



DB Commercial Real Estate

A DAVIS-BEEVERS COMPANY

Fax (254) 774-9999
(254) 771-5959

5606 WEST ADAMS AVENUE, TEMPLE, TX
GROUND LEASE AVAILABLE
1.138 ACRES OFF WEST ADAMS AVE.



- ♦ Highly visible location off W. Adams Ave.
 - ♦ Platted lot with utilities
 - ♦ Desirable Growth Area



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5606 WEST ADAMS AVENUE, TEMPLE, TX GROUND LEASE AVAILABLE 1.138 ACRES OFF W. ADAMS AVENUE

DESCRIPTION:	+/- 1.138 acre commercial lot located just off the north-west corner of W. Adams Avenue and Kegley Rd.
GROUND LEASE:	1.138 acres
PROPERTY LOCATION:	Excellent location off of the NW corner of W. Adams Avenue and Kegley Road. Highly desirable growth area. Convenient to I-35 and Loop 363.
ZONING:	General Retail
TRAFFIC COUNT:	Estimated 30,959 vehicles per day W. Adams Avenue and an estimated 5,237 vehicles per day Kegley Road per TXDOT 2022 traffic counts.
ADDITIONAL INFO:	Platted lot. Water and sewer available. Located East of retail and neighborhood services developments such as Chick Fil A, Chipotle, Summer Moon, Salad and Go, Firehouse Subs, T-Mobile, Jersey Mike's, Fuzzy Tacos, Shipley's Do-Nuts and more.
PRICE:	Available upon request Mike Beevers mike@dbcre.com

Tenant is responsible to verify all information contained herein. The statements and figures contained herein, while not guaranteed, are secured from sources we believe authoritative. DBCRE makes no representation or warranties, either expressed or implied, as to the accuracy of the information contained herein. All information subject to change. 03/25

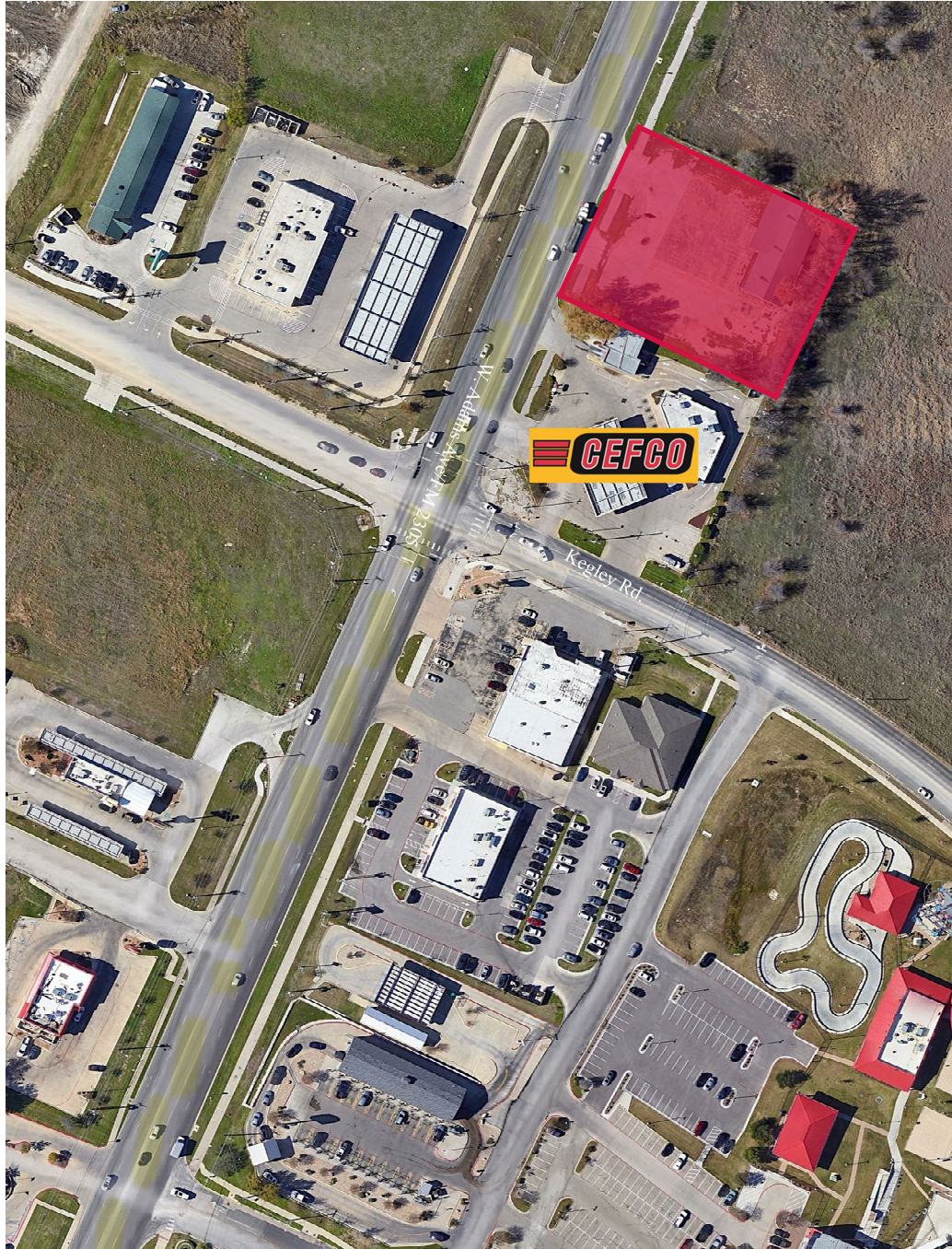


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AERIAL





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5606 WEST ADAMS AVENUE, TEMPLE, TX PLAT

STATE OF TEXAS
COUNTY OF BELL
THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 28 DAY OF MAY 2013.

FILED: 4/29/13

STATE OF TEXAS
COUNTY OF BELL
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 29 DAY OF April, 2013, BY REIMOND W. SMITH, SECRETARY TO PLANNING & ZONING COMMISSION.

FILED: 4/29/13

STATE OF TEXAS
COUNTY OF BELL
THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OR THE ORIGINAL, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN HEREON.

DATED THIS 29 DAY OF May 2013.

FILED: 4/29/13

STATE OF TEXAS
COUNTY OF BELL
THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 29 DAY OF May 2013.

FILED: 4/29/13

STATE OF TEXAS
COUNTY OF BELL
THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INSURANCE ADMINISTRATION MAP NO. 4802C0333C, DATED SEPTEMBER 28, 2008.

2. THE PURPOSE OF THIS PLAT IS TO ADD 0.009 ACRES OF THE 32.204 ACRE TRACT AND THE 1.000 ACRE TRACT TO LOT 1, BLOCK 1, CEFCO #23 SUBDIVISION AND THEN SPLIT IT INTO 2 LOTS, 1 BLOCK.

3. 10" WIDE CONCRETE SIDEWALK WILL BE REQUIRED ALONG N. ADAMS ROAD.

4. 4' WIDE CONCRETE SIDEWALK WILL BE REQUIRED ALONG N. KESLEY ROAD.

FINAL PLAT OF:
CEFCO #23 COMMERCIAL
Being a Replat of Lot 1, Block 1, Ceftco #23 Subdivision recorded in Cabinet C, Slide 136-B, Plat Records of Bell County, Texas and being a part of the 32.204 acre tract of land described in a RTC Texas Special Warranty Deed dated November 8, 1992 to Robert J. Kuehling and being of record in Volume 2012, Page 323, Official Public Records of Bell County, Texas and being all of that certain 1.000 acre tract of land described in a Warranty deed dated November 3, 2008 from Kuehling Development, Co. to Heartland Resources, Inc. and being of record in Document No. 2008-0005204, Official Public Records of Bell County, Texas.

2 LOTS, 1 BLOCK
3.009 ACRES

MANCIE CHANCE SURVEY, ABSTRACT NO. 5,
A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

3.009 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEED/CONVEYANCE INSTRUMENT.

LINE TABLE

LINE	LENGTH	BEARING
1	1.000	S87°12'15"E
2	1.000	S87°12'15"E
3	1.000	S87°12'15"E
4	1.000	S87°12'15"E
5	1.000	S87°12'15"E
6	1.000	S87°12'15"E
7	1.000	S87°12'15"E
8	1.000	S87°12'15"E
9	1.000	S87°12'15"E
10	1.000	S87°12'15"E

CURVE TABLE

CURVE LENGTH	RADIUS	CHORD
1.000	100.000	100.000
1.000	100.000	100.000

Doc# 2013-23394



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5606 WEST ADAMS AVENUE, TEMPLE, TX PHOTOS OF CURRENT SITE CONDITIONS





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5606 WEST ADAMS AVENUE, TEMPLE, TX AREA DEVELOPMENT





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

DB Commercial, LLC	511146	mike@dbcre.com	254-771-5959
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gregory Davis	280742	greg@dbcre.com	254-771-5959
Designated Broker of Firm	License No.	Email	Phone
Michael Beevers	479509	mike@dbcre.com	254-774-7688
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