

1150 Canyon Creek Dr Temple, TX

Prime Commercial Building for Sale
+/- 3,591 sq ft
6 space-4 Food Truck Spots
\$1,100,000

Canyon Creek Plaza presents a rare opportunity to acquire a multi tenant income-producing retail and restaurant investment in one of Temple's fastest-growing commercial corridors. Located at 1150 Canyon Creek Drive, this vibrant neighborhood destination features leased restaurant suites plus four food truck spaces with a commissary, creating a diverse tenant mix and multiple revenue streams. The property has benefited from recent improvements, enhancing its appeal for both tenants and customers.

Strategically positioned just off S. 31st Street, Canyon Creek Plaza is surrounded by major retail, medical, and residential developments, including Baylor Scott & White Health, the VA Medical Center, Temple College, Texas A&M College of Medicine, Temple Mall, H-E-B, Sam's Club, Walmart, and numerous national retailers. This high-demand trade area continues to experience strong residential and commercial growth, driving consistent customer traffic and long-term tenant demand.

The combination of traditional retail suites and an active food truck courtyard creates a unique destination that encourages repeat visits, cross-shopping, and a vibrant community atmosphere. With a stabilized occupancy, diversified income sources, and a prime location in one of Central Texas' strongest growth markets, Canyon Creek Plaza offers investors an exceptional opportunity for immediate cash flow and long-term appreciation.





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Highlights

- Multi-tenant occupied investment
- Leased restaurant suites
- Four leased food truck spaces providing additional income
- Diversified tenant mix reduces investment risk
- Established neighborhood restaurant destination
- Prime location near major medical, retail, and residential developments
- Strong demographics and continued Temple growth support long-term value
- Excellent opportunity for investors seeking stable cash flow with upside potential



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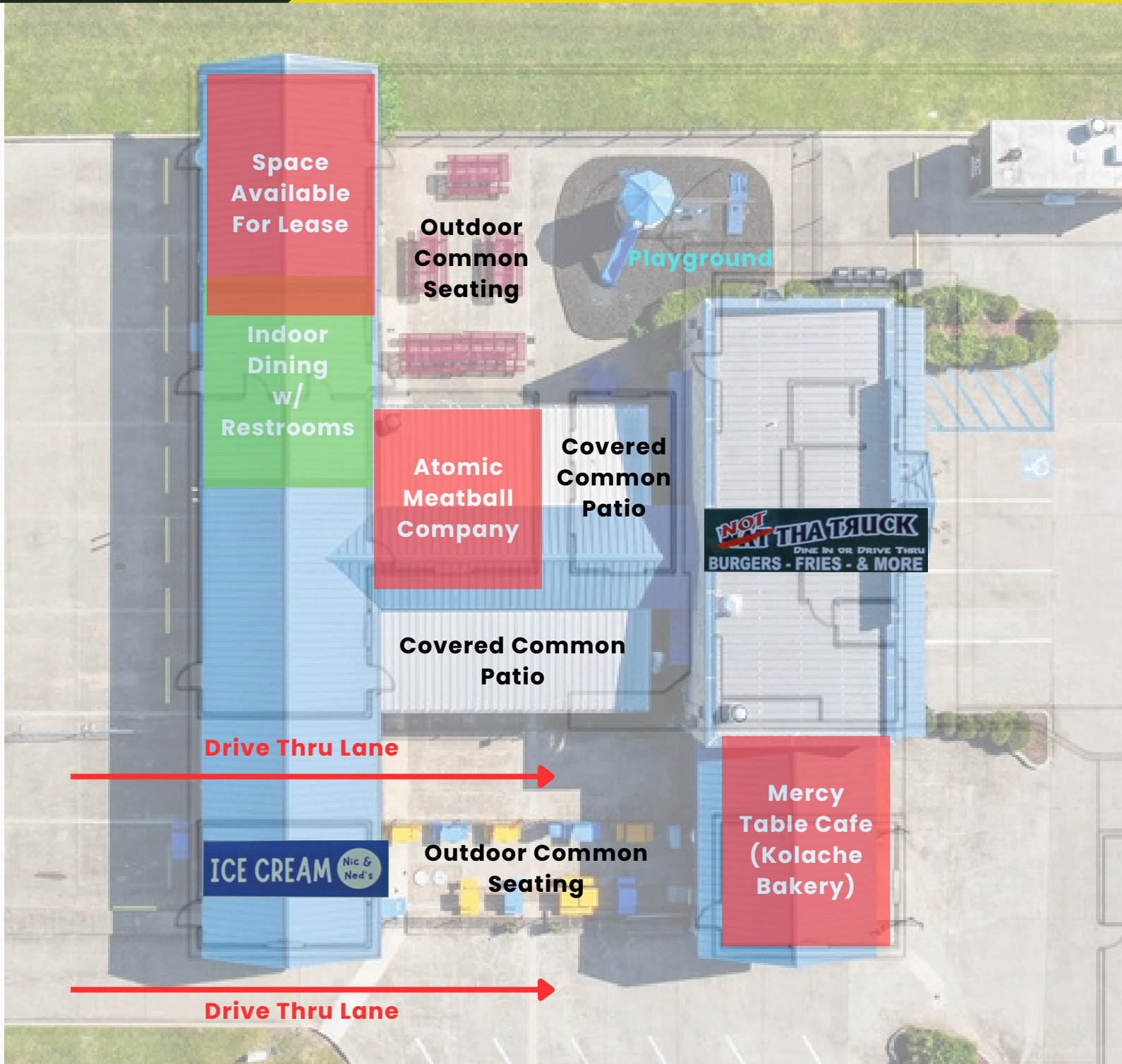


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Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>First Texas Brokerage Company</u>	<u>0470284</u>	<u>ryan@efirsttexas.com</u>	<u>(254)947-5577</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Ryan Hodge</u>	<u>0470284</u>	<u>ryan@efirsttexas.com</u>	<u>(254)947-5577</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Associate</u>			
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date