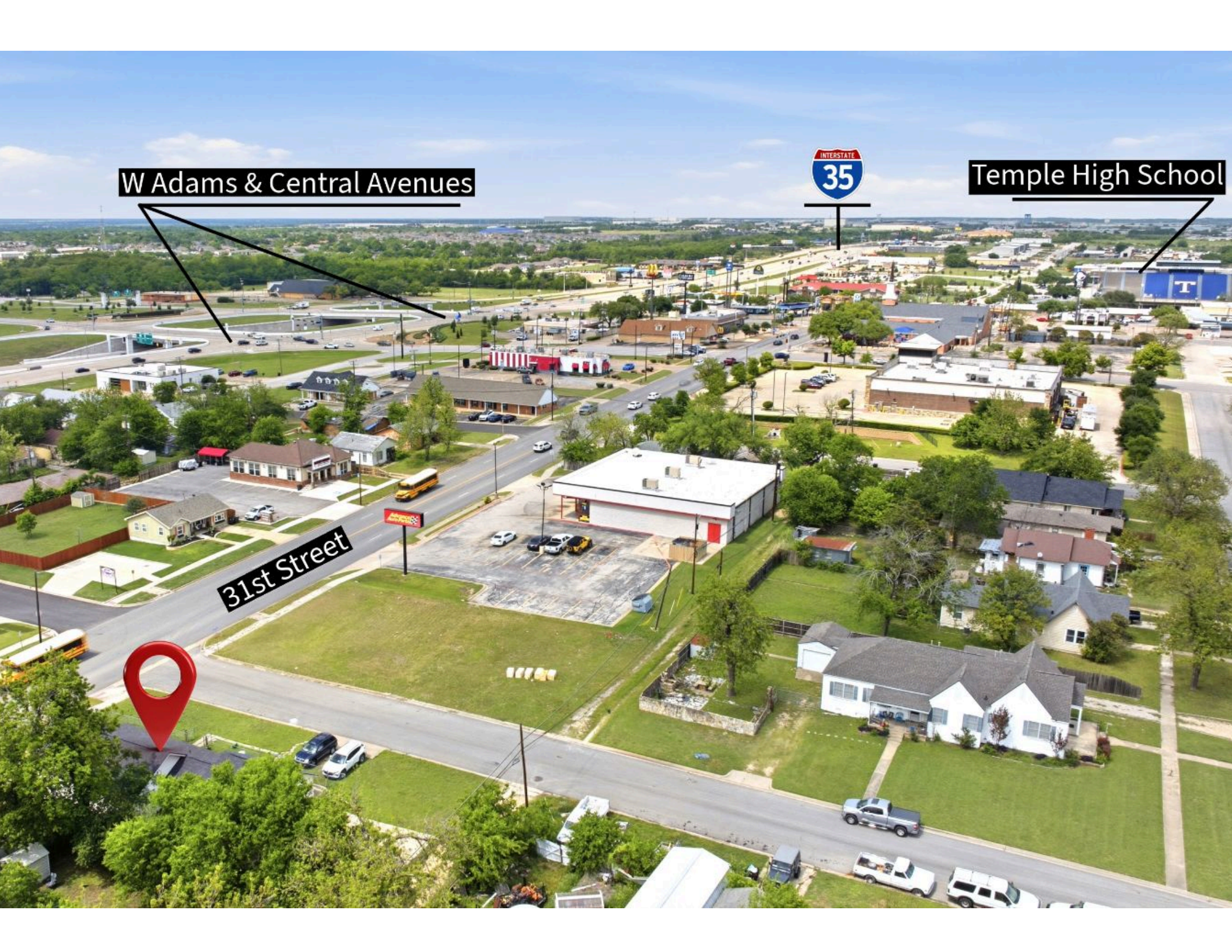
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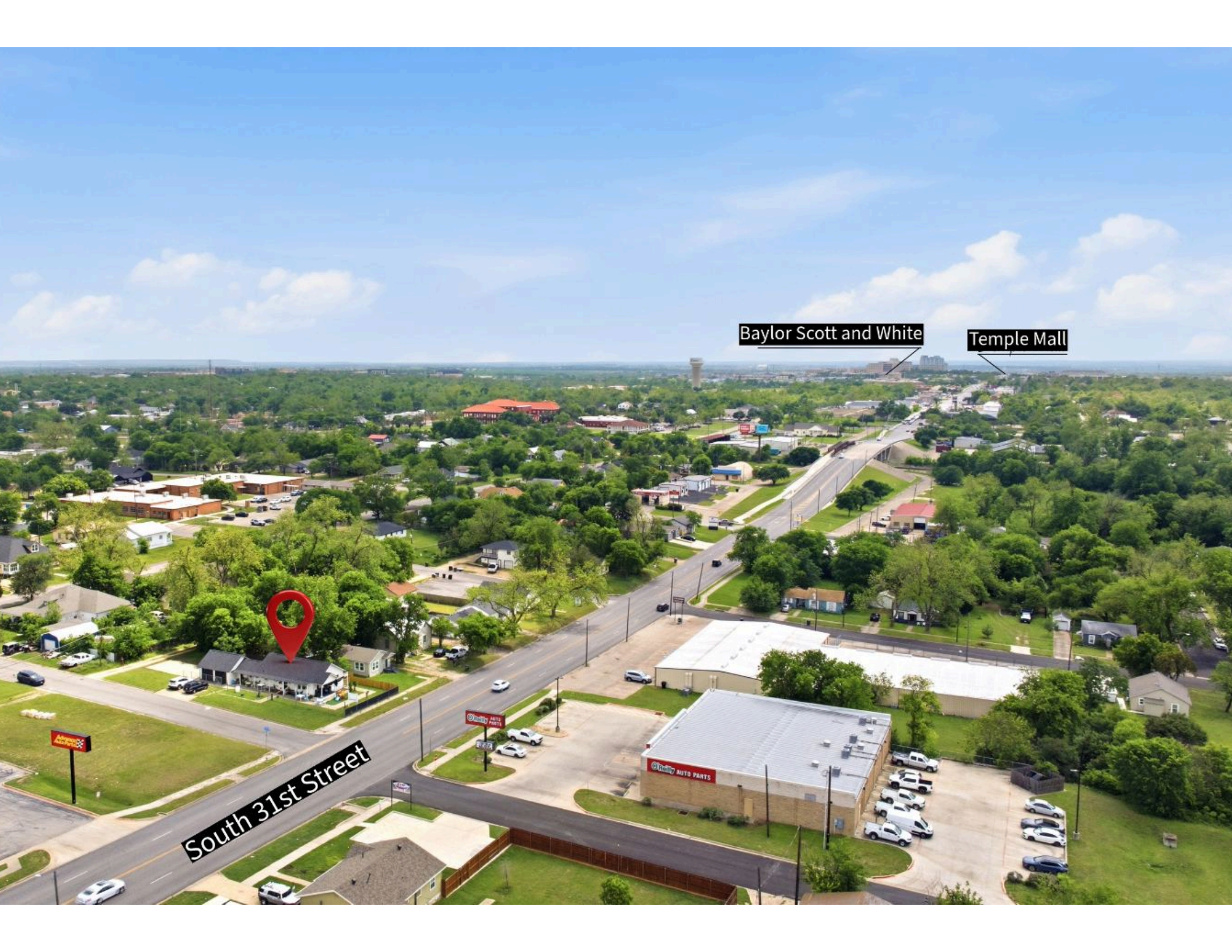
W Adams & Central Avenues



Temple High School

31st Street





Baylor Scott and White

Temple Mall

South 31st Street

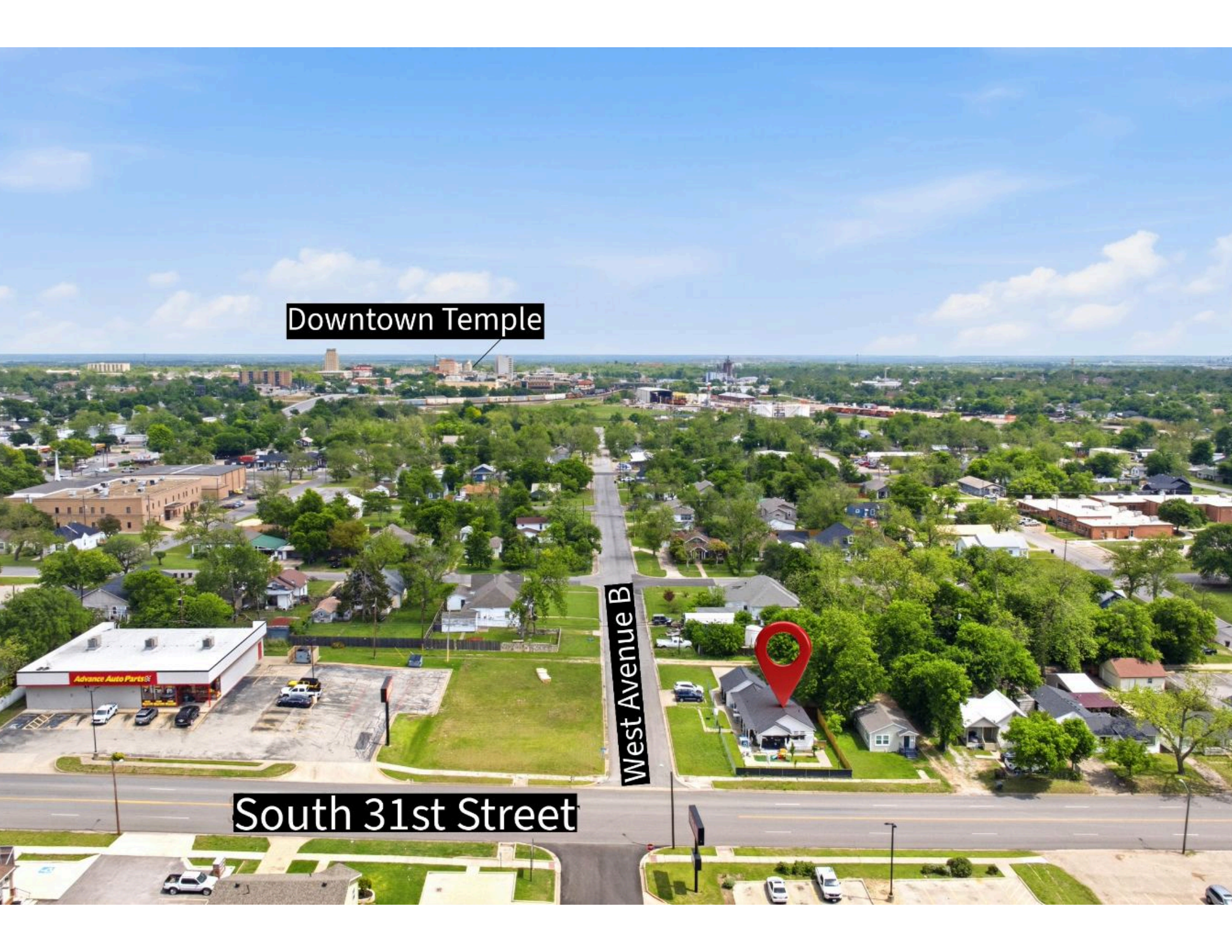
Auto Parts

Auto Parts

Downtown Temple

West Avenue B

South 31st Street



South 31st Street

West Avenue B

Street Parking

Customer Parking

Customer Parking



More Information



Thank you for your interest in 201 S 31st St, Temple, Texas.

This offering presents an opportunity to acquire a small-format commercial asset with in-place income, scheduled rent growth, and long-term flexibility in a strategic Central Texas location. Whether you are an investor seeking immediate cash flow or an owner-user planning for future occupancy, this property offers multiple paths to value.

Additional information, lease documents, financial details, and showing access are available upon request.

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FOR MORE INFORMATION



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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