



CENTRAL REALTY PARTNERS

Central Realty Partners - Commercial Real Estate

www.centralrealtypartners.com

Teresa Lange

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TRACT DETAILS

This 44-acre tract, taken out of the original 55 acres, is located at the corner of West Adams Avenue and Cedar Road within Temple city limits and Belton ISD. Zoned General Retail, the property sits directly in front of a 180-unit apartment complex and a new convenience store, making it a prime location for future development. Hog Pen Creek runs through the property from north to south, with a mix of native grasses and mature trees creating a natural landscape. This site offers an excellent opportunity for a work, live, and play development in a high-growth area.

LOCATION DESCRIPTION

The property is located at the south east corner of the intersection of SH 317 and FM 2305 (otherwise known as West Adams Avenue). This site is located right between Temple and Belton in one of the fastest growing areas in the county. One thousand new homes currently in development.

UTILITIES

15" Sewer Force Main runs through the subject
8" Sewer line runs along the southeast boundary
8" Water line along Cedar Road
Water: City of Temple
Wastewater: City of Temple
Electric: Oncor
See the attached "Utility Map" for more details.

TOPOGRAPHY

This tract is flat. The 44 acres is Gently sloping. See Topographical map.

ZONING

General Retail with planned development and MF

TRAFFIC COUNTS

24,178 VPD on West Adams Avenue (FM 2305)
18,985 VPD on State Highway 317

FRONTAGE

Approximately 2,100 feet on West Adams
Approximately 1,000 feet on SH 317

TRAFFIC GENERATORS

Besides numerous subdivisions, traffic is generated by connecting West Temple to Belton: Temple's Bioscience Park, S&W Westfield Clinic, Lake Belton, Belton ISD, S&W Health Plan and many others. This property is located at the major traffic exchange between Temple and Belton.

Population Demographics:

Aproximatley 100,000 in Temple
Median age 33.8
Avg Houshold income \$84,181

PRICE: \$14.00 PSF FOR LOTS

Lot 1 = 2.404 acres—**SOLD C-store**
Lot 2 Block 1 = 1.975 acres **\$14psf**
Parcel D-1: 1.50 acres — **tbd**
Parcel E-1: 1.75 acres— **tbd**
44 total avail acres - tbd if all

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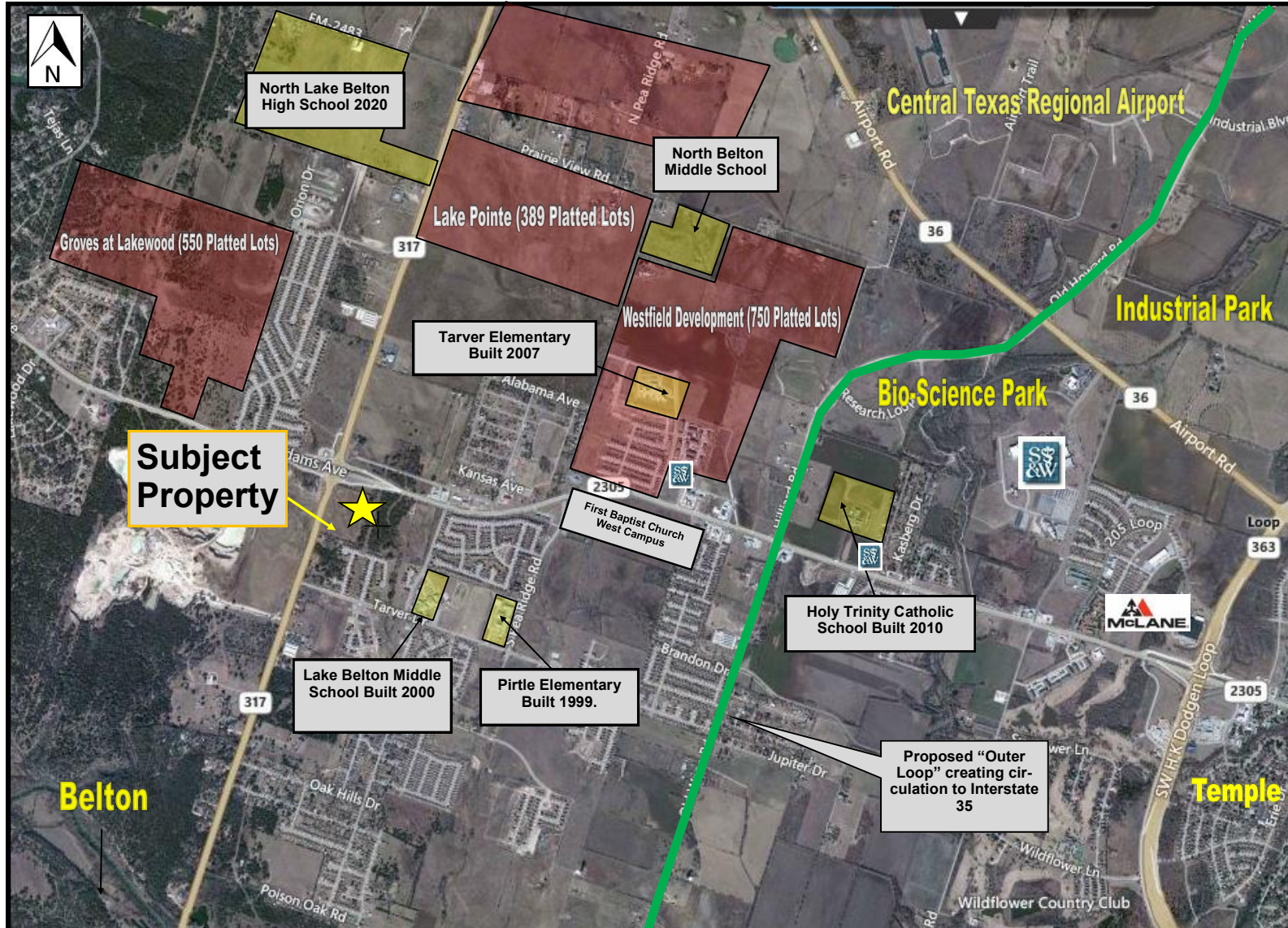


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Aerial Map - Multi-Family & Schools



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Aerial Map - Retail



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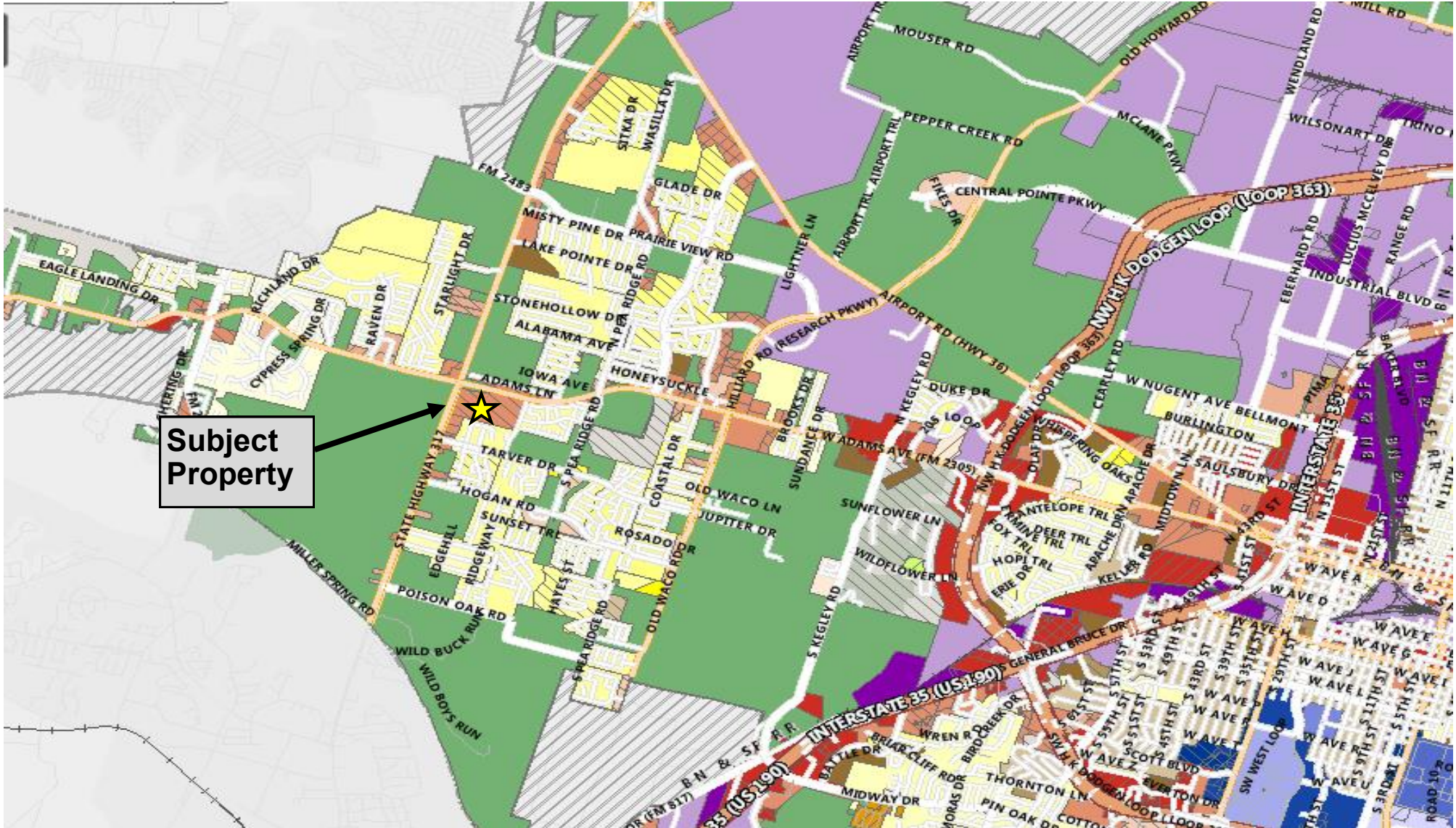
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Zoning Map



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Topographical Map



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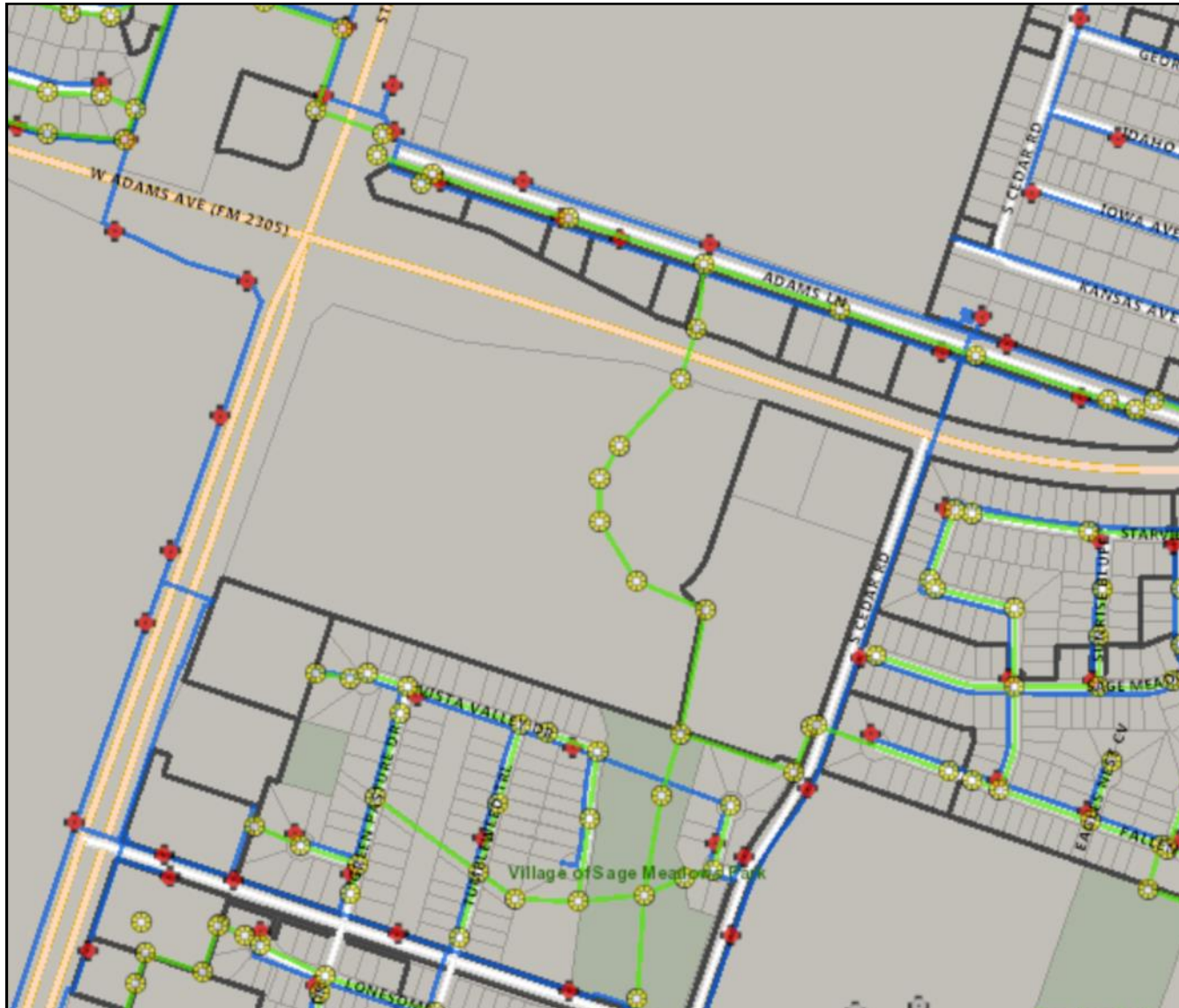
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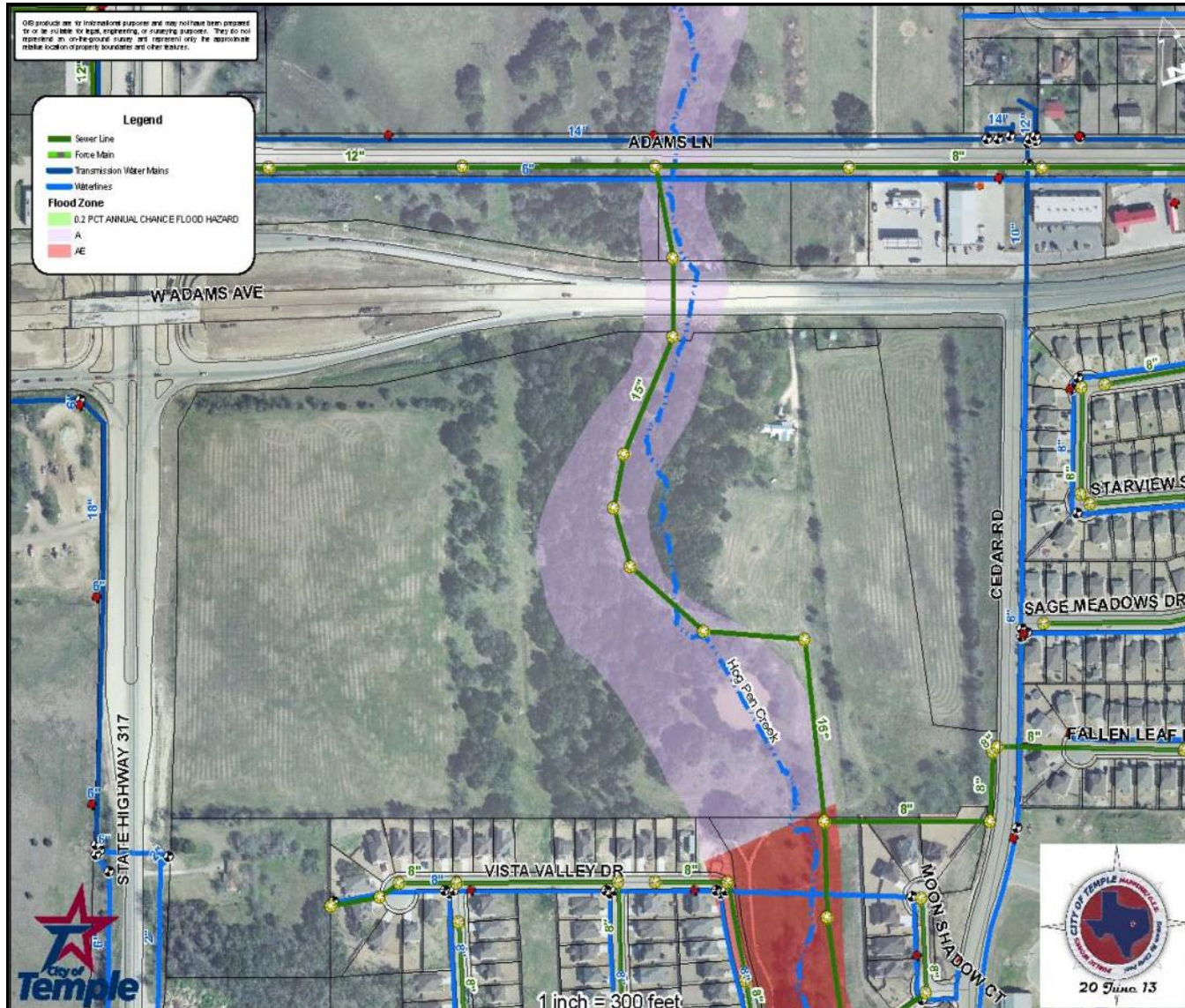
Utility Map — Water & Sewer



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Utility Map — Flood Zone



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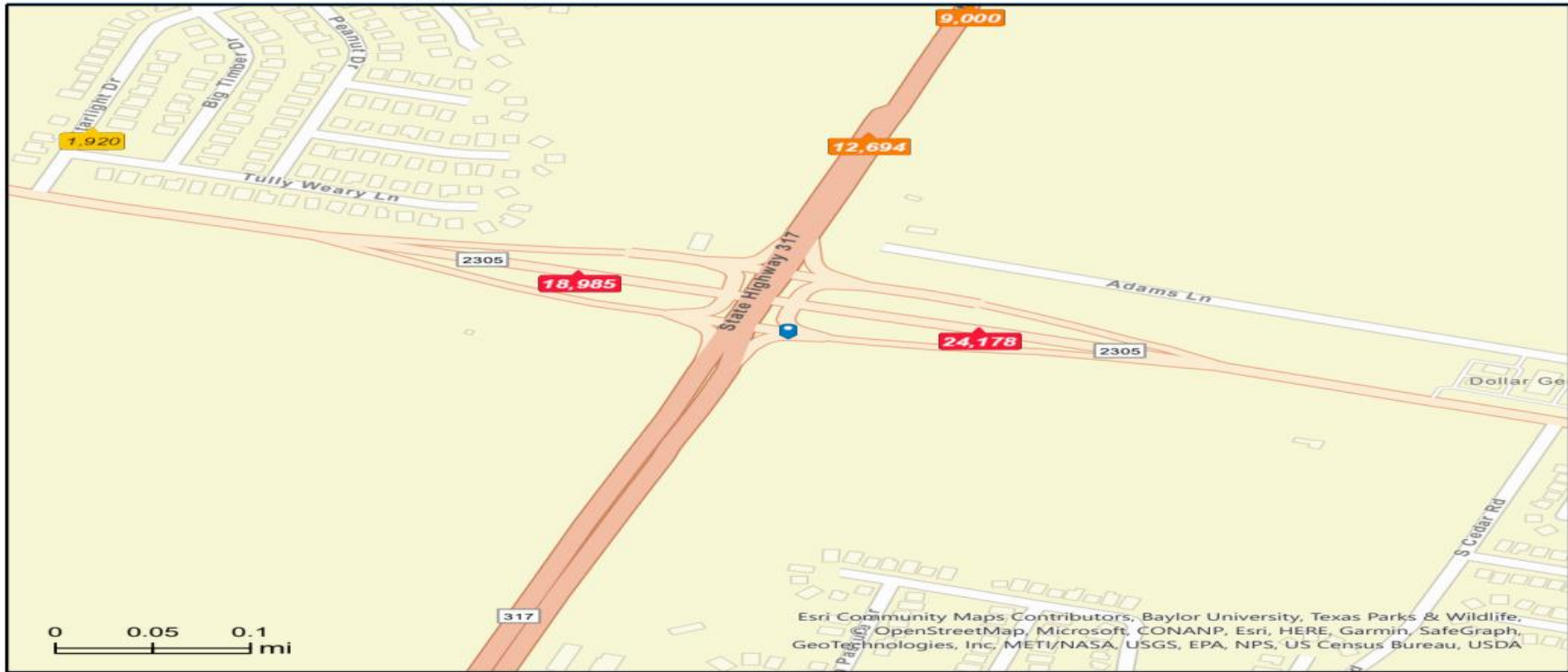
Traffic Volume



Traffic Count Map - Close Up

TX-317 N
TX-317 N, Temple, Texas, 76502
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 31.12069
Longitude: -97.44334



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

April 05, 2022

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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 Licensed Broker/Broker Firm Name or Primary Assumed Business Name	575472 License No.	_____ Email	_____ Phone (254) 791-8700
Scott T. Motsinger Designated Broker of Firm	526810 License No.	smotsinger@centralrpre.com Email	(254) 931-5636 Phone
Teresa Lange Licensed Supervisor of Sales Agent/ Associate	618825 License No.	tlange@centralrpre.com Email	(254) 534-3325 Phone
Sales Agent/Associate's Name	License No.	_____ Email	_____ Phone

Regulated by the Texas Real Estate Commission
TAR 2501

Central Realty Partners, 1300 SW IHK DeLight Loop Temple, TX 76704
Scott Molsinger

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

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