



CENTRAL REALTY PARTNERS

Central Realty Partners - Commercial Real Estate
5412 Hwy 317
Belton, TX 76513
www.centralrealtypartners.com

Scott Motsinger
254.791.8700 (O)
254.931.5636 (C)
smotsinger@centralpre.com



For Lease
Heat & Air Conditioned Warehouse!
2,400sf Office Warehouse
5412 Hwy 317, Ste C, Belton, TX 76513

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SUBJECT DETAILS

The subject property consists of **2,000sf** of Warehouse and **400sf+/-** of office on 1.65 acres of land in the heart of the fastest growing area in the Temple/Belton Market. Over 600+/- new home starts in 2017/2018 within 5+/- miles of this location. Excellent visibility and central location. **14'X14' rollup grade level door in front . 16' side height. Warehouse is insulated and has HVAC. Additional Storage building Available**

(20 miles to Killeen/Harker Height) (40 miles to Waco)(37 miles to Georgetown) (60 miles to Austin)

MARKET DESCRIPTION

Killeen/Temple/Fort Hood MSA ranks 4th strongest in the state and 13th strongest out of 381 Metropolitan Statistical Areas in the United States. Temple was founded as a railroad town but has grown to be a leader in areas related to medicine, transportation, logistics and manufacturing. Large numbers of military cycle out of Fort Hood every month and offer a vast supply of ready and skilled labor for the labor market. It is estimated that there are more than 50,000 jobs located in Temple. The city of Temple, Texas is situated in one of the booming economic corridors in the nation. Temple has proved to have a steady growth rate with an increasing rate of racial diversity. The population of Temple has increased from 2019 to 2024 increased 10.5%. Temple's strategic location, within 180 miles of 17.8 million people, has continued to benefit the city's development and growth.

<http://choosetemple.com/>

TRAFFIC COUNT

26,855+ VPD (2020 TXDOT)
And growing

ZONING

Retail

DEMOGRAPHICS 2024:

Population:	Median Income:
1 mile (20,900)	\$103,100.00
3 mile (49,600)	\$88,600.00
5 mile (103,300)	\$74,000.00

RENTAL RATE

(\$2,600.00 Monthly)
NNN Charges 0.17 per month
3% annual increases

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Aerial Map



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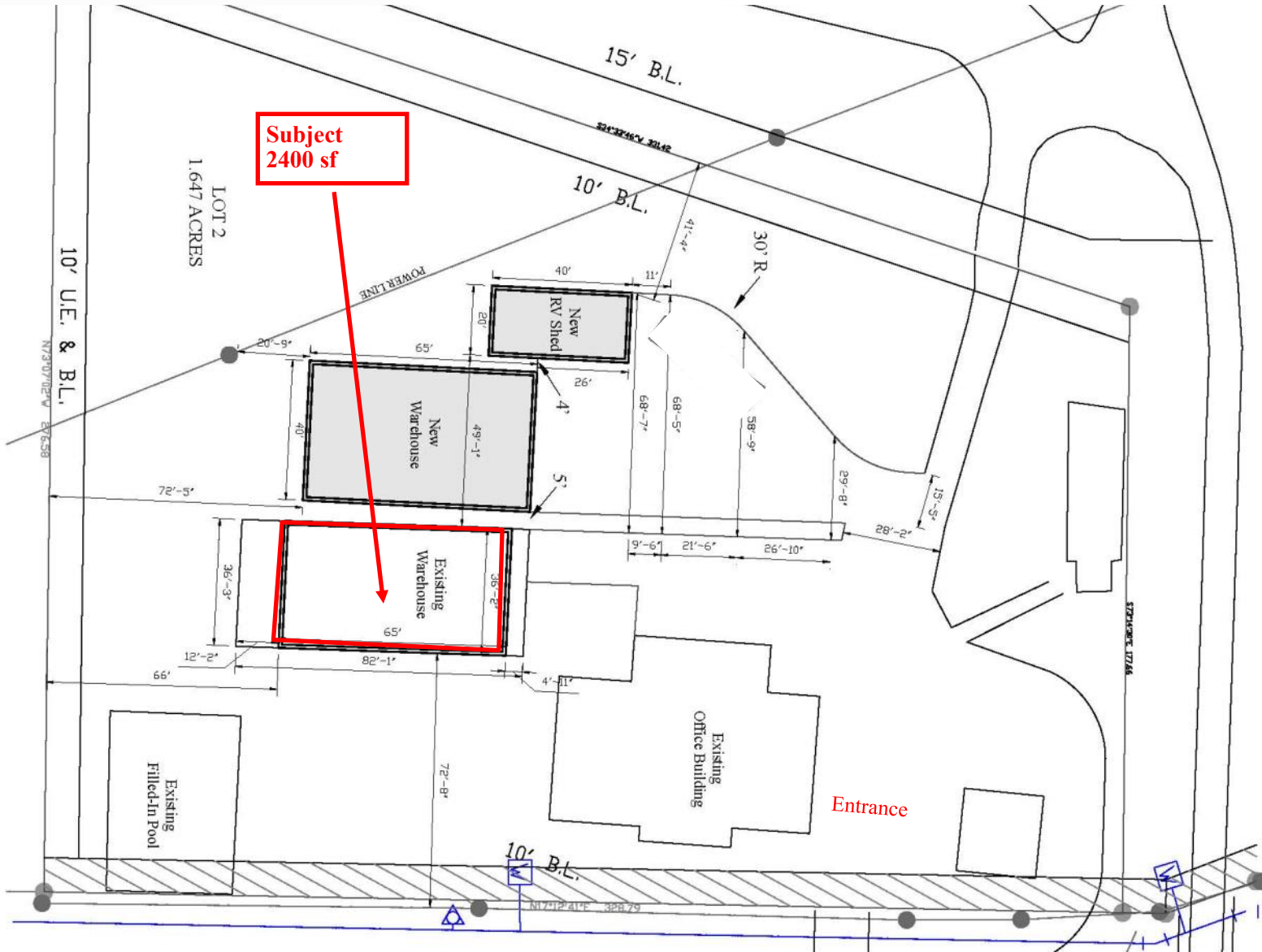


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PROPOSED NEW HOUSE LOCATIONS



New Warehouse and RV Shed Pavement
 Driveway: 4,853 sf
 Building Pads: 2,600 sf (Warehouse)
 800 sf (RV Shed)

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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.

Temple Executive Realty dba Central Realty Partners	575472	_____	_____	(254) 791-8700
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	_____	Email	Phone
Scott T. Motsinger	526810	_____	smotsinger@centralrpre.com	(254) 931-5636
Designated Broker of Firm	License No.	_____	Email	Phone

_____	_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	_____	Email	Phone

_____	_____	_____	_____	_____
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

TAR 2501

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Scott Motsinger

Phone: (254) 791 8700 Fax: (254) 771 4120

IABS 1-0
2501 Master

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