



CENTRAL REALTY PARTNERS

Central Realty Partners - Commercial Real Estate  
P.O. Box 2124  
Temple, TX 76503  
www.centralrealtypartners.com

Scott Motsinger  
254.791.8700 (O)  
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smotsinger@centralpre.com



**For Sale**  
**3.33 Acres (+/-)**  
**5th Street**  
**Temple TX**

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## LOCATION DETAILS

Subject property consists of two lots:  
Subject Property: 3.33 +/- AC

Temple, Texas is located on IH 35, between Austin and Waco. The property is positioned on the south side of Temple in an area that is poised for growth. There is extraordinary development potential with its close proximity to Baylor Scott & White, the VA Hospital, Temple College, Texas A&M College of Medicine, and the major retail district on 31st Street. Nearby is Raye-Allen Elementary School, Friar's Creek Nature Trail, Lions Junction Family Water Park, and the South Temple Disc Golf Course. The property is located within three new 250 plus apartment complexes and over 2,000 new home starts in the next 5 years. This is an ideal location for retail, neighborhood stores or office use.

Within just a mile of the Temple Medical Education District (TMED). This is a community-wide redevelopment effort aimed at ensuring the long term economic vitality of a critical area of Temple.

The area is one of the fastest growing area in Temple. This site is a benefactor of the increased investment in south Temple and by its proximity to the major economic drivers for the community.

## UTILITIES

**Water** and **Sewer** – City of Temple.

## ZONING

Zoned Commercial (c) and Office 2 (o-2)

## TRAFFIC COUNTS

Canyon Creek @ 5th:18,026  
Source: City of Temple (2018)

## DEMOGRAPHICS

2018

	1 Mile	3 Miles	5 Miles
Population	8,954	35,057	24,797
Average Income	\$67,317	\$71,366	\$69,271
Households	3,896	13,843	9,594

## PRICE

\$5.25 psf \$761,537.00

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# Aerial





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## Utilities / Sewer



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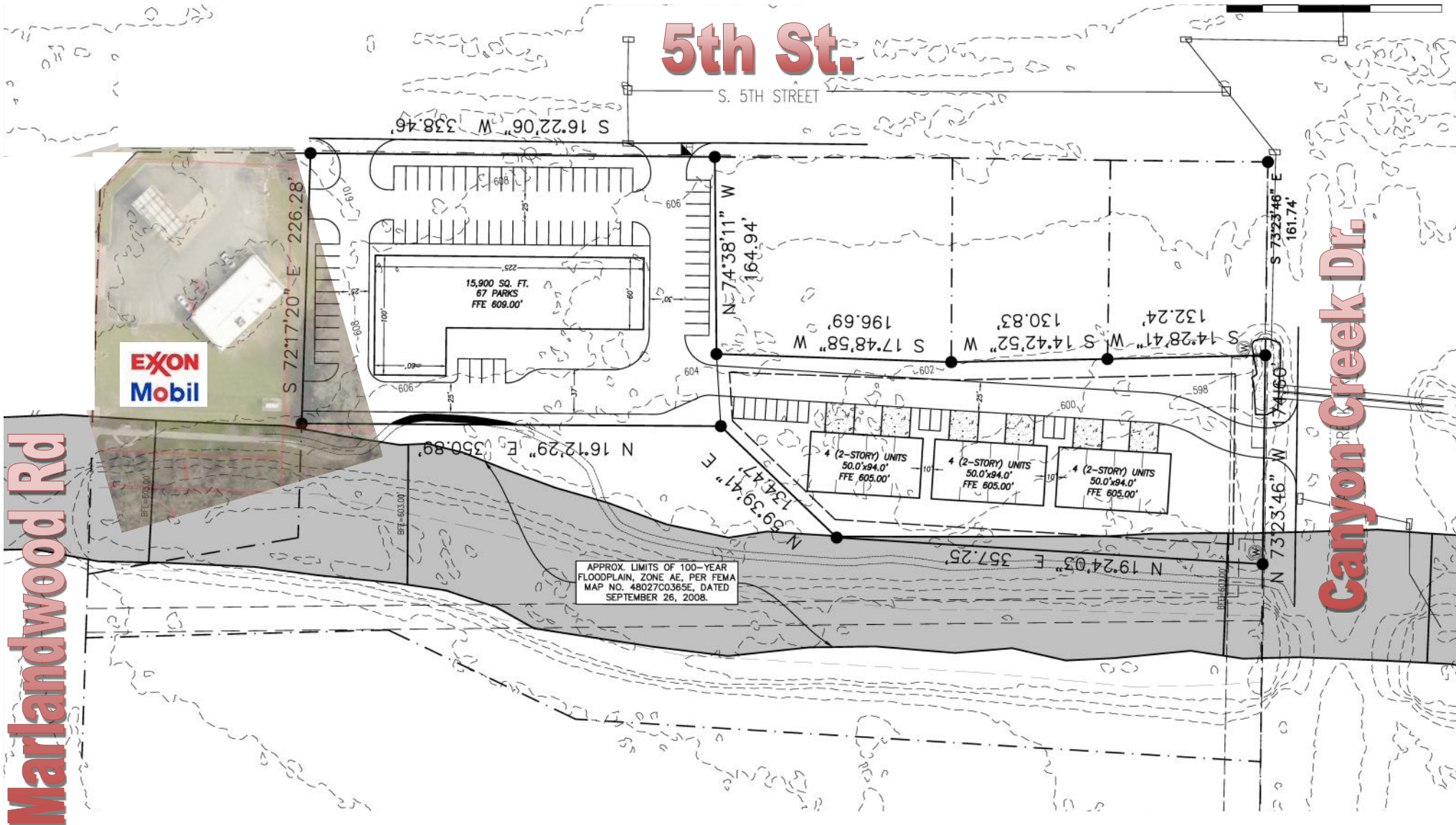


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# Proposed development



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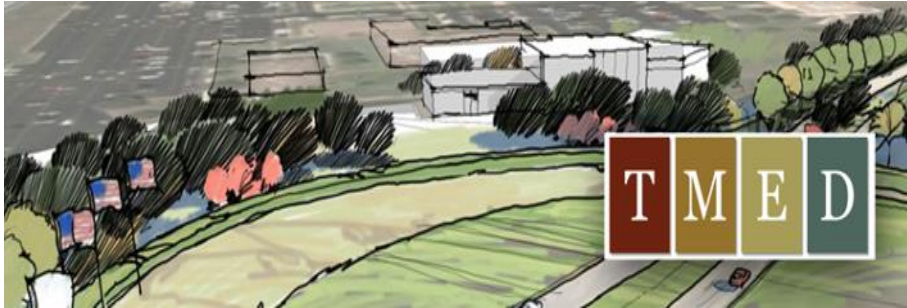


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## Temple Medical Education District (TMED) / Aerial Map

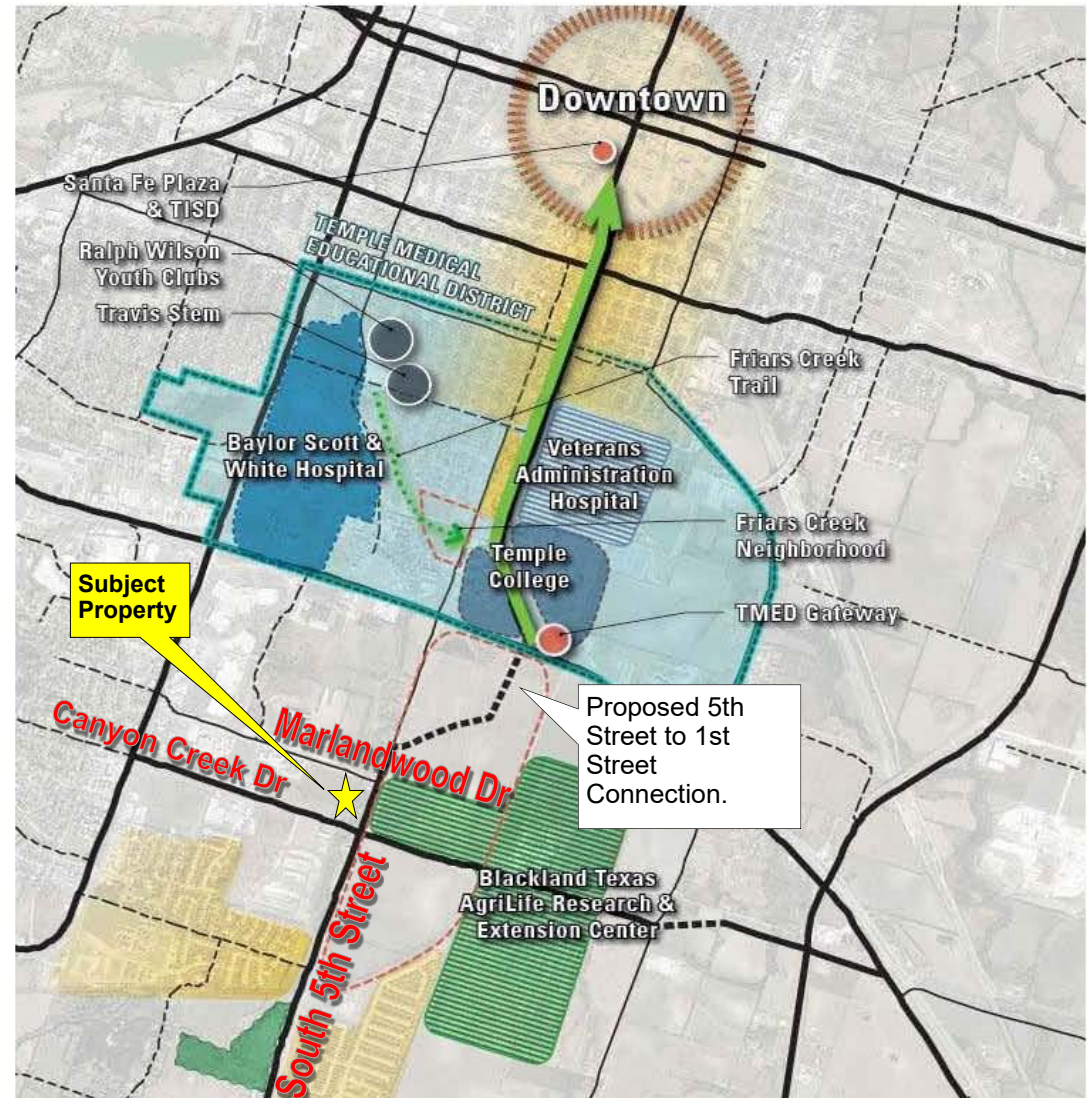


The City of Temple has a strategic plan for the area of south-east Temple that is near the subject. While the subject property does not lie within the boundaries of the Temple Medical Education District (TMED) it will no doubt be affected by changes that will be taking place. Please take a moment to read an excerpt from the City of Temple's website and follow the link for more information.

"The City of Temple joined in partnership with key public and private entities to jointly promote education and medical activities of Scott & White, the VA, Temple College, the Bioscience District, and Texas A&M Health Science Center and to advance the redevelopment of both residential and commercial neighborhoods surrounding the campuses. This community-wide redevelopment effort, entitled "TMED", is aimed at ensuring the long term economic vitality of a critical area in our City."

For more information follow the link below:

<http://www.ci.temple.tx.us/index.aspx?nid=1574>



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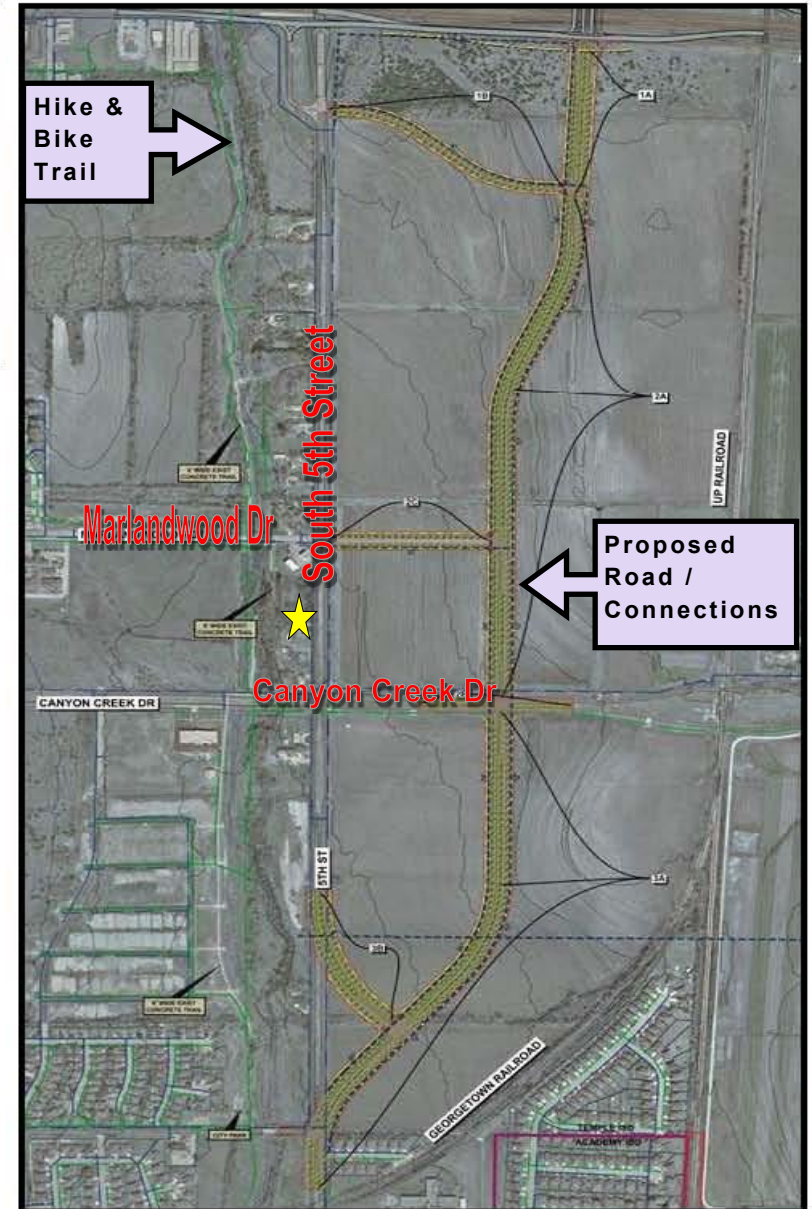
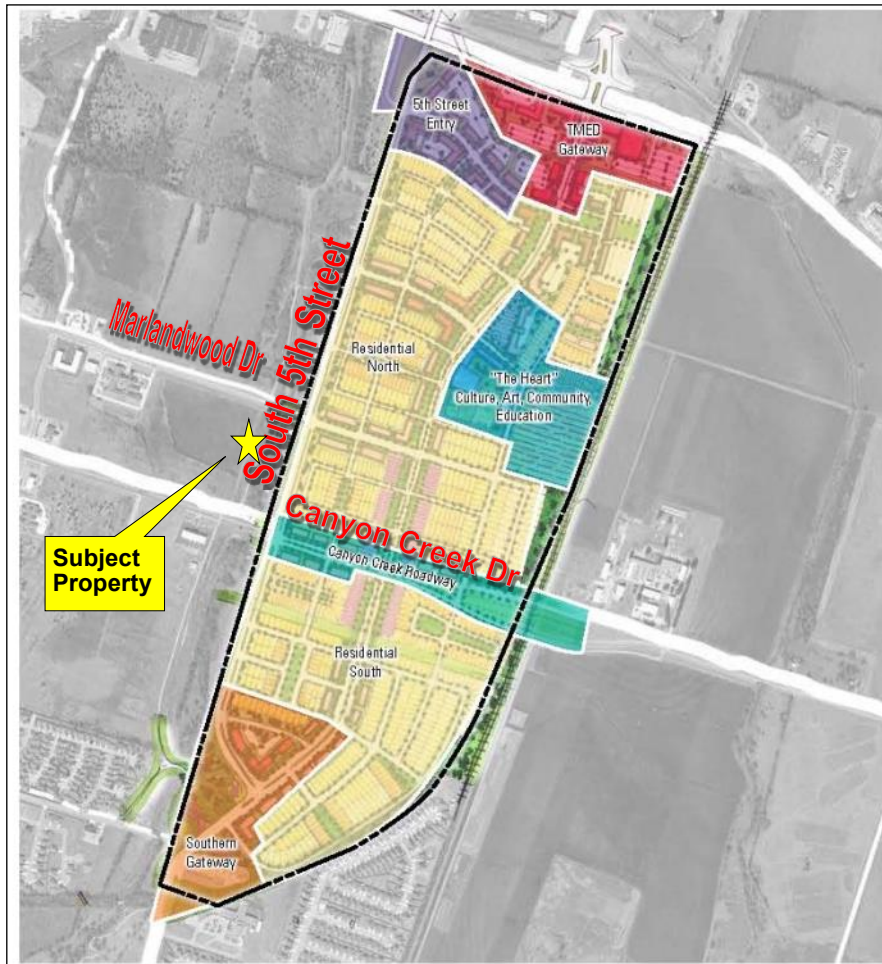


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# Proposed Road and Neighborhood Changes



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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:
  - 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.

**Temple Executive Realty dba**  
**Central Realty Partners** 575472 License No. (254) 791-8700 Phone  
 Licensed Broker/Broker Firm Name or Primary Assumed Business Name Email

**Scott T. Motsinger** 526810 License No. (254) 931-5636 Phone  
 Designated Broker of Firm Email

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**

TAR 2501

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 Scott Motsinger

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