

8810 OLD HIGHWAY 81, Temple, Texas (Bell County – Unincorporated)

9,600 SF Warehouse for Lease | +/- 3.5 Acres of Stabilized Yard for Lease | +/- 2 Acres of Inventory Area for Lease

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Site Acquisition | Advisory Services | Tenant Representation

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8810 OLD HIGHWAY 81, Temple, Texas | Overview

Improvements	<ul style="list-style-type: none">▪ Freestanding Steel Frame Metal Building▪ Concrete Foundation
Access	<ul style="list-style-type: none">▪ Shared drive along ring road to Old Highway 81 (Pegasus Rd) and Clarence Road.
Zoning	<ul style="list-style-type: none">▪ Bell County Jurisdiction
Clear Height	<ul style="list-style-type: none">▪ 15' bottom of truss at side wall; 16' at bottom of truss at apex.
Loading Facilities	<ul style="list-style-type: none">▪ 2 - 14' x 14' grade high loading overhead doors▪ 8 - 10' x 10' dock level, over head door
Yard	<ul style="list-style-type: none">▪ +/- 2.50 acres of newly Stabilized Yard
Electricity	<ul style="list-style-type: none">▪ Single Phase (*three phase nearby if needed)
Lighting	<ul style="list-style-type: none">▪ T-5
Utilities	<ul style="list-style-type: none">▪ Water - Pendleton Water Supply Corporation▪ Wastewater - On-Site Septic System
Build	<ul style="list-style-type: none">▪ New Construction, September 2024 Completion.
Price	<ul style="list-style-type: none">▪ Please contact agent



8810 OLD HIGHWAY 81, Temple, Texas | Warehouse + Yard



Located along Old Highway 81, this Temple, TX property offers 9,600 SF of new industrial/office space as well as a large stabilized yard. Interstate 35 runs parallel to Old Hwy 81 providing quick access; northbound to Waco and southbound to Austin. This new warehouse includes large loading docks, insulated office space, separate bathrooms, and can be built to suite. Behind the warehouse is +/- 2.5 acres of newly stabilized yard for large truck parking. Opposite the warehouse is +/- 2 acres of unimproved leasable land - ideal for fenced inventory.

8810 OLD HIGHWAY 81, Temple, Texas | City Map



8810 OLD HIGHWAY 81, Temple, Texas | Submarket Aerial



8810 OLD HIGHWAY 81, Temple, Texas | Market Aerial

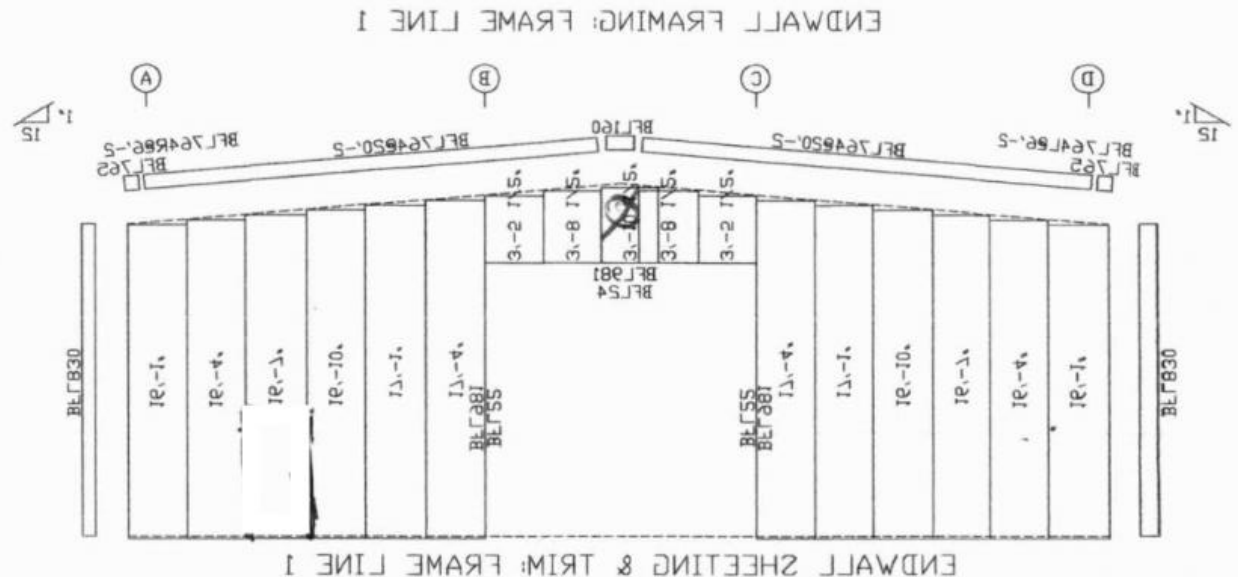
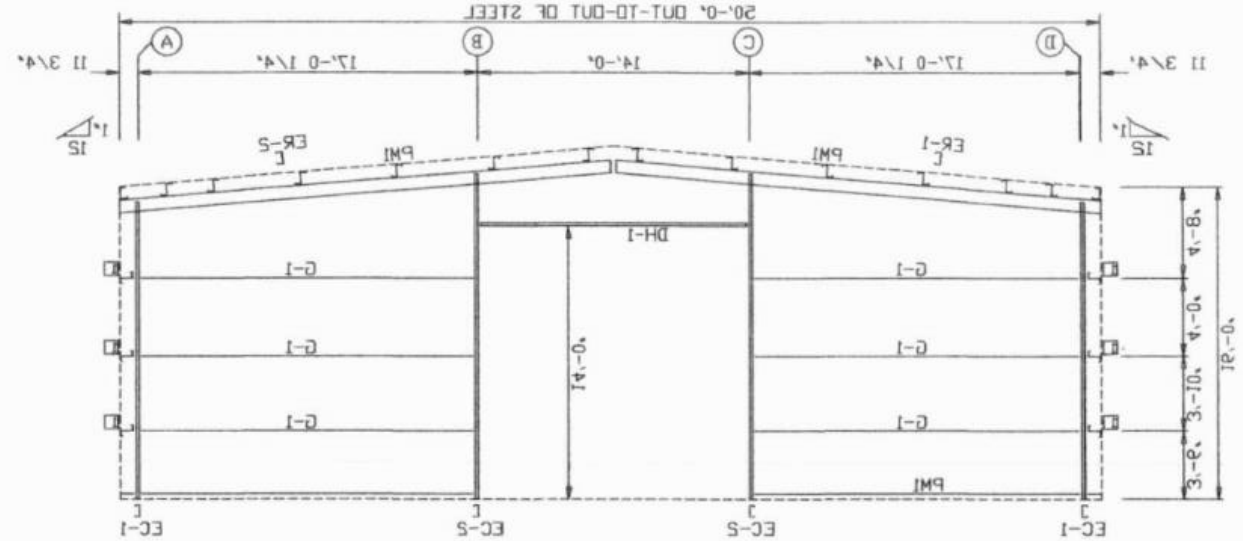


8810 OLD HIGHWAY 81, Temple, Texas | Trade Area Aerial



8810 OLD HIGHWAY 81, Temple, Texas | Building Design Plan

- **9,600 SF Office/Warehouse**
- Office area with private bathroom. Warehouse office area with separate bathroom serving the shop area.
- **(10) overhead doors**
 - Two (2) 14' x 14' grade level loading overhead doors
 - Eight (8) 10' X 10' dock high with overhead door



Transmission Pole
37.0°



8810 OLD HIGHWAY 81, Temple, Texas | Aerial Images 1-4



8810 OLD HIGHWAY 81, Temple, Texas | Aerial Image 5



8810 OLD HIGHWAY 81, Temple, Texas | Aerial Image 6



8810 OLD HIGHWAY 81, Temple, Texas | Aerial Image 7



8810 OLD HIGHWAY 81, Temple, Texas | Inventory Area



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.

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Buyer/Tenant/Seller/Landlord Initials

Date