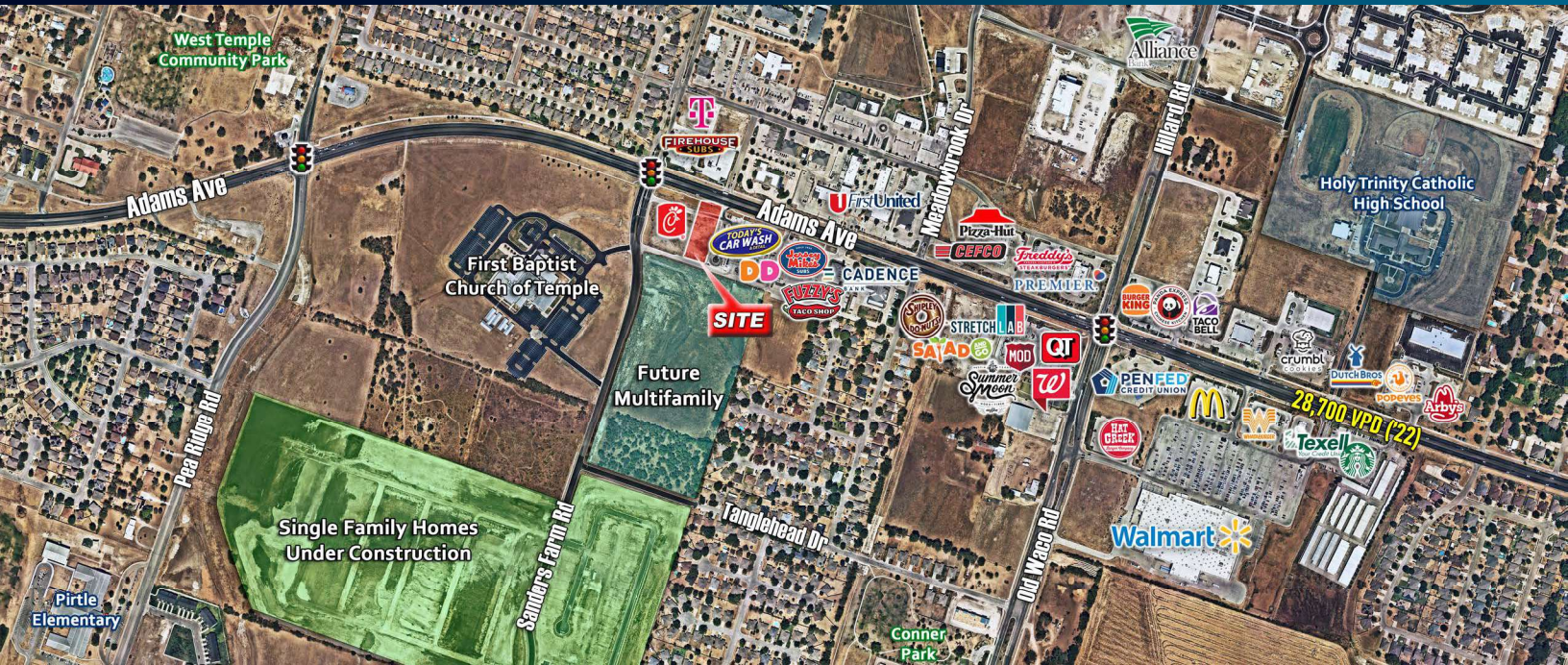


Commercial Pad Site

0.818 AC PAD SITE AVAILABLE
West Adams Avenue (FM 2305)
Temple, Texas 76504



PROPERTY DESCRIPTION:

Shovel-ready retail pad site at the new four-way lighted intersection with Sanders Farm. Cross-access to Sanders Farm and Meadow Lark Dr; here is a shared curb-cut (right-in / right-out) between Lot 2 and Lot 3; the cross-access drives and detention are in place.

PROPERTY LOCATION:

On the south side of West Adams Avenue (FM 2305) at Sanders Farm Road less than one mile from Hwy. 317 in the booming Retail Growth Corridor on the west side of Temple, Texas. West Adams Avenue is a major east-west corridor connecting to IH-35 and providing access to north Temple via Research Parkway.

NEIGHBORHOOD:

Chick-fil-A is going on Lot 1; adjacent Lot 3 occupied by Today's Car Wash, Lot 4 occupied by Dunkin' Donuts. The 14 acres behind the pad is planned for a 290-unit multi-family project. Sanders Farm has been extended south to Traver Drive providing access to Old Waco Road via Tanglewood Drive and access to Hwy 317 via Traver Drive. Near Belton Middle School and Joe M. Pirtle Elementary School. The area is experiencing tremendous economic growth, expected to continue at a steady pace over the next decade. Research Parkway provides the critical link between major East/West arterials FM 2305 and Hwy. 36 and provides direct access from West Adams Avenue to the major employment generators of west of IH-35 like the 3,000 acre Temple Industrial Park, the 450 acre Airport Park, and the 65 acre master planned Bioscience Park, which includes the addition of the West Annex of Scott & White and the Scott & White Health Plan Campus and the newly-expanded H-E-B distribution center. META is building a 900,000 SF data center in SE Temple.

ADDRESS:

7511 West Adams
Temple, TX 76504

AVAILABLE:

(Lot 2) - 0.818 Acres
(113' X 309')

RESTRICTIONS:

No restaurant with
primarily coffee,
doughnuts, or
chicken

ZONING:

"GR"; General Retail

UTILITIES:

Ready and stubbed
to lot lines

GROUND LEASE:

Call for Pricing

DEMOGRAPHICS:

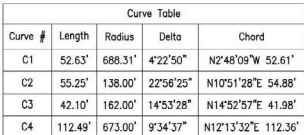
	1 MILE	3 MILES	5 MILES
2023 TOTAL POP	7,269	31,664	79,453
2028 PROJ POP	8,404	34,242	83,651
AVG HH INCOME	\$109,538	\$103,198	\$90,021

Contact For More Information:

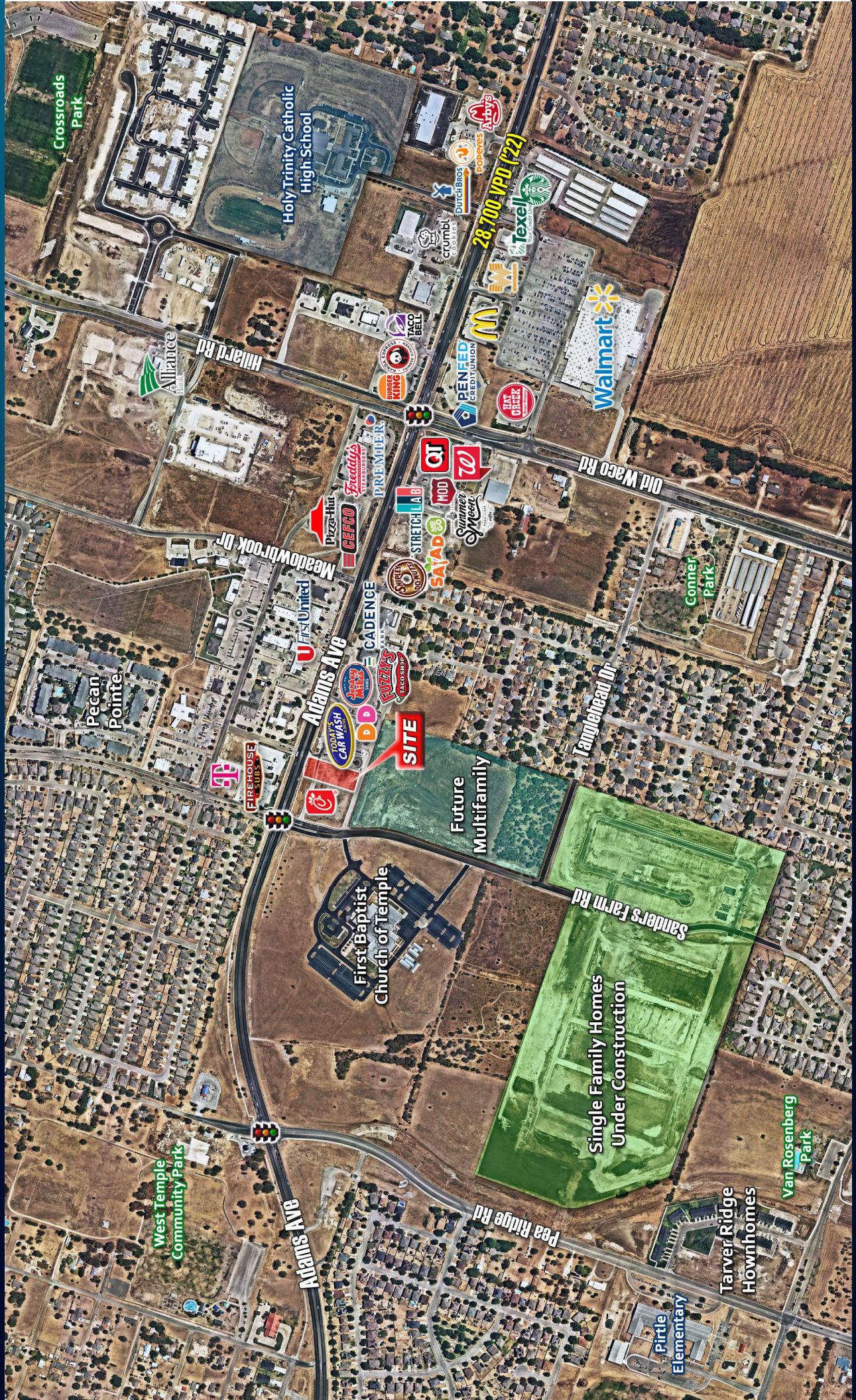
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COMMERCIAL PAD SITE

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Information About Brokerage Services

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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