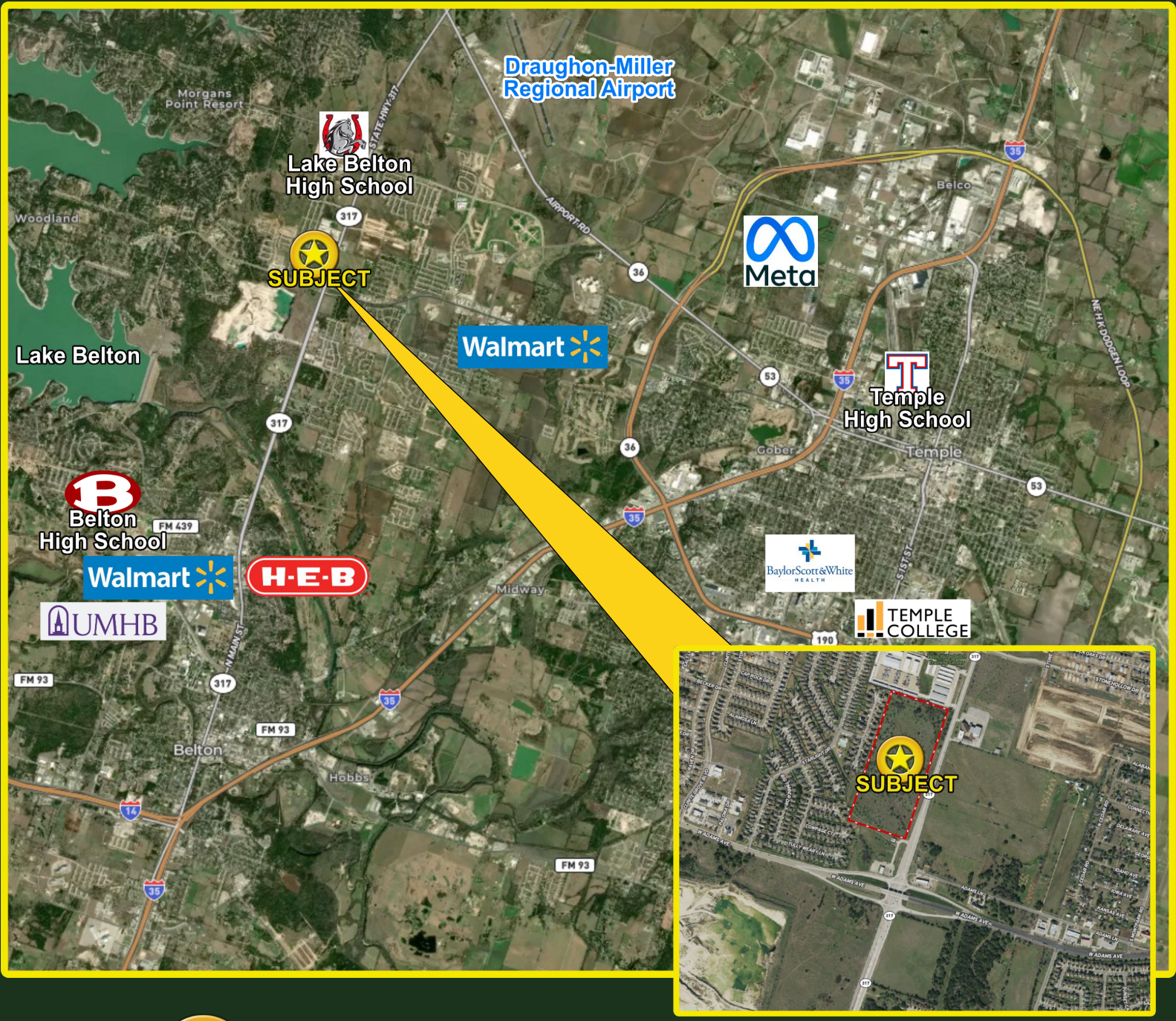


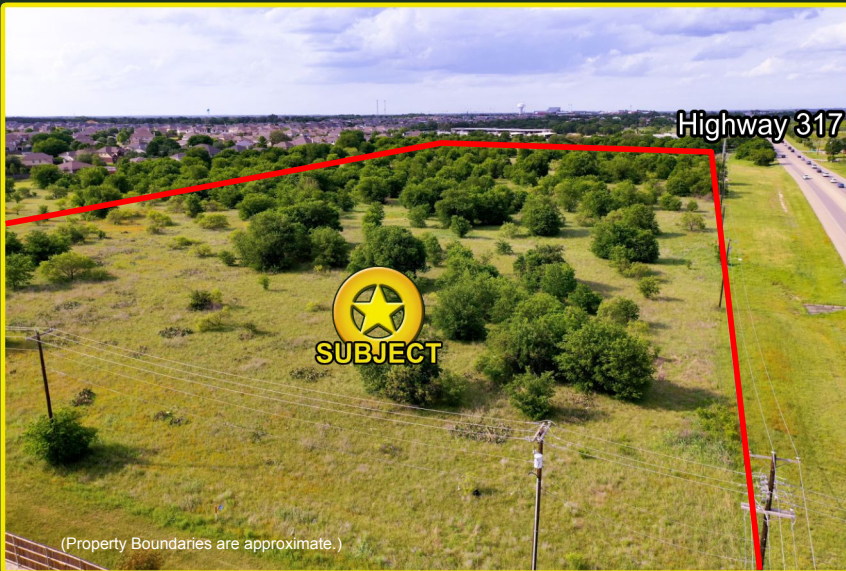
Highway 317 & West Adams
Temple, Texas

32 Acres NOW AVAILABLE FOR PURCHASE

- Sales price = \$11,266,706.
- Located in the heart of Central Texas within the Interstate 35 corridor.
- Located near the hub of traffic flow between Belton & Temple, at the intersection of West Adams Dr. and Hwy 317.
- Belton ISD schools (1 mile from Lake Belton High School).
- Six miles from future location of Meta Platforms Data Center in Temple
- For more information, contact:
First Texas Brokerage Company
254-947-5577
www.efirsttexas.com

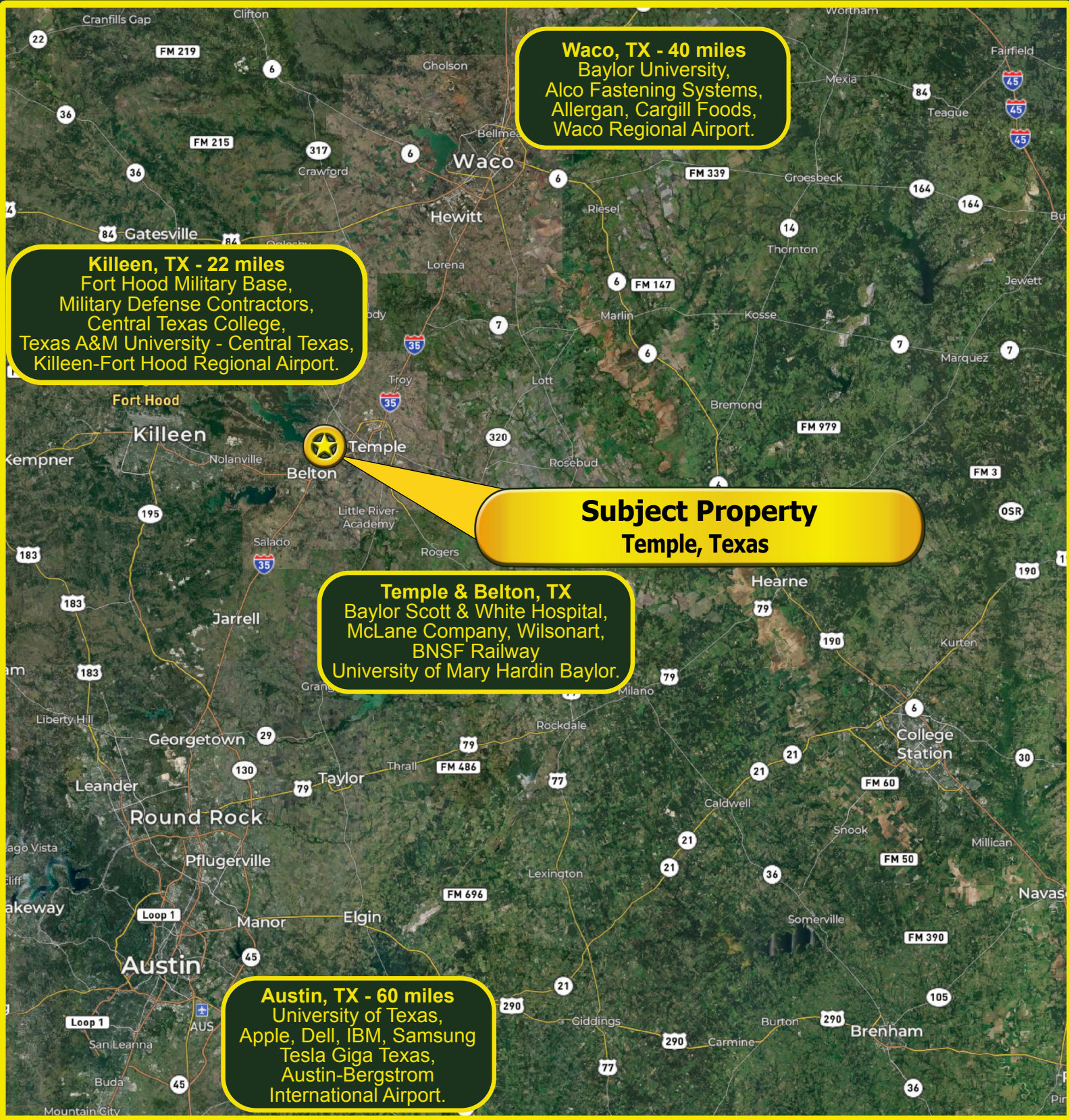


Highway 317 & West Adams Temple, Texas



Highway 317 & West Adams

Temple, Texas



Highway 317 & West Adams

Temple, Texas

PROPERTY SUMMARY

- Sales price = **\$11,266,706**.
- Located in heart of Temple's rapidly growing West Adams area with nearby parks, restaurants, shopping and schools.
- Belton ISD schools. (Less than 1 mile from Lake Belton High School)
- Within Temple city limits.
- Six miles from Meta Platforms Data Center future location in Temple.
- Nine miles from Scott & White Hospital, Veterans Hospital, Children's Hospital and Temple College.
- Currently undeveloped and zoned AG.
- City of Temple's Future Land Use indicates "Suburban Commercial" zoning.
- City of Temple has been receptive to mixed-use development on this site.
- According to preliminary discussions with TxDOT, this site is potentially eligible for up to three access points from Hwy 317.
- A 16" water line is located along the Eastern boundary.
- A 12" sewer main is located along the Southern property line.
- Oncor confirms that electricity is available at this location for a mixed-use development.
- AT&T cable services are also available in this area.

AREA DEMOGRAPHICS & TRAFFIC DATA (Zip Code 76502)

- Project location is prime for population growth.
- Population change since 2010 = +29.7%
- Unemployment rate is less than 6%.
- Top 4 occupational categories are health care, education, retail & manufacturing.
- TxDOT 2010 Waco Urban Traffic Map Annual Average Daily Traffic:
 - Hwy 317 = 9,000
 - West Adams Dr. = 15,600

The information contained herein is from sources deemed reliable by the broker, but not guaranteed. First Texas Brokerage Company makes no guarantee, representation or warranty about the accuracy contained herein. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. It is the responsibility of each individual to conduct thorough due diligence on all information to determine its accuracy and completeness. First Texas Brokerage Company encourages all potential interested buyers to seek advice from their tax, financial and legal advisors before making any real estate purchase and transaction.





Information About Brokerage Services

Texas law requires all real estate licensees 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.

First Texas Brokerage Company	0470284	ryan@efirsttexas.com	(254)947-5577
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Hodge	0470284	ryan@efirsttexas.com	(254)947-5577
Designated Broker of Firm	License No.	Email	Phone
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

IABS 1-0 Date