



INDEPENDENCE
COMMERCIAL REAL ESTATE

FOR SALE

RETAIL & RESTAURANT OPPORTUNITY

711 & 715 S. 1ST STREET | TEMPLE, TEXAS



INDEPENDENCE
COMMERCIAL REAL ESTATE

CONTACT:

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SIZE

- » Total Land Area:
 - » 22,000 SF or ±0.51 AC
- » Building Area:
 - » 6,449 SF (3,579 SF Warehouse & 2,870 SF Restaurant)

HIGHLIGHTS

- » Dedicated signage
- » Good visibility fronting 1st St
- » Multiple points of access

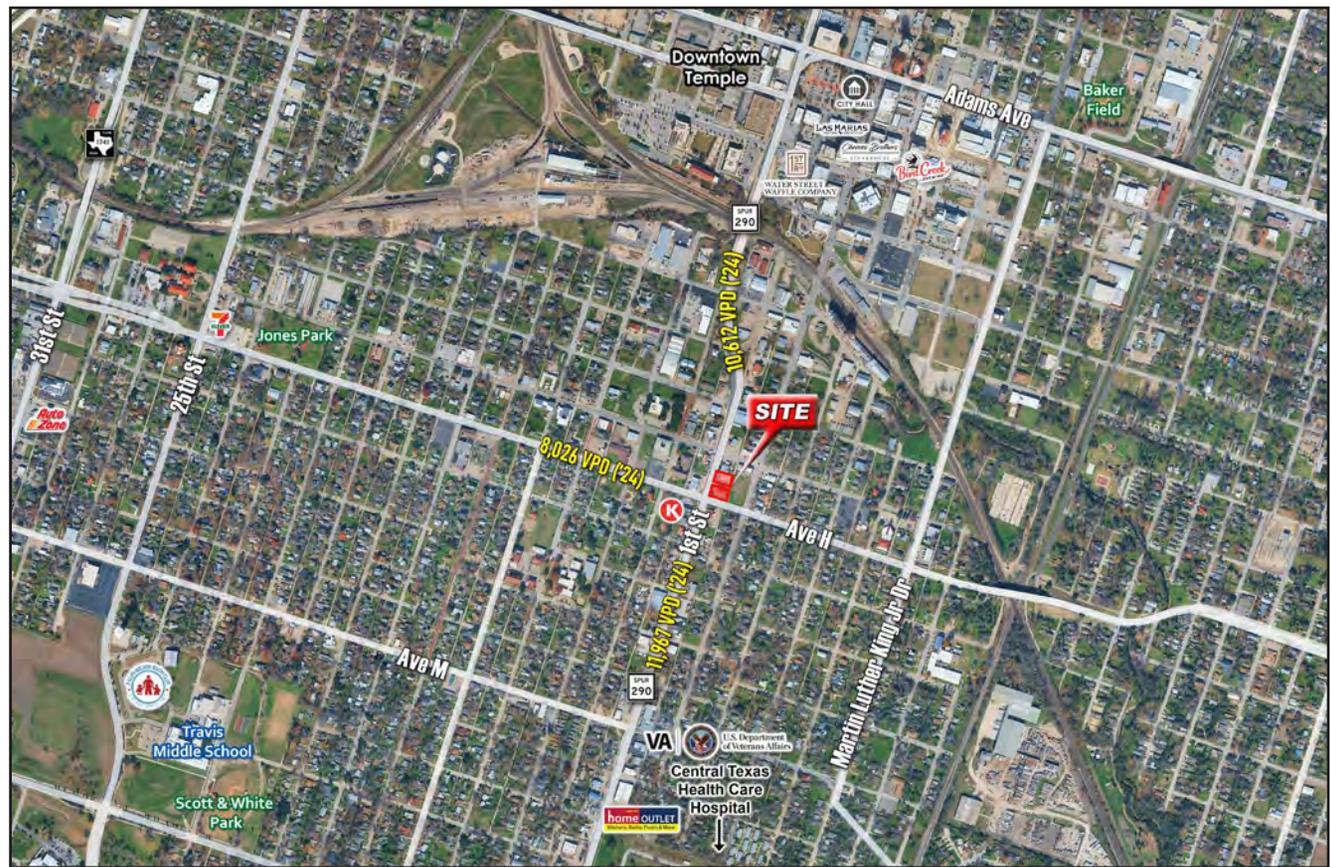
PRICE

- » \$795,000
- » 9.4% Pro-Forma CAP

AREA RETAILERS



TEMPLE MALL



TOTAL POPULATION

1 MILE	9,016
3 MILE	52,868
5 MILE	72,848



DAYTIME POPULATION

1 MILE	20,708
3 MILE	76,479
5 MILE	103,363



TOTAL HOUSEHOLDS

1 MILE	3,849
3 MILE	23,181
5 MILE	31,222



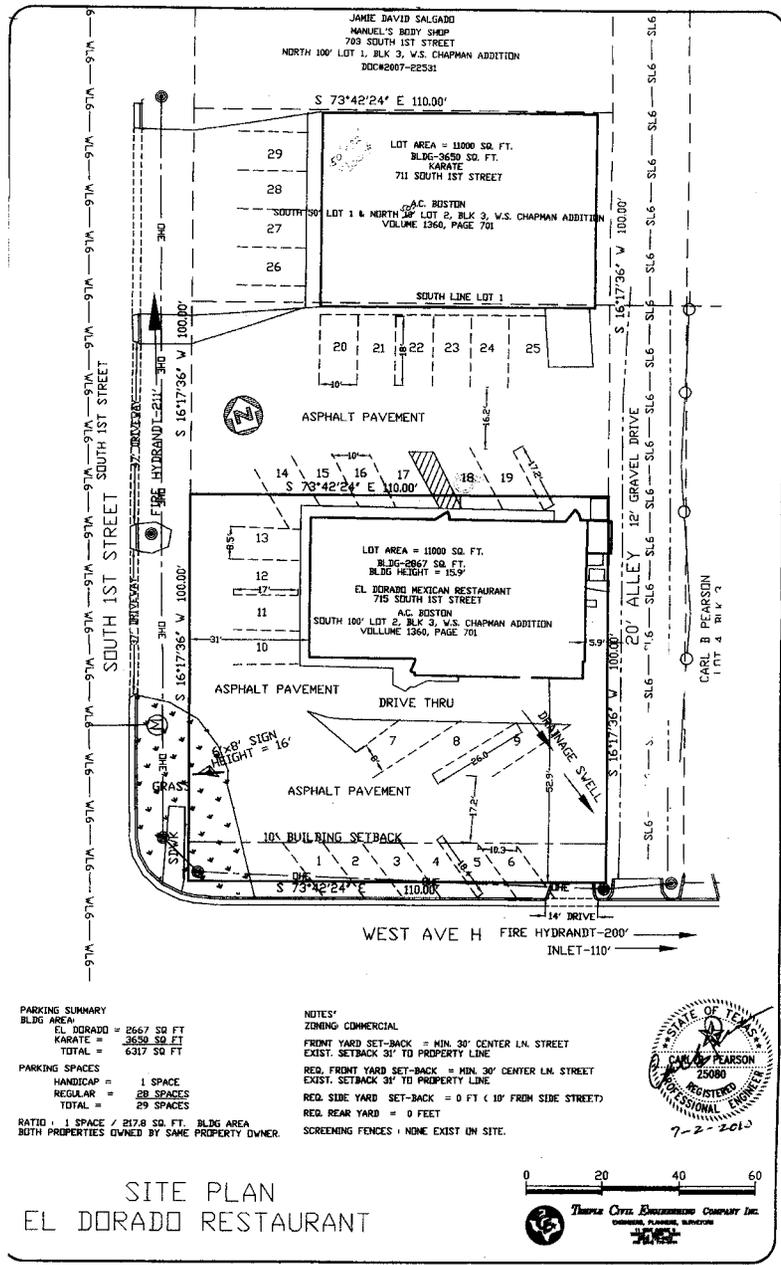
AVERAGE HH INCOME

1 MILE	\$49,653
3 MILE	\$74,081
5 MILE	\$85,137

711 & 715 S. 1ST STREET | PROPERTY OVERVIEW



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PARKING SUMMARY
BLDG AREA
 EL DORADO = 2667 SQ FT
 KARATE = 3650 SQ FT
 TOTAL = 6317 SQ FT

PARKING SPACES
 HANDICAP = 1 SPACE
 REGULAR = 28 SPACES
 TOTAL = 29 SPACES

RATIO = 1 SPACE / 217.8 SQ. FT. BLDG AREA
 BOTH PROPERTIES OWNED BY SAME PROPERTY OWNER.

NOTES
 ZONING COMMERCIAL
 FRONT YARD SET-BACK = MIN. 30' CENTER LN. STREET
 EXIST. SETBACK 31' TO PROPERTY LINE
 REG. FRONT YARD SET-BACK = MIN. 30' CENTER LN. STREET
 EXIST. SETBACK 31' TO PROPERTY LINE
 REG. SIDE YARD SET-BACK = 0 FT (< 10' FROM SIDE STREET)
 REG. REAR YARD = 0 FEET
 SCREENING FENCES = NONE EXIST ON SITE.

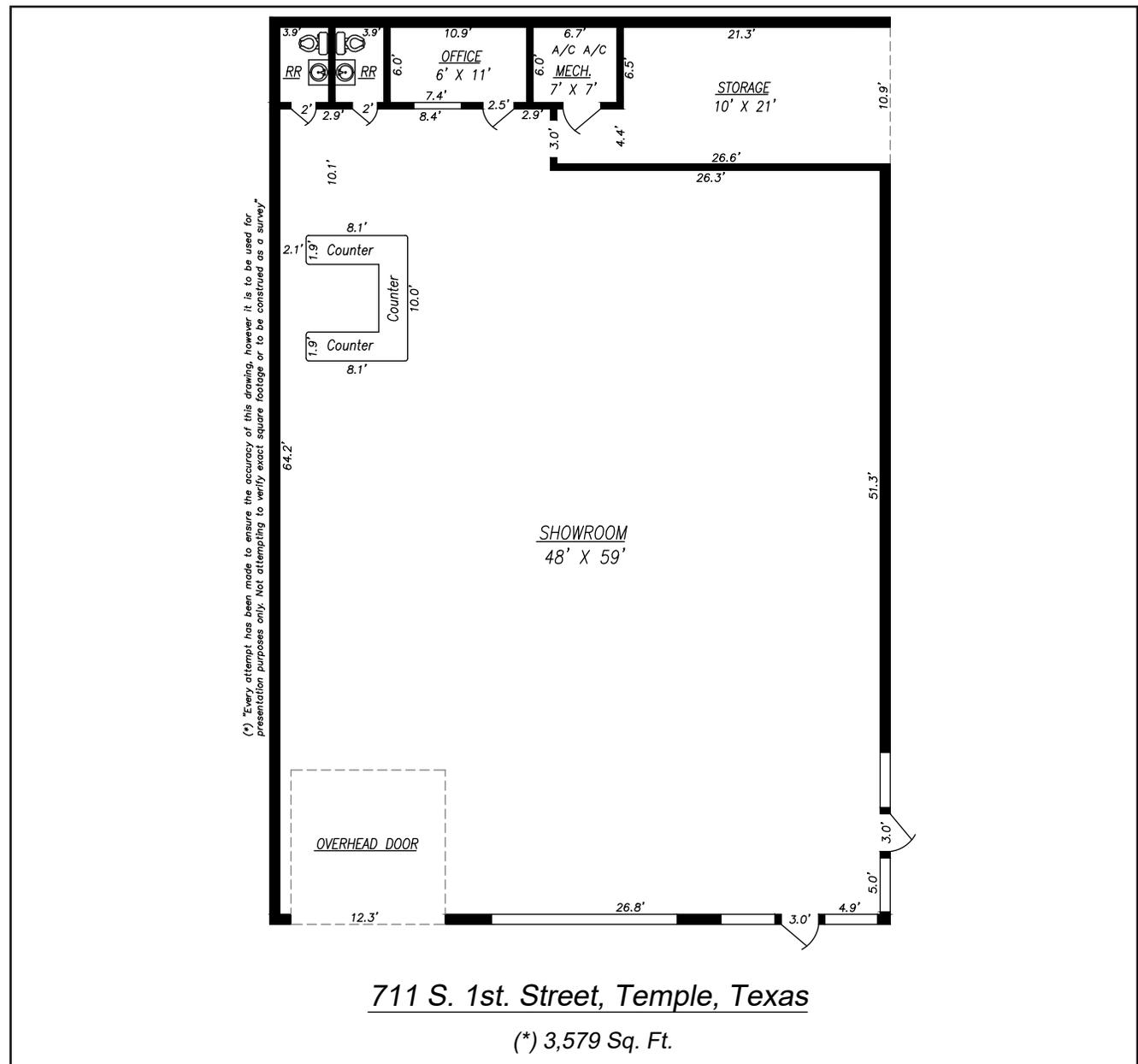
SITE PLAN
EL DORADO RESTAURANT



711 & 715 S. 1ST STREET | SURVEY

711 S. 1ST STREET

- » 3,579 SF Metal Building
- » Two grade-level OH Doors
- » \$3,100 per month modified gross lease until March 31st, 2027
- » Taxes, Insurance - LL Paid
- » Utilities - Tenant Paid



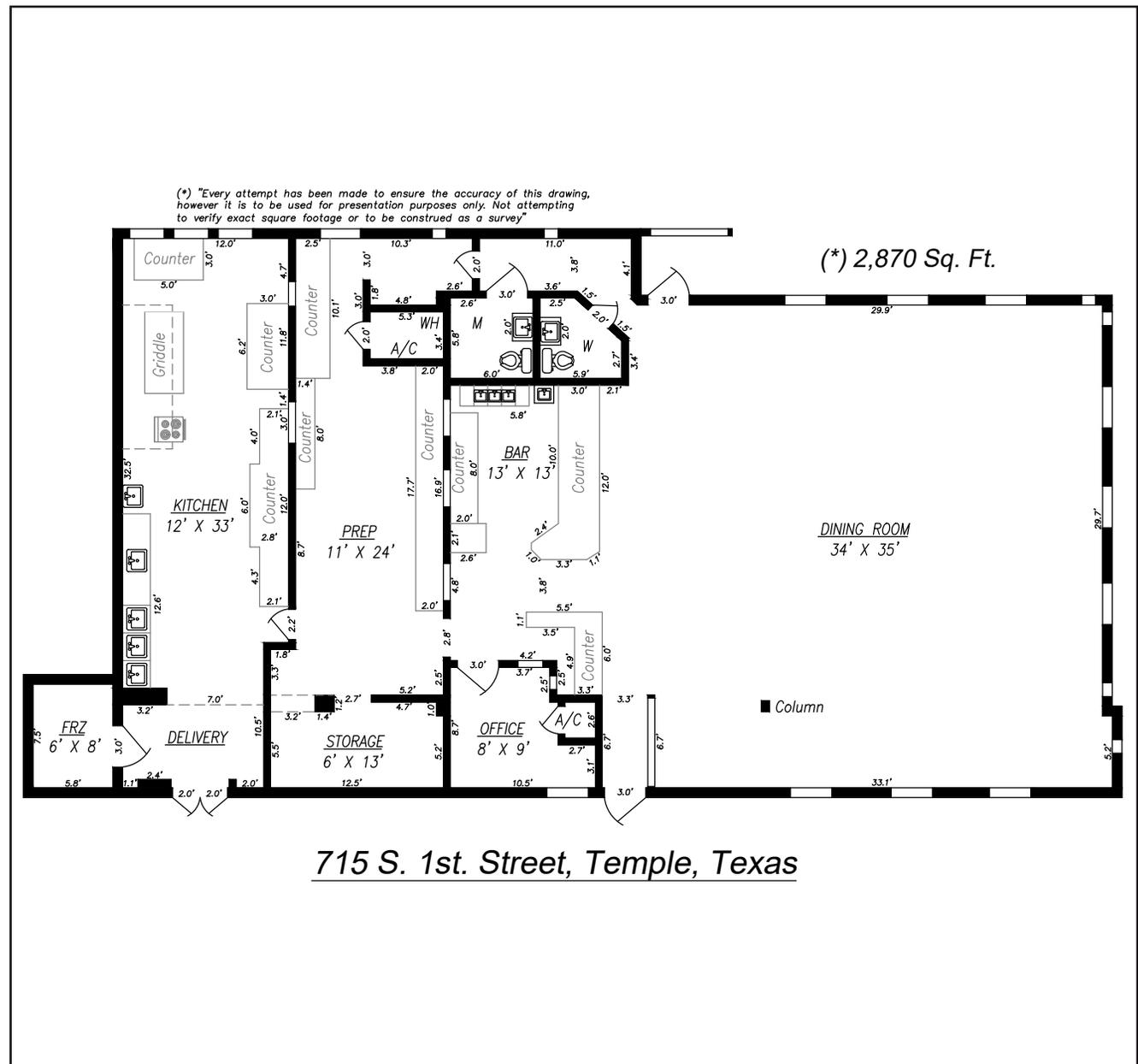
711 & 715 S. 1ST STREET | 711 S. 1ST STREET OVERVIEW



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715 S. 1ST STREET

- » 2,870 SF free standing, drive-thru restaurant
- » Currently for Lease (seller will master-lease for 12 month)



711 & 715 S. 1ST STREET | 715 S. 1ST STREET OVERVIEW



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Exhibit A

Furniture Fixtures & Equipment Inventory and Responsibilities

- Tenant acknowledges the following inventory of furniture, fixtures & equipment are the property of the Landlord.
- Tenant agrees to keep Furniture, Fixtures and Equipment provided by Landlord in good working order and shall report any malfunction to the Landlord.
- Landlord accepts no responsibility for maintenance and repair of the FF&E.

QTY.	DESCRIPTION	MAKER	MODEL #	SERIAL #
14	Booths			
60	Chairs			
1	Commercial Dishwasher	SSDC	64391 & AF-30-S	
1	Commercial Fryer	Dean		
1	Commercial Griddle with Grill (5')	Wolf Regency		
1	Commercial Refrigerator	Tor Rey	R-36	K060123
5	Commercial Shelving & Storage Units			
3	Commercial Sinks			
1	Food Cooler/Prep Cooler	Ascend	JSP-6016	SP60-1008-0149
1	Kegeerator with 2 taps	Ascend		B058-1002-0019
1	Margarita Machine	Bunn		ULTR090357
1	Overhead Ventahood			
1	Refrigerator (18')	Hotpoint	HTS18GBSARWW	
1	Refrigerator (Walk-In)	McQuay		
1	Refrigerator/Chiller		7260E230	455110
1	Sink (Detached and in Bar Area)			
3	Sink (Stainless Stell Bin Wash Sinks)			
22	Tables			
2	Tables (Stainless Steel Preparation Table in Kitchen)			
2	Tables (Stainless Steel Preparation Table)			
1	TV and Wall Mount	Hitachi		
1	TV and Wall Mount	Sanyo		
1	Warmer (6 Bin)			

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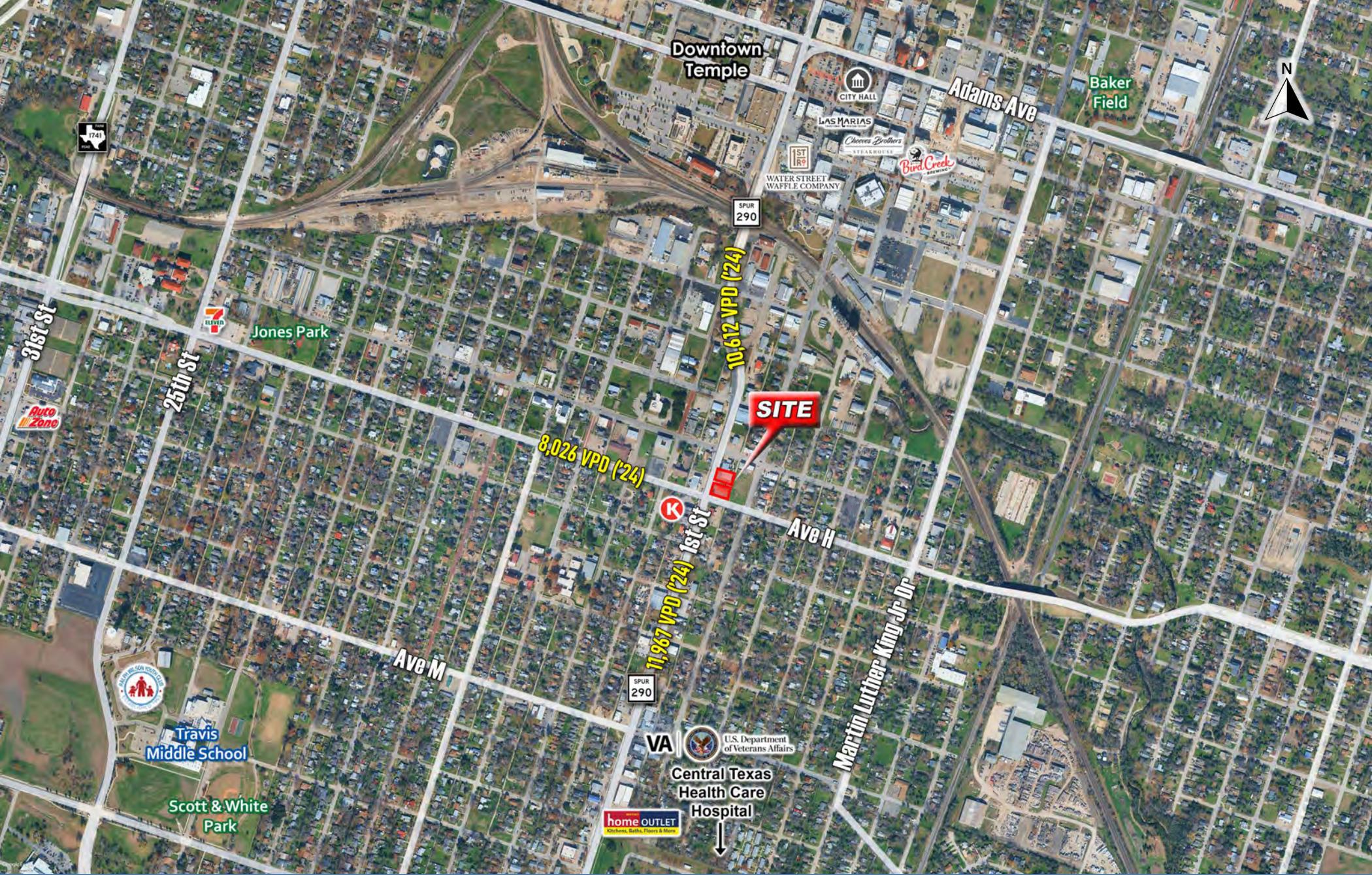
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711 & 715 S. 1ST STREET | 715 S. 1ST STREET PHOTOS



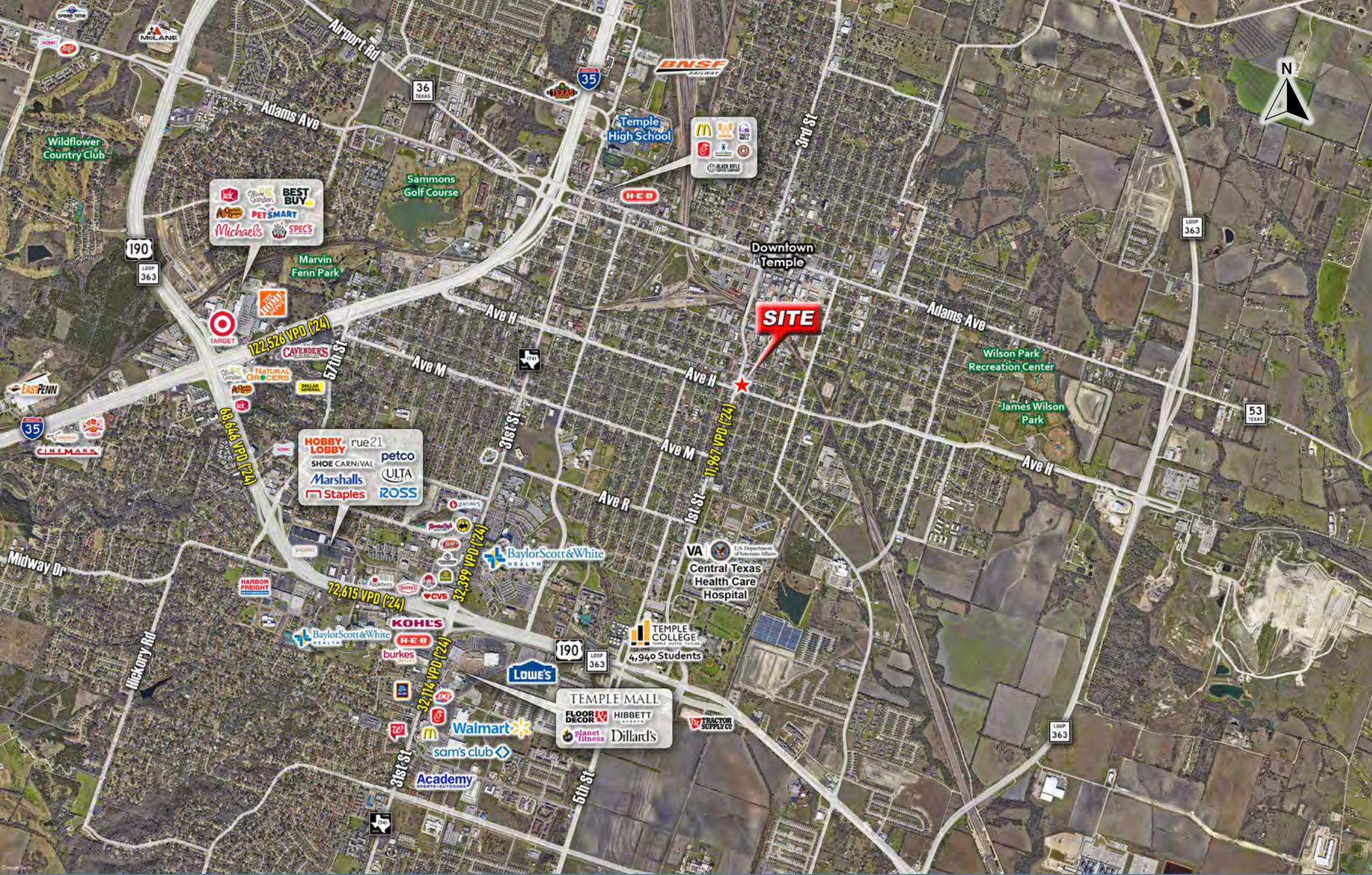
711 & 715 S. 1ST STREET | SITE AERIAL



711 & 715 S. 1ST STREET | CLOSE AERIAL



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711 & 715 S. 1ST STREET | MARKET AERIAL



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