

FOR LEASE

UPCOMING 15+ ACRE RETAIL CENTER WITH 100,000+ SF OF RETAIL & RESTAURANTS.

AMY'S COFFEE CO.
D R I V E T H R U

 **TEMPLE STAR
STORAGE**



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



SITE

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

MESA RIDGE
429 LOTS

**PRIORITY
CHARTER SCHOOL
115 STUDENTS**

**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



Hunington

Hunington Properties, Inc.
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THE SHOPS AT PEPPER CREEK

1720 Lightner Ln., Temple, TX 76502

THE 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



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- Retail Space Available
- Pending
- Pad Available
- 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





Colorado developer says its data center investments in Temple now total \$4.2B

Two buildings totaling 1 million square feet are under construction

By Justin Sayers – Austin Business Journal (August 7, 2026)

Colorado-based Rowan Digital Infrastructure Pty. Ltd. has offered more details about its plans in Temple, as the company now says its investments in data center campuses far north of Austin now total \$4.2 billion. The six buildings are expected to have 120 employees at full buildout.

The Aug. 7 announcement comes as the company is expected to bring later this month before city officials a modification of its flagship campus that it calls Project Temple. Two buildings totaling 1 million square feet are under construction on the site, and the company is angling to add a third 750,000-square-foot structure called the Lasso Building.

Project Temple was initially approved in 2025 as a three-building campus, officials said. But during the planning process, the city said it needed the location of the third building on an additional 300-acre piece next to the 707-acre site to support expansion of the city's landfill. The developer delayed it to aid the landfill expansion that is expected to service the city for the next half-century. Company officials said each building is estimated to be a \$700 million investment – meaning Project Temple by itself is a \$2.1 billion project. The first two buildings created more than 500 construction jobs this year. Each building will use a fully-utilized closed-loop system, with daily use limited to employee needs like bathrooms.

It requires city approvals because it is technically a new parcel. It's scheduled to head to the city's planning and zoning commission in August and City Council in September. It is scheduled to break ground in early 2027 should it be approved. "When the City told us the land was needed for its landfill, adjusting our plans was a straightforward decision," said Martin Romo, vice president of economic development and external affairs. "Rowan is invested in Temple for the long term, and supporting infrastructure that serves our neighbors for five-plus decades is exactly the kind of creative solutions we value." It marks the continued investment of Rowan in Temple – which is miles north of Austin and has been at the forefront of the statewide data center boom. It's also led to a wealth of blowback from neighbors.

Rowan bills itself as a hyperscale build-to-suit data center developer. It notes on its website that it leases to companies such as Meta Platforms Inc. (Nasdaq: META), Microsoft Corp. (Nasdaq: MSFT), Amazon.com Inc. (Nasdaq: AMZN), Alphabet Inc.'s (Nasdaq: GOOG) Google LLC and Oracle Corp. (NYSE: ORCL). Rowan said that it offers net-zero power solutions, with a focus on renewable energy, energy efficiency and low environmental impact, along with investment in communities. Additional manufacturing facilities—including what appears to be a major new factory under construction—underscore the area's emergence as one of Central Texas's fastest-growing advanced manufacturing and technology hubs.



Here's a rendering of Rowan Digital Infrastructure Pty. Ltd.'s first of three data center projects in Temple, about 70 miles north of Austin.

All in all, Rowan's full footprint in Temple is planned to be six buildings spread across Project Temple, Project Stampede and Project Ranger. The Ranger Building is also roughly 750,000 square feet. Each building is a \$700 million investment – or \$4.2 billion total.

The company said those buildings are also expected to create 2,000 jobs and 120 full-time jobs, with an average salary of \$80,000, and approximately \$45 million annually for schools, public services and more from direct tax revenue. Rowan estimates that altogether, the six buildings will use less than a half-percent of the city's water use, although that does not account for the water needed for initial fills of the closed-loop systems.

Rowan announced in May that it had obtained \$3 billion in financing for the 300-megawatt Project Temple, and it has secured \$4.5 billion total under what it calls its "Green Finance Framework." Project Temple also received incentives from both the city and Bell County. Rowan has a long history in Temple, and initially came to the city – with a population nearing 100,000 people – when the company built the 35-acre Moriah Data Center under previous leadership on land adjacent to the first project. That site became operational in 2023, and the tenant vacated the property in 2024. Company officials have said they aim to transition that site into a warehouse to support construction and operations of the new project.

Like the rest of Central Texas, Temple has been a target for data centers. Meta Platforms Inc. recently opened its own \$800 million-plus hyperscale data center campus, while Minnesota-based Oppidan Investment Co. is working on a \$31 million data center.



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			

Buyer/Tenant/Seller/Landlord Initials	Date
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Information available at www.trec.texas.gov