



MARKET PLACE SHOPPING CENTER

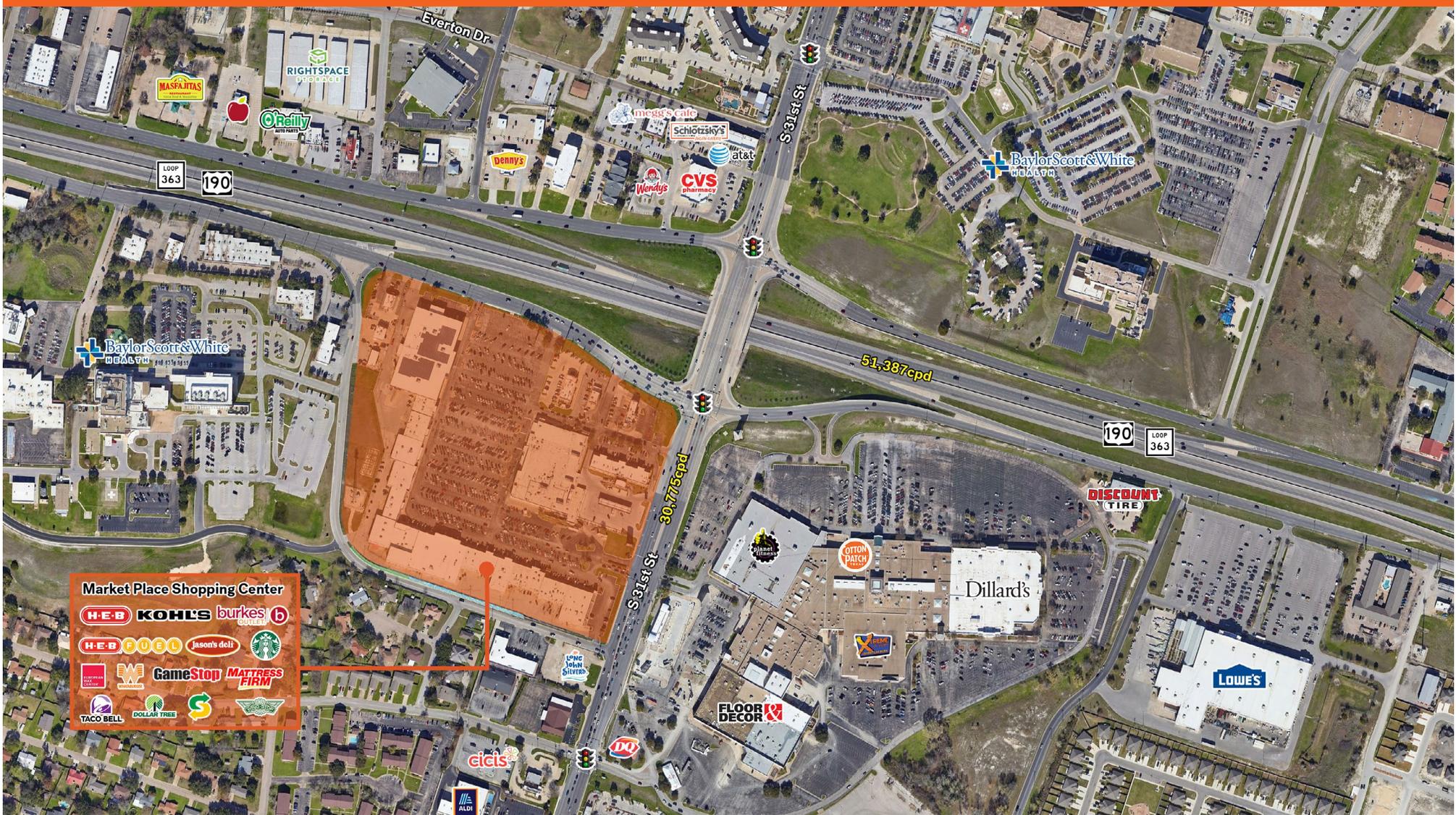
RETAIL AVAILABLE IN TOP REGIONAL GROCERY ANCHORED CENTER IN THE TRADE AREA

Hutch | *Vice President*

hutch@edge-re.com | 512.391.6275

Cole Brodhead | *Principal*

cbrodhead@edge-re.com | 512.660.5058



LOCATION

3002 S 31st St, Temple, TX
76502



AVAILABLE SITES

1,026 SF - 3,780 SF

ATM Drive-Thru Opportunity



TRAFFIC COUNTS

30,775 CPD
S 31st St

51,387 CPD
Hwy 190



RATE

Please call





2025 DEMOGRAPHIC SNAPSHOT



POPULATION

| | |
|---------------|--------|
| 1 MILE | 11,228 |
| 3 MILE | 57,848 |
| 5 MILE | 85,989 |



HOUSEHOLDS

| | |
|---------------|--------|
| 1 MILE | 5,193 |
| 3 MILE | 24,531 |
| 5 MILE | 34,987 |



DAYTIME POPULATION

| | |
|---------------|---------|
| 1 MILE | 28,302 |
| 3 MILE | 79,337 |
| 5 MILE | 103,451 |



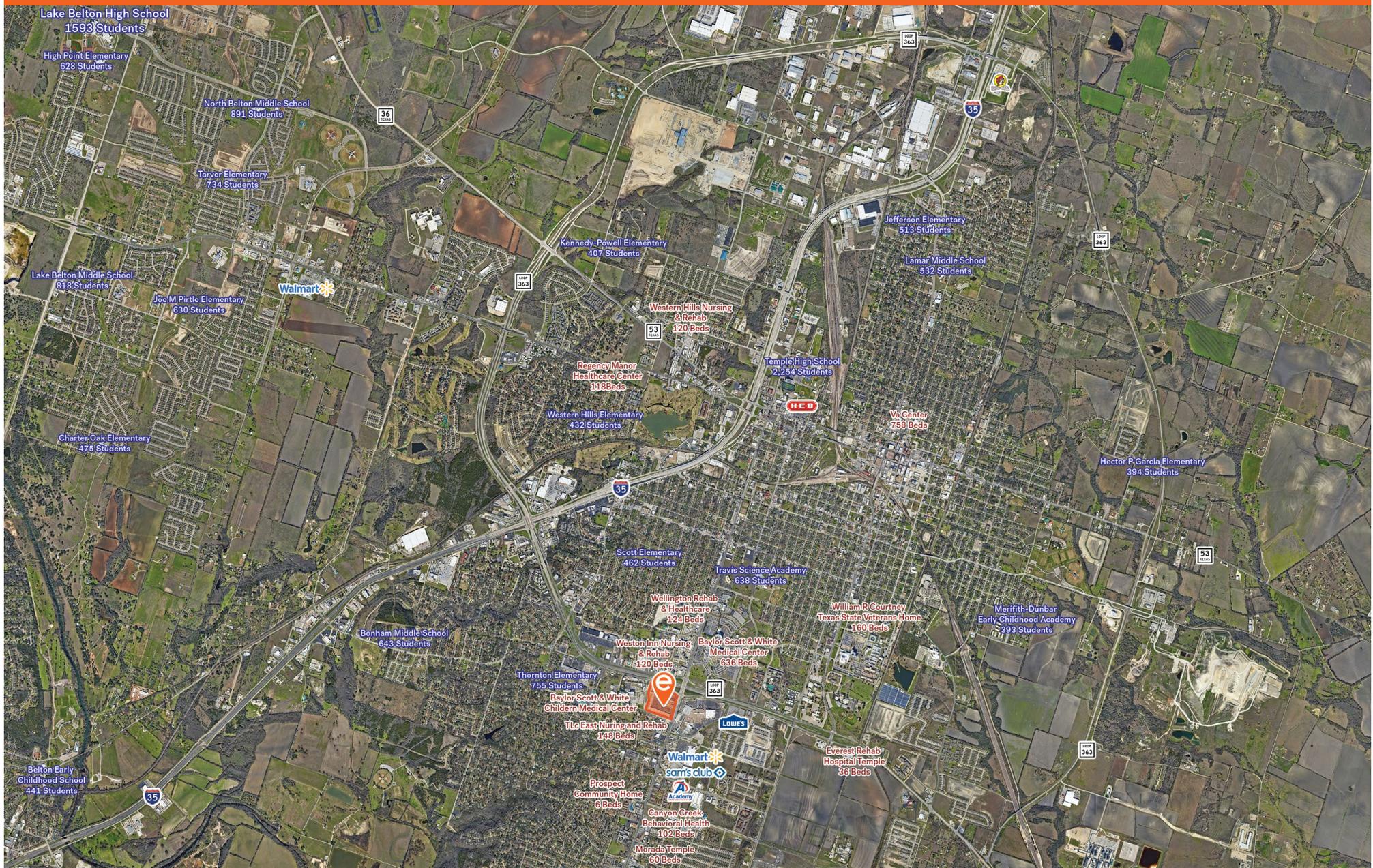
AHHI

| | |
|---------------|----------|
| 1 MILE | \$67,729 |
| 3 MILE | \$70,347 |
| 5 MILE | \$74,644 |

PROPERTY INFORMATION

- Top Regional Grocery Anchored Center in the Trade Area
- Located in one of the fastest growing cities in Texas
- Center is located at the hard corner of Hwy 190 and S 31st Street with around 90,000 CPD
- The Shopping center is located directly across from the Temple Mall, and Scott and White Health (the largest employer in the area).
- Center is in close proximity to Temple College, Travis Middle School, Travis Science Academy, and Bonham Middle School and High School.











| Tenant | Sqft |
|------------------------------------|--------|
| 1313 Starbucks | 1,250 |
| 2902 Visionworks | 2,468 |
| 2906 Subway | 1,279 |
| 2910 Supercuts | 1,025 |
| 2920 King Noodle & First Poke | 2,613 |
| 2930 SalonCentric | 1,981 |
| 2940 AVAILABLE | 1,761 |
| 3002 H-E-B | 72,996 |
| 3004 AVAILABLE | 84 |
| 3008 Kay Jewelers | 1,959 |
| 3010 AVAILABLE | 1,026 |
| 3012 Mattress Firm | 3,775 |
| 3016 Rent-A-Center | 6,875 |
| 3020 Dietz McLean Optical | 2,030 |
| 3022 AVAILABLE (2/1/27) | 1,693 |
| 3024 Wingstop | 1,760 |
| 3028 Diamond Spa Bar | 2,683 |
| 3032 Scrubs & Beyond | 2,200 |
| 3034 Spectrum | 1,760 |
| 3036 Jason's Deli | 4,783 |
| 3038 The Joint | 1,200 |
| 3040 Sketchers | 8,067 |
| 3048 Daiso | 8,363 |
| 3056 Milan Laser Hair Removal | 1,520 |
| 3060 Negotiating Lease | 30,027 |
| 3104 Burke's Outlet Store | 20,083 |
| 3108 Ace Dental | 1,980 |
| 3118 AVAILABLE | 3,780 |
| 3122 Wild Birds Unlimited Temple | 1,620 |
| 3126 Expressions Hair & Nail Salon | 1,600 |
| 3130 HIBBETT | 4,800 |
| 3138 Cricket Wireless | 1,600 |
| 3144 Dollar Tree | 10,000 |
| 3150 Nova Medical Centers | 6,632 |
| 3156 AVAILABLE (12/1/26) | 1,400 |
| 3160 European Wax Center | 2,200 |
| 3166 Massage Envy | 2,981 |
| 3170 Kohl's | 62,984 |

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Edge Realty Partners LLC

9000422

info@edge-re.com

512.391.6220

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.