

FOR LEASE



317 TEXAS



**MESA RIDGE
429 LOTS**

**JAMES L. BURRELL
ELEMENTARY SCHOOL
387 STUDENTS**

**PRIORITY CHARTER SCHOOL
115 STUDENTS**

SITE

**NORTH GATE
511 HOMES**

**NORTH BELTON
HIGH SCHOOL
1,524 STUDENTS**

**LAKE POINTE
689 HOMES**

**PECAN POINTE
232 HOMES**



**CROSSROADS PARK
220,000-280,000 VISITS PER YEAR**

**(FUTURE)
CROSSROADS RECREATIONAL COMPLEX
1,789 AC MIXED USE DEVELOPMENT
3,660 LOTS**

AIRPORT RD 20,534 VPD



Hunington

Hunington Properties, Inc.
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SHOPS AT PEPPER CREEK

1720 Lightner Ln., Temple, TX 76502

SHOPS AT PEPPER CREEK

Temple offers a growing mix of culture, commerce, and outdoor recreation that supports both business and community life. Downtown Temple features local dining, shopping, and arts destinations, along with attractions like the Temple Railroad & Heritage Museum and the Cultural Activities Center. Outdoor enthusiasts enjoy nearby parks, trails, and access to Belton Lake for boating and recreation, while community events such as Bloomin' Temple and seasonal festivals bring residents together year-round. Together, the Temple area appeals to residents, visitors, and businesses alike by blending economic growth, healthcare and education anchors, and an active Central Texas lifestyle.

TEMPLE BLENDS SMALL-TOWN CHARM WITH A GROWING, VIBRANT CENTRAL TEXAS ENERGY

A welcoming community with local shops, restaurants, and cultural attractions.

Nearby parks, trails, and Belton Lake for outdoor recreation and scenic escapes.

Historic downtown charm with arts, live performances, and seasonal community events



Property Information - Multi-Tenant Retail

Space Available	13,125 SF (Will Divide Drive-Thru Available)
Rental Rate	Call for Pricing
NNN	\$10.00 PSF
Building Size	13,125 SF
Bay Depth	75'

Pad Sites Available

For Sale	Pad 1: 1.31 AC
Ground Lease	Pad 2: 0.62 AC
Build to Suit	Pad 3: 1.50 AC
	Pad 4: 5.50 AC

Property Highlights

- Prime location in Temple's fast-growing Airport Road corridor with direct access to Hwy 36, Loop 363, and I-35
- Signalized access and strong visibility along Airport Rd
- Surrounded by expanding residential communities and 4,000+ students in the immediate trade area
- Minutes from Baylor Scott & White Medical Center and major employment drivers
- Adjacent to the planned 1,789-acre Crossroads mixed-use development with 3,600+ lots
- Pad sites available for sale, ground lease, or build-to-suit; ideal for drive-thru, medical, and daily needs retail

Demographics

Population (2025)	2 mi. - 14,517
	3 mi. - 33,683
	5 mi. - 74,053
Average Household Income	2 mi. - \$108,803
	3 mi. - \$109,958
	5 mi. - \$108,817

Traffic Counts Airport Rd: 20,554 vpd

<p>Gigi Gomel Principal Brokerage gigi@hpiproperties.com</p> <p>AJ Loudermilk VP Brokerage aj@hpiproperties.com</p>	<p>Evan Dyer Principal Retail Development evan@hpiproperties.com</p> <p>Jeffrey Aron SVP Development jeffrey@hpiproperties.com</p>
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- Retail Space Available
- Pad Available
- Pending
- Leased | Sold

	SF/AC	STATUS
Pad 1	1.31 AC	Available
Pad 2	0.62 AC	Available
Pad 3	1.50 AC	Available
Pad 4	5.50 AC	Available
Retail Building	13,125 SF	Available for Lease





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.

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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