

4311 SOUTH 31ST STREET

# PLAZA 31

TEMPLE, TX 76502

RETAIL PROPERTY FOR LEASE



*Presented by:*

**WILL MORRIS**

254.778.6675

[will@charterres.com](mailto:will@charterres.com)



**CHARTER REAL ESTATE**  
DEVELOPMENT • BROKERAGE • MANAGEMENT • CONSTRUCTION • INVESTMENTS

EXECUTIVE SUMMARY



**OFFERING SUMMARY**

<b>Available SF:</b>	1,511 - 1,700 SF
<b>Lease Rate:</b>	\$16.20 SF/yr (NNN)
<b>Lot Size:</b>	1.85 Acres
<b>Year Built:</b>	2001
<b>Building Size:</b>	22,100 SF
<b>Zoning:</b>	General Retail
<b>Market:</b>	Killeen - Temple - Fort Hood
<b>Submarket:</b>	Temple
<b>Traffic Count:</b>	28,579

**PROPERTY OVERVIEW**

Plaza 31 is a professionally managed neighborhood center located in growing South Temple near densely populated Canyon Creek. Multiple neighborhoods are currently being developed directly to the South and East of the property. Plaza 31 makes a great location for Office, Health & Beauty and Medical oriented users.

**LOCATION OVERVIEW**

Located at the northeast corner of South 31st Street and Paseo Del Oro in growing South Temple.

PROPERTY MAP



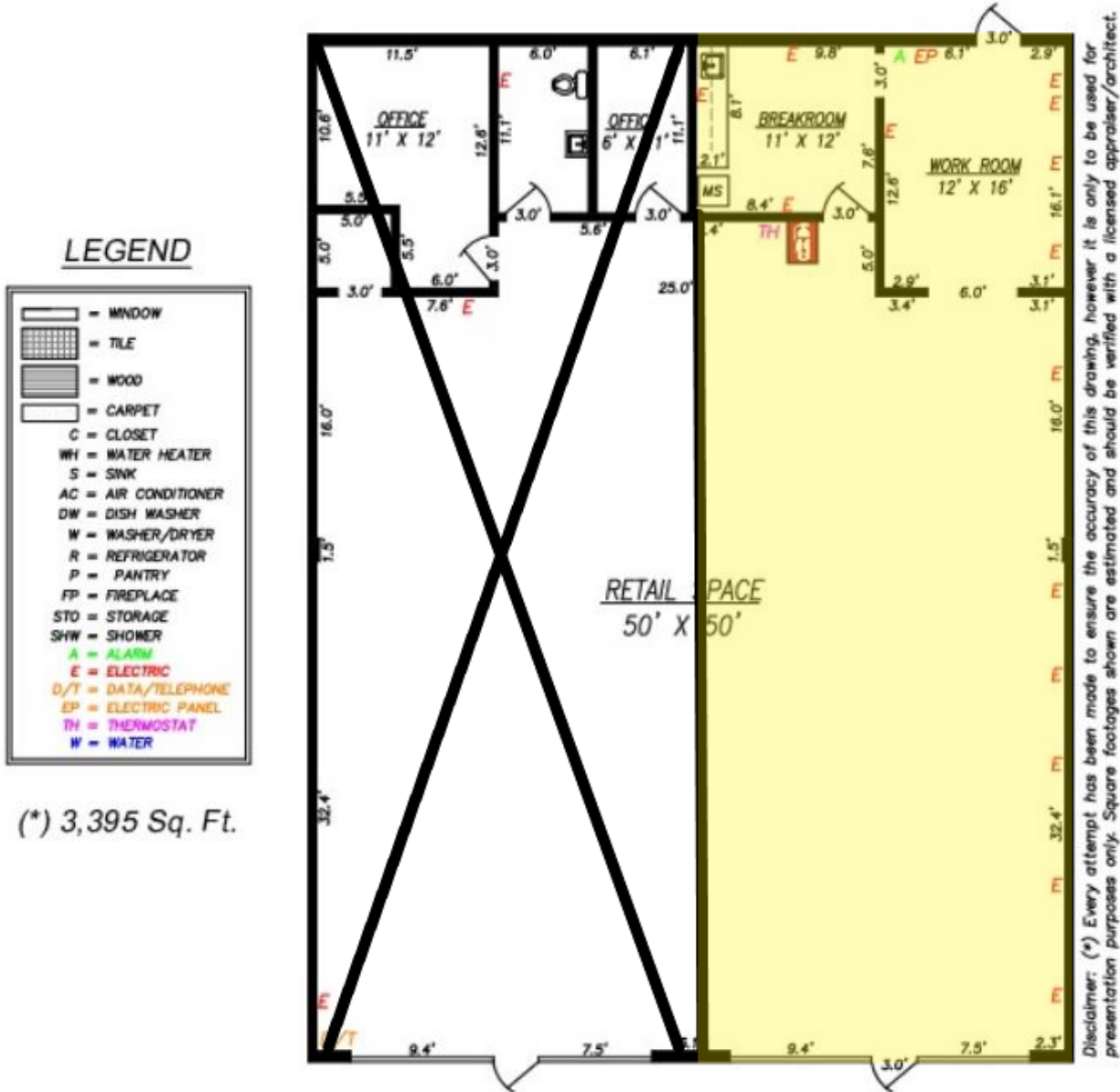
# Plaza 31

**WILL MORRIS**  
254.778.6675  
will@charterres.com

FLOOR PLANS



Plaza 31 - Suite 125



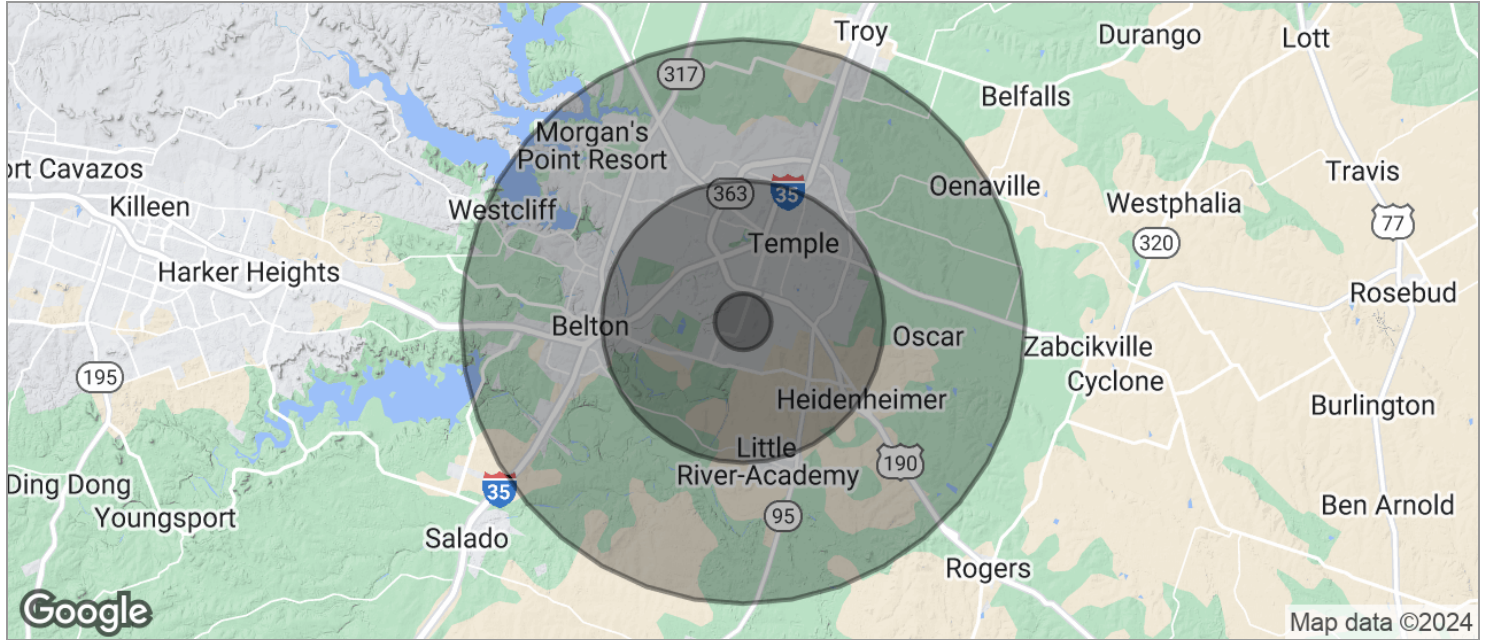
4311 South 31st. Street, Temple, Texas

RETAILER MAP



WILL MORRIS  
254.778.6675  
will@charterres.com

DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	6,807	60,302	109,377
MEDIAN AGE	39.6	38.7	37.2
MEDIAN AGE (MALE)	38.6	37.7	35.9
MEDIAN AGE (FEMALE)	41.2	38.8	37.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	2,522	22,680	39,014
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$95,668	\$64,472	\$66,845
AVERAGE HOUSE VALUE	\$162,435	\$153,959	\$164,512
<b>RACE</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% WHITE	86.8%	77.3%	78.0%
% BLACK	7.9%	13.4%	12.8%
% ASIAN	1.5%	1.8%	1.5%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	2.3%	5.9%	5.4%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% HISPANIC	21.1%	22.4%	20.7%

\* Demographic data derived from 2020 ACS - US Census



## 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 coincidental 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.

<b>Charter Real Estate Brokerage Co, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>600873</b> License No.	<b>info@charterres.com</b> Email	<b>(254)778-6675</b> Phone
<b>Bert Hunter</b> Designated Broker of Firm	<b>174944</b> License No.	<b>hunterbert49@yahoo.com</b> Email	<b>(254)933-8035</b> Phone
<b>Will Morris</b> Licensed Supervisor of Sales Agent/ Associate	<b>462401</b> License No.	<b>will@charterres.com</b> Email	<b>(254)778-6675</b> Phone
<b>Paula Nottingham</b> Sales Agent/Associate's Name	<b>649945</b> License No.	<b>paula@charterres.com</b> Email	<b>(254)778-6675</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)