



HELM

CORPORATE REAL ESTATE STRATEGY



## For Sale: $\pm 7.25\%$ Capitalization Rate

Temple, Texas

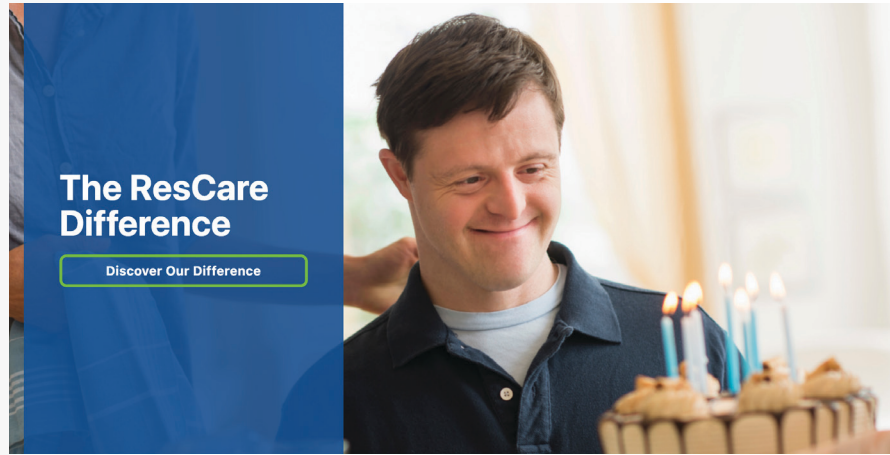
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2828 COTTONWOOD LANE, TEMPLE, TX 76502



NEW TENANT IMPROVEMENTS COMPLETED IN 2026





## For Sale: ResCare

2828 COTTONWOOD LANE, TEMPLE, TX 76502

### General Property Information:

- Sales Price: \$2,500,000.00 or \$220.54/SF
- Capitalization Rate: +-7.25%
- NNN Lease
- Status: 100% Leased
- Lease Expiration: June 30,2028
- Building SF: 11,336
- Type: Free Standing Office Building
- Renovated in 2025/26
- Land SF: 39,988.08
- Parking Spaces: 32



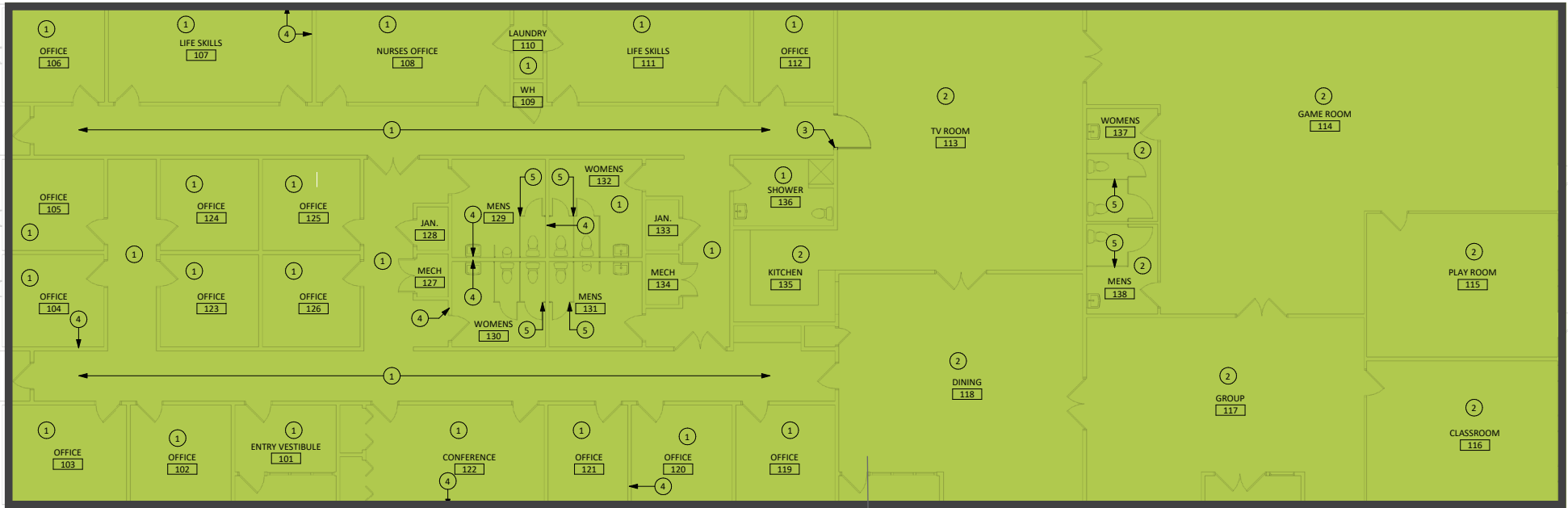
[www.rescarecommunityliving.com](http://www.rescarecommunityliving.com)

- Tenant has occupied the building since 1998  
ResCare / EduCare Community Living (Sevita affiliated)

For more information, please  
**CLICK HERE** to download & sign our

**NON DISCLOSURE AGREEMENT**

Email signed NDA to [conley.covert@helmcre.com](mailto:conley.covert@helmcre.com)



**FLOOR PLAN**  
11,336 SF

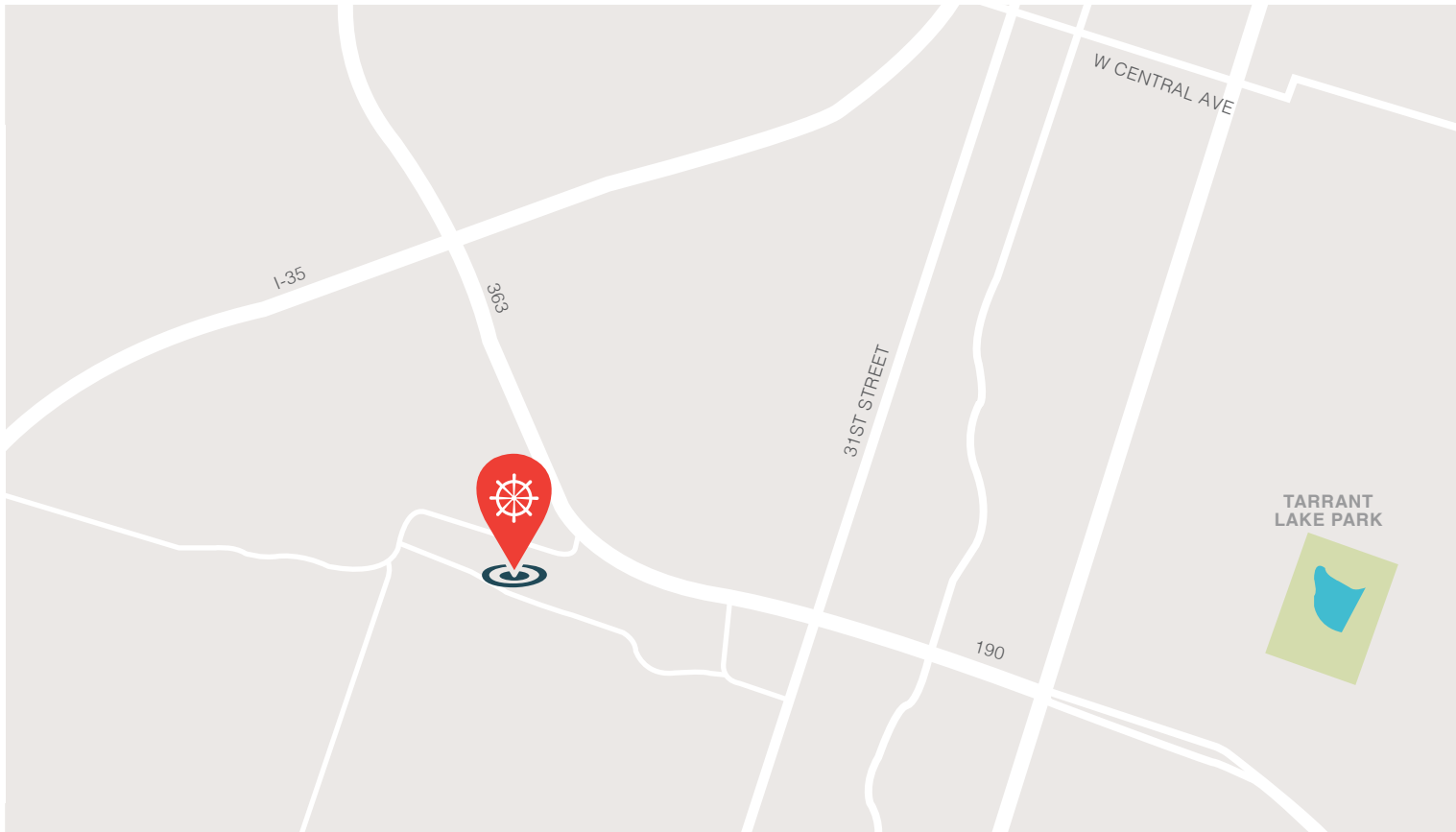
[CLICK HERE FOR SURVEY](#)

### HELPFUL LINKS

- Appraisal District Information
- County Maps
- Planning & Zoning: Comprehensive Plan
- Planning & Zoning: Staff Directory



Tiffany Colón, Development Coordinator  
 Planning & Development Department  
 2 N. Main Street, Temple, TX 76501  
 O: 254.298.5473 | C: 254.654.5698



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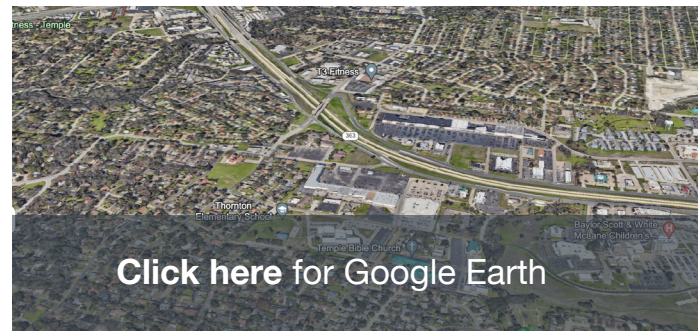
### 2026 Temple-Kileen Real Estate News

▶ Surprising Central Texas city boasts No. 1 U.S. housing market for first-time buyers

CULTURE MAP AUSTIN

▶ How Temple's industrial real estate market contributes to its economic growth

DALLAS BUSINESS JOURNAL





CLICK HERE FOR MORE RESOURCES

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CLICK HERE FOR  
**SURVEY**

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