

GATEWAY CENTER  
**4501 S. GENERAL BRUCE DR.**  
TEMPLE, TX 76502

RETAIL PROPERTY FOR LEASE



Presented by:

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EXECUTIVE SUMMARY



This image is conceptual and subject to change. May 11, 2012  
Modis/Jensen

view 18

OFFERING SUMMARY

**Available SF:** 2,854 - 26,258 SF

**Lease Rate:** Contact Broker

**Building Size:** 188,432 SF

**Zoning:** C

**Market:** Killeen - Temple - Fort Hood MSA

**Submarket:** Temple

PROPERTY OVERVIEW

262,400 SF center located on IH-35 just south of Loop 363 in Temple, Texas.

- Junior anchor, retail/restaurant and office spaces available.
- Anchored by Cinemark, Ashley Furniture and Crunch Fitness (coming soon).
- Other area retailers include Home Depot, Target, PetSmart, Office Depot, Best Buy, and many other retailers and restaurants.
- Exposure to over 106,652 vehicles per day on Interstate 35.

LOCATION OVERVIEW

Located at the main exit in to Temple for northbound traffic. Heavy daytime traffic and highway visibility. Located approximately 1 mile south of the intersection of Loop 363 & Interstate 35 in Temple, Texas.

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ADDITIONAL PHOTOS

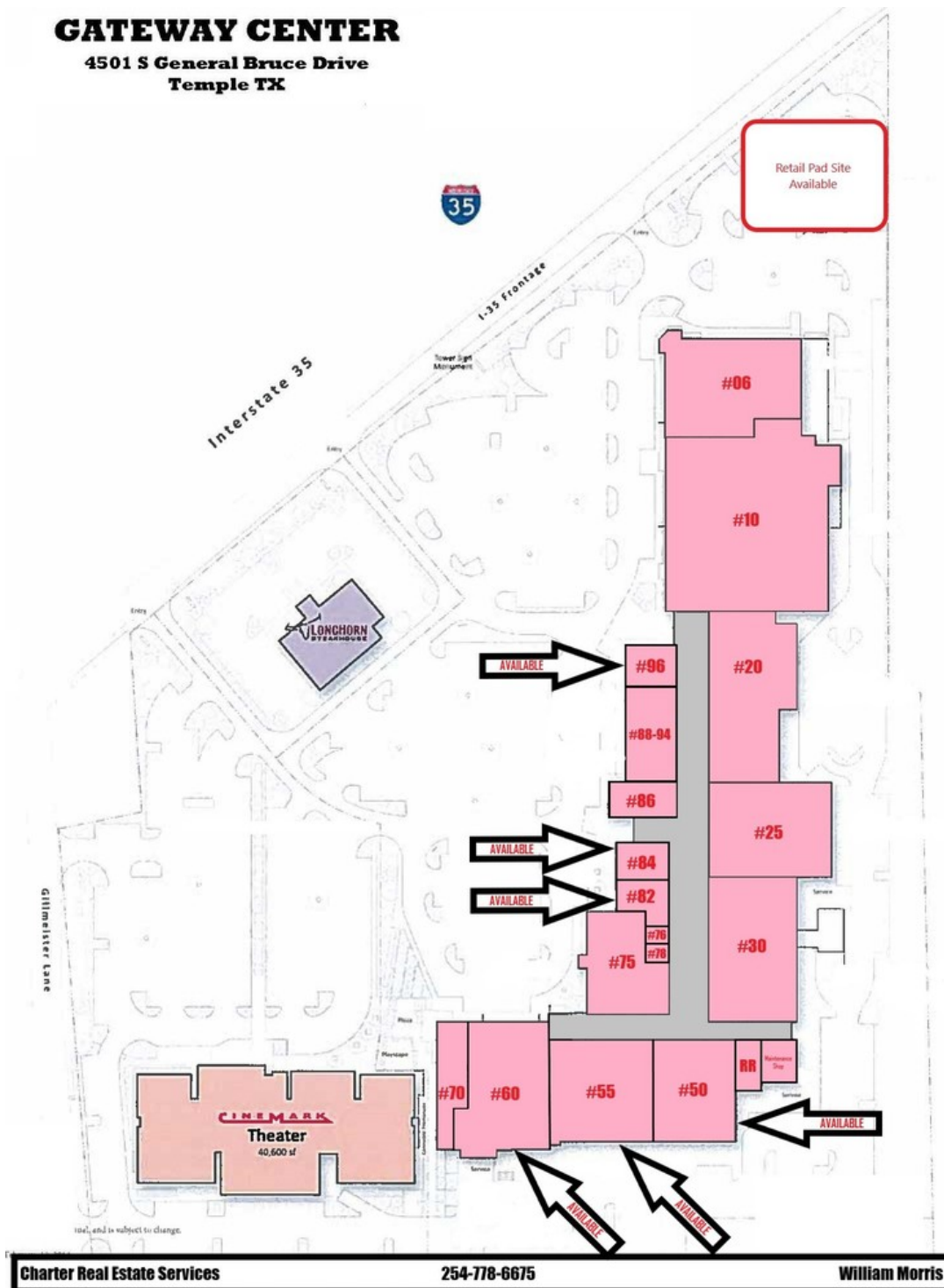


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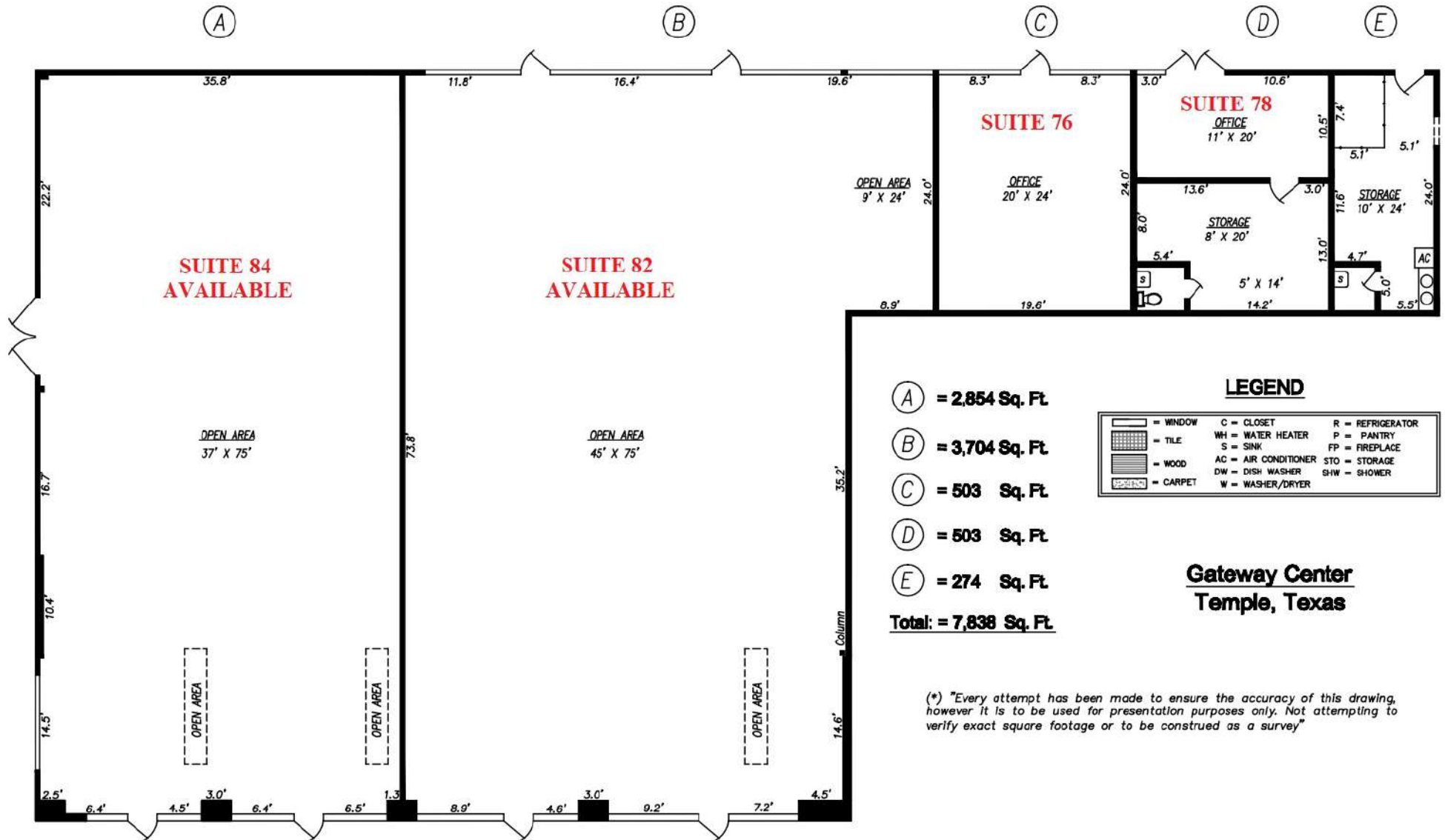
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ADDITIONAL PHOTOS



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**SUITE 84  
AVAILABLE**

**SUITE 82  
AVAILABLE**

**SUITE 76**

**SUITE 78**  
OFFICE  
11' X 20'

(A) = 2,854 Sq. Ft.

(B) = 3,704 Sq. Ft.

(C) = 503 Sq. Ft.

(D) = 503 Sq. Ft.

(E) = 274 Sq. Ft.

**Total: = 7,838 Sq. Ft.**

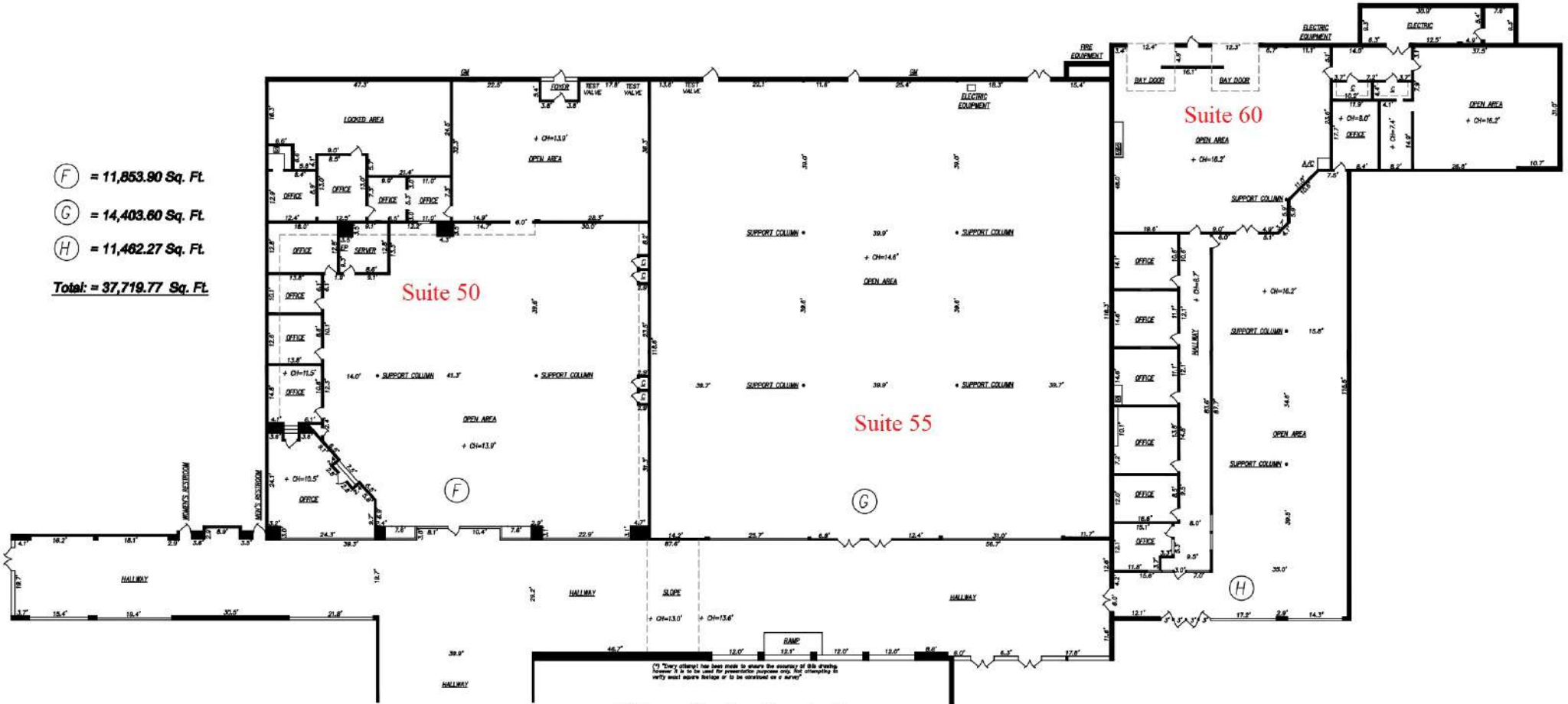
(\*) "Every attempt has been made to ensure the accuracy of this drawing, however it is to be used for presentation purposes only. Not attempting to verify exact square footage or to be construed as a survey"

(F) = 11,853.90 Sq. Ft.

(G) = 14,403.60 Sq. Ft.

(H) = 11,462.27 Sq. Ft.

**Total = 37,719.77 Sq. Ft.**

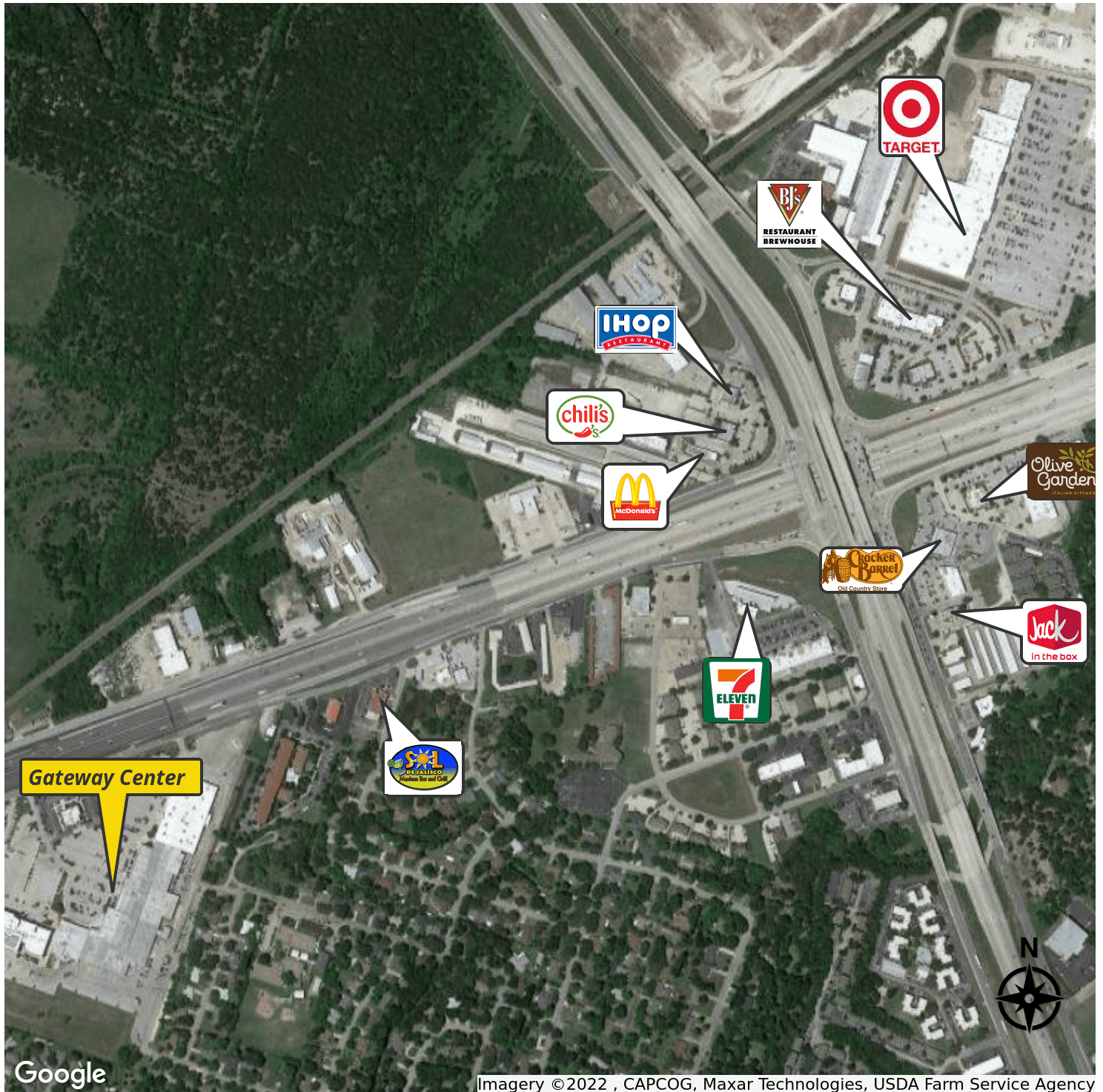


**Gateway Center - Temple, Texas**

RETAIL PROPERTY FOR LEASE

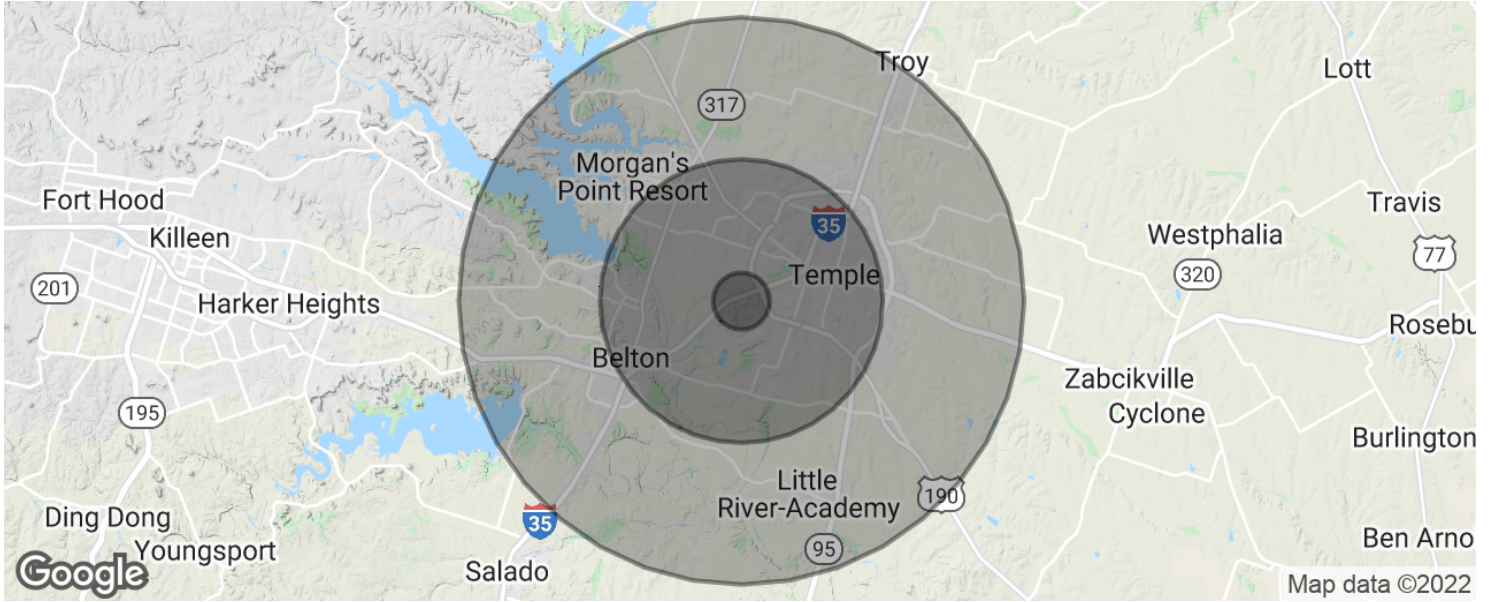
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



**POPULATION**

|                     | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|---------------------|---------------|----------------|-----------------|
| Total population    | 2,959         | 65,730         | 116,251         |
| Median age          | 41.8          | 38.0           | 36.9            |
| Median age (Male)   | 41.2          | 36.7           | 35.6            |
| Median age (Female) | 42.5          | 38.6           | 37.8            |

**HOUSEHOLDS & INCOME**

|                     | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|---------------------|---------------|----------------|-----------------|
| Total households    | 1,156         | 24,498         | 41,295          |
| # of persons per HH | 2.6           | 2.7            | 2.8             |
| Average HH income   | \$77,110      | \$67,756       | \$66,533        |
| Average house value | \$161,316     | \$163,124      | \$164,660       |

**TRAFFIC COUNTS**

/day





# 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.

|   |               |                               |                       |
|---|---------------|-------------------------------|-----------------------|
| <u>Charter Real Estate Brokerage</u>                              | <u>600873</u> | <u>Info@charterres.com</u>    | <u>(254) 778-6675</u> |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No.   | Email                         | Phone                 |
| <u>Bert A. Hunter</u>   | <u>174944</u> | <u>hunterbert49@yahoo.com</u> | <u>(254) 760-2147</u> |
| Designated Broker of Firm   | License No.   | Email                         | Phone                 |
| <u>William C. Morris</u>  | <u>462401</u> | <u>will@charterres.com</u>    | <u>(254) 778-6675</u> |
| 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**

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

TAR 2501

IABS 1-0

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IABS

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