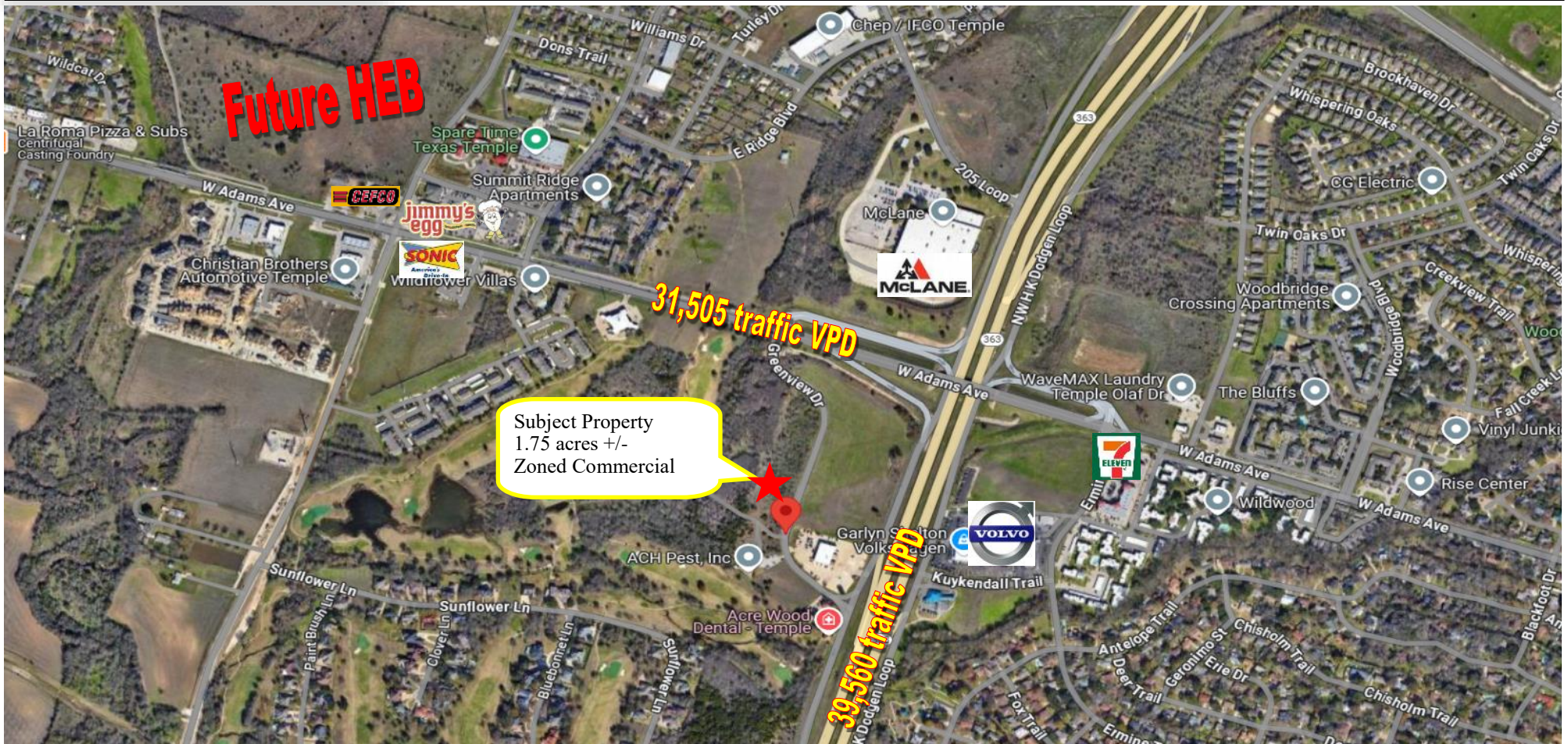




CENTRAL REALTY PARTNERS

Central Realty Partners - Commercial Real Estate  
P.O. Box 2124  
Temple, TX 76503  
www.centralrealtypartners.com

Scott Motsinger  
254.791.8700 (O)  
254.931.5636 (C)  
smotsinger@centralpre.com



**For Sale**  
**2 Commercial Zoned lots**  
**.75ac & 1.00ac**  
**Total 1.75 Acres (+/-)**  
**300 Greenview Drive, Temple, TX 76502**

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## LOCATION DETAILS

Centrally Located in the heart of Temple/Belton's major growth area towards Lake Belton. Located at the cross roads of HK Dodgen Loop and Adams avenue (retail corridor) that connects too IH 35 north and south. Great Location and easy access for office or service business that services The Temple/Belton/Waco/Killeen areas. Currently zoned Commercial with no PD (Planned Development) Requirements.

Land is generally flat and is already platted and shovel ready.

This location is within 185 miles of every major metro market in the state of Texas

## UTILITIES

**Water** - 6 inch

**Sewer** 8inch

## PRICE

\$325,000.00 (1.75ac) (\$4.26 psf)

Or

1.00ac for \$190,000.00

0.75ac for \$142,500.00

## ZONING

Commercial with no PD

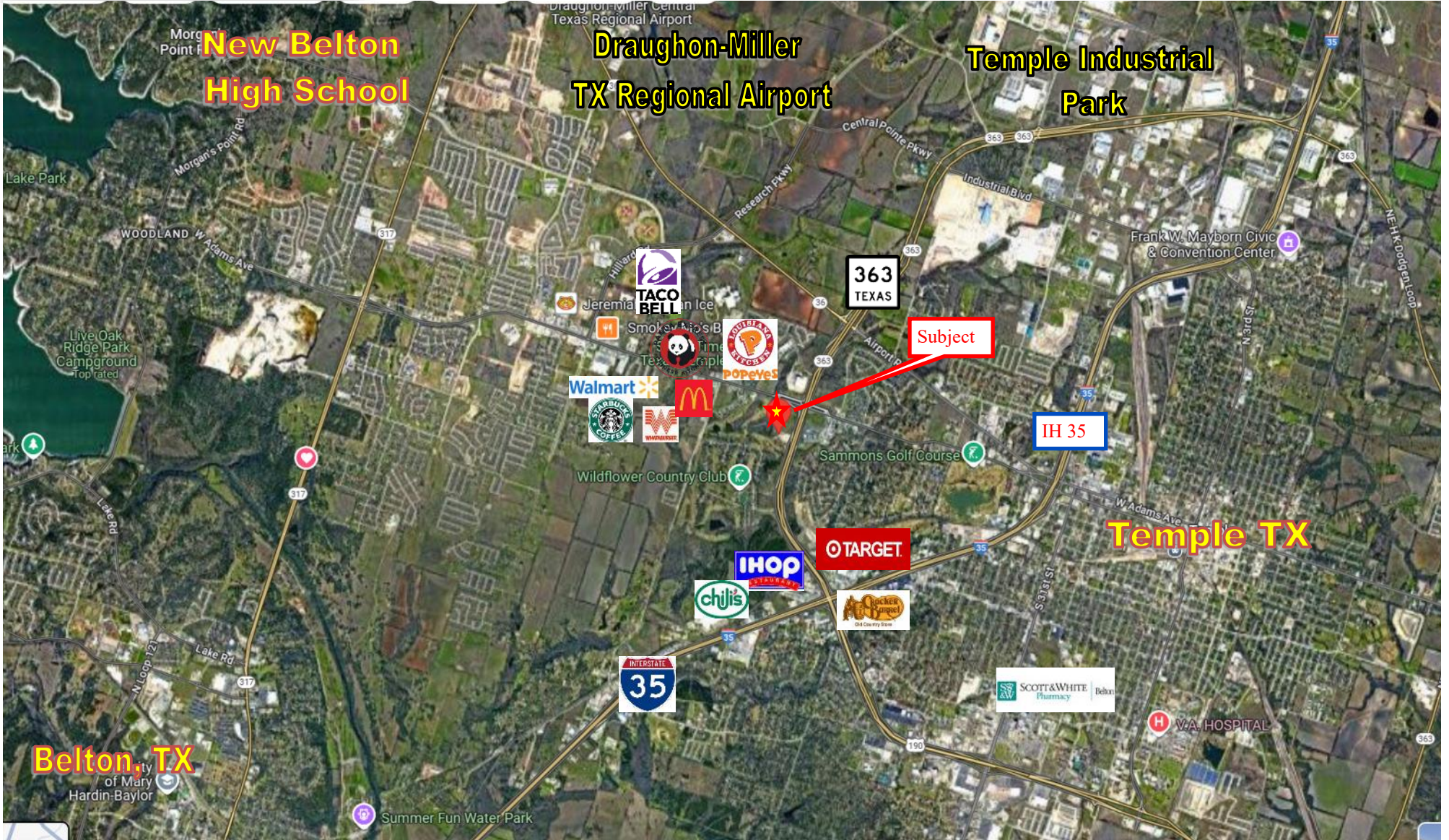
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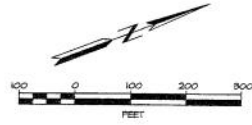
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Plat

being part of the
GEORGE GIVENS SURVEY,
ABSTRACT NO. 345,
in Bell County, Texas.

A FINAL PLAT OF
GREENVIEW COMMERCE PARK,
PHASE I

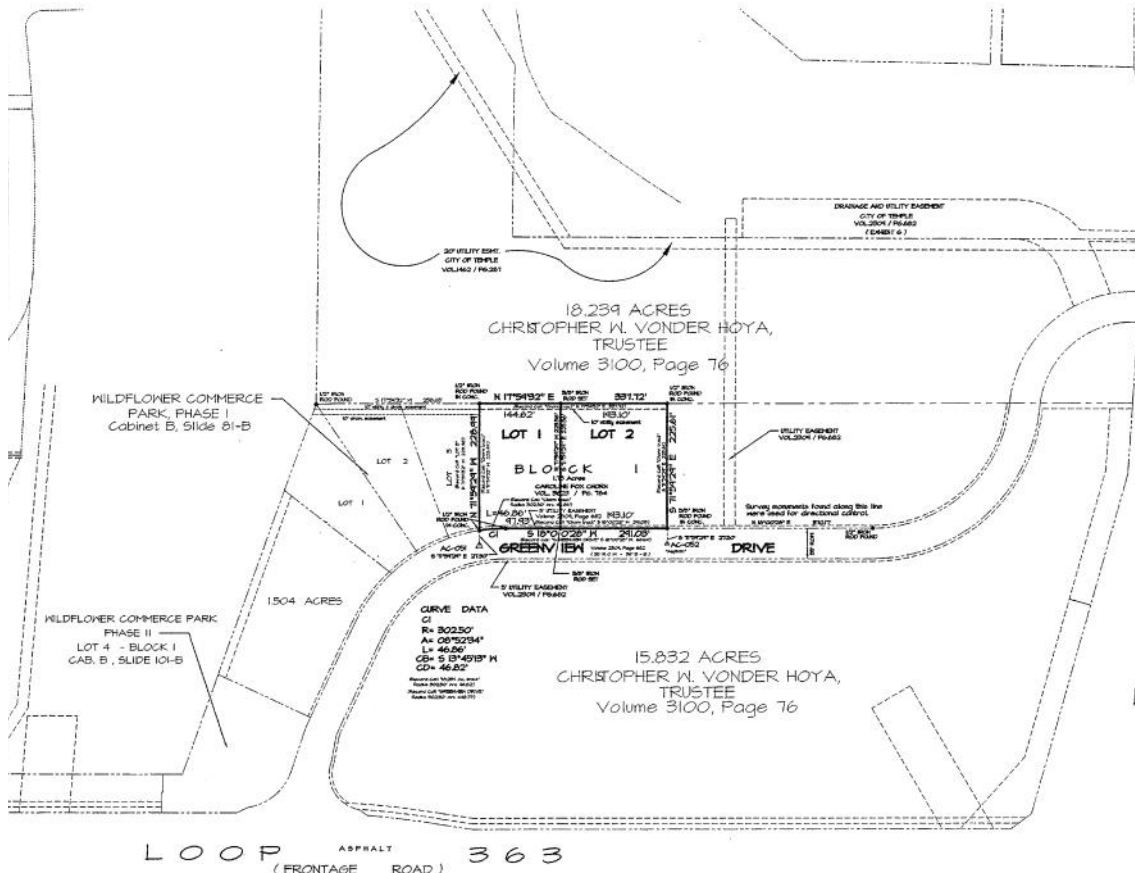
An addition to the City of Temple,
Bell County, Texas.



This plat is to accompany a metes and bounds description
of the herein shown 1.75 acre tract and a TOPOGRAPHY MAP
of the same.



VICINITY MAP
I.L.S.



F. M. ASPHALT 2305

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED
HEREIN AS GREENVIEW COMMERCE PARK, PHASE I, AN ADDITION TO THE CITY OF TEMPLE,
TEXAS, AND WHOSE NAME IS HEREBY LEGALLY HEREBY DEDICATED TO
THE USE OF THE PUBLIC FOR EVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES,
DRAINAGE, EASEMENTS, AND PUBLIC PLACES AS SHOWN HEREON.

Caroline Fox Ghorn
CAROLINE FOX GHORN

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CAROLINE FOX GHORN,
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT,
AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION
HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12th DAY OF NOV, 2011.

Standa J. Rinehart
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE
OF TEXAS HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT
THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY
OF THE PROPERTY PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL
NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

Robert S. Lowe
Registered Professional Land Surveyor
Registration Number 2602
(Survey completed September 5, 2011)



I, THE UNDERSIGNED, DIRECTOR OF PUBLIC WORKS OF THE CITY OF TEMPLE,
HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS
OF THE SUBDIVISION ORDINANCE AS APPROVED BY THE CITY COUNCIL, AND
HEREBY RECORDED APPROVAL.

Emmi Bunch
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

I, THE UNDERSIGNED, SUPERINTENDENT OF UTILITIES OF THE CITY OF TEMPLE,
HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE INTERS AND INTERFERES
MASTER PLANS AND APPLICABLE ORDINANCES AND HEREBY RECORDED APPROVAL.

James Lee
SUPERINTENDENT OF UTILITIES

I, THE UNDERSIGNED, DIRECTOR OF PLANNING OF THE CITY OF TEMPLE,
HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS
OF THE SUBDIVISION ORDINANCE AS APPROVED BY THE CITY COUNCIL, AND
HEREBY RECORDED APPROVAL.

Don A. Tate
DIRECTOR OF PLANNING

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GREENVIEW COMMERCE PARK, PHASE I
IS A CORRECT AND TRUE COPY OF THE ORIGINAL AS APPROVED BY THE CITY OF TEMPLE ON THE
12th DAY OF NOVEMBER, 2011. THAT SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS
OF THE SUBDIVISION ORDINANCE OF THE CITY OF TEMPLE, TEXAS APPROVED BY RESOLUTION
NUMBER \_\_\_\_\_

WITNESSED BY ME AND THIS 14th DAY OF NOVEMBER, 2011.

Scott Motsinger



COORDINATE TABLE with columns for NORTHING, EASTING, AC-S1, AC-S2

MONUMENT INFORMATION: All Block corners for this subdivision plat have been placed in concrete.

OWNER: CAROLINE FOX GHORN
DEVELOPER:

LOTS - TWO (2)
BLOCKS - ONE (1)
AREA - 1.75 ACRE

RECORDATION INFORMATION: PLAT RECORDED IN CABINET 6 SLIDE 1194

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# 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.

Temple Executive Realty dba

Central Realty Partners

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

575472

License No.

Email

(254) 791-8700

Phone

Scott T. Motsinger

Designated Broker of Firm

526810

License No.

Email

smotsinger@centralrpre.com

(254) 931-5636

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

TAR 2501

Central Realty Partners, 3500 SW HK Dodgen Loop Temple, TX 76504  
Scott Motsinger

Phone: (254) 791 8700 Fax: 254 771 4120  
www.ziplogix.com

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

IABS 1-0  
2501 Master