



Oldham  
Goodwin

# PAD SITES | FOR SALE

## SOUTH 31ST STREET & TORINO REALE AVENUE

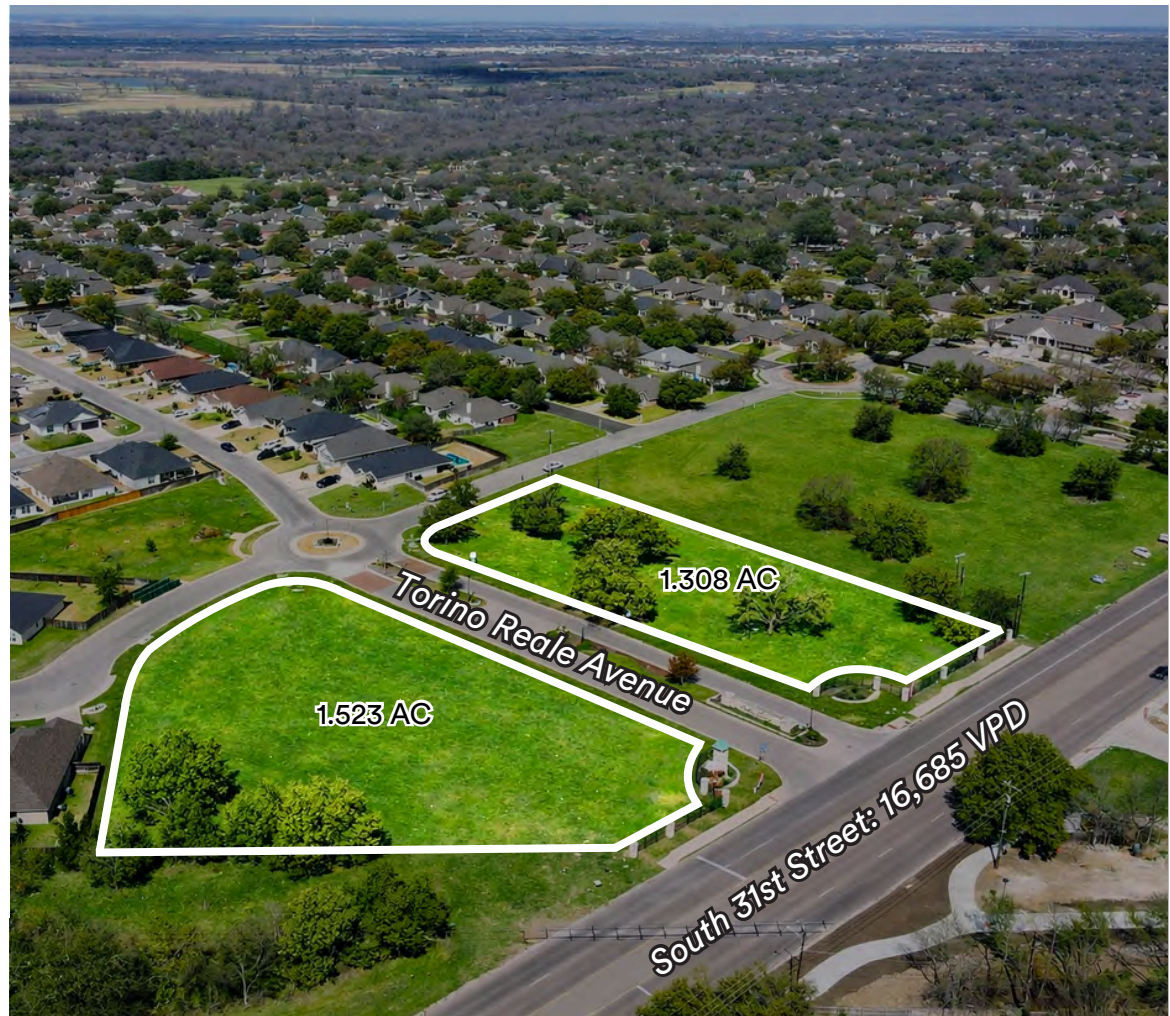
2550 & 2551 Torino Reale Avenue | Temple, Texas 76501



*South 31st Street: 16,685 VPD*

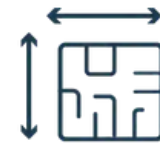
## PROPERTY HIGHLIGHTS

- 1.523 and 1.308 Acres Located in Temple, Texas (Temple/Belton MSA)
- Prime development land with frontage on South 31<sup>st</sup> street and entrance to Bella Terra Subdivision with over 400 single family homes
- Located less than ½ mile from hard corner of South 21<sup>st</sup> Street & 6<sup>th</sup> Ave (FM 93); less than 5 miles from I-35
- Strategically located in Temple with close proximity to I-35, I-14 and Killeen Fort Hood Regional Airport
- All utilities near site
- Excellent visibility with 16,600+ VPD



### ZONING

**NS -  
Neighborhood  
Services**



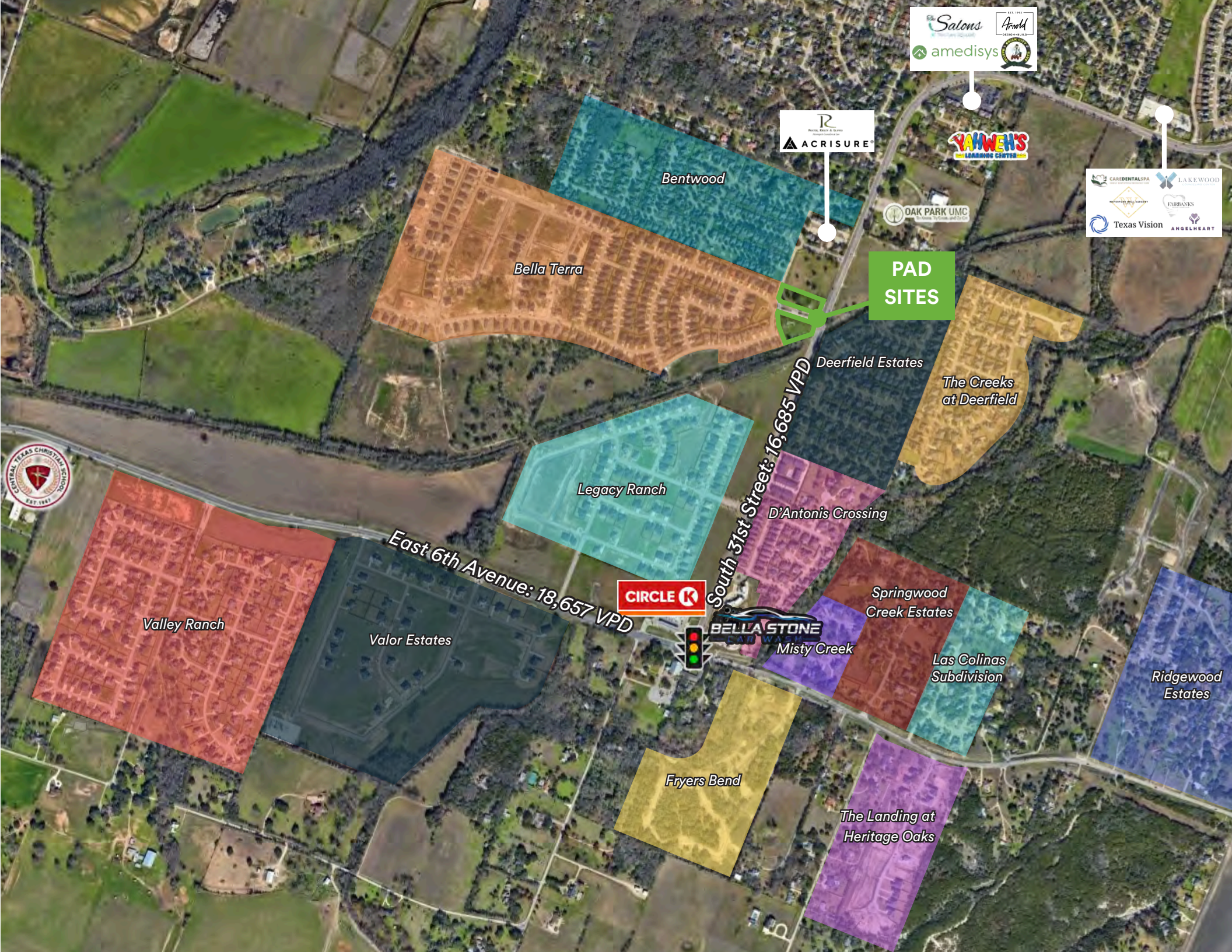
### LAND SIZE

**1.523 AC  
1.308 AC**



### SALES PRICE

**\$9.00/SF  
\$7.00/SF**



**PAD SITES**

Bentwood

Bella Terra

Deerfield Estates

The Creeks at Deerfield

Legacy Ranch

D'Antonis Crossing

Springwood Creek Estates

Las Colinas Subdivision

Ridgewood Estates

Valley Ranch

Valor Estates

Fryers Bend

The Landing at Heritage Oaks

East 6th Avenue: 18,657 VPD

South 31st Street: 16,685 VPD



Misty Creek





amedisys

Salons

GARDENTALSPA

EST. 1993  
Arnold  
DESIGN • BUILD

FARMERS  
INSURANCE

YAWEN'S  
LEARNING CENTER

R  
FRANCIS, HEAVY & BLAND

ACRISURE

CURE & FRANCIS, P.A.

POSDENTIST  
DENTISTRY

BRICK STATE

OAK PARK UMC  
To Know, To Grow, and To Go

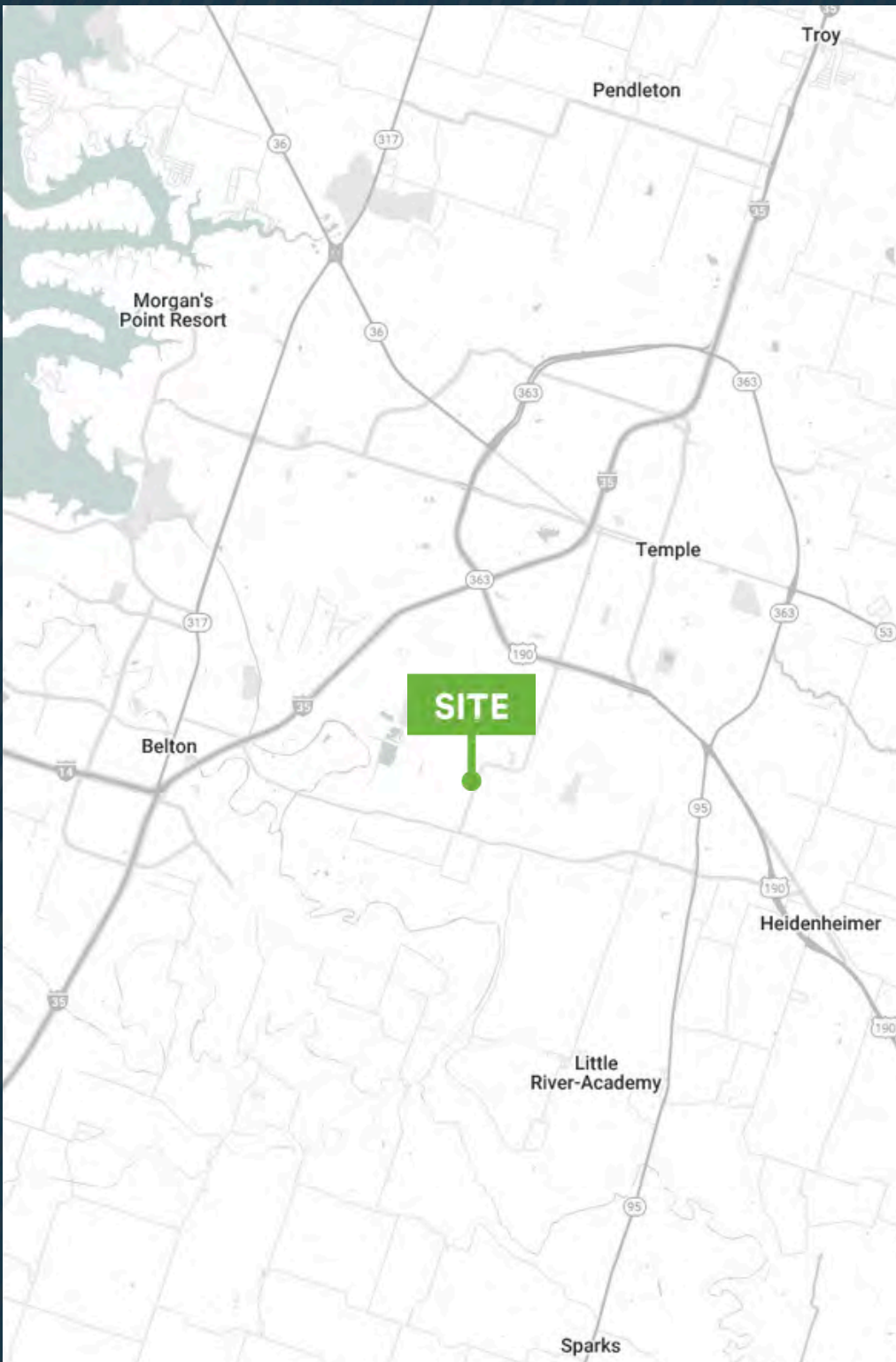
31 SOUTH  
TOWNHOMES

1.308 AC

Torino Reale Avenue

1.523 AC

South 31st Street: 16,685 VPD



## PAD SITE 1.523 ACRES

Size:	1.523 AC or 66,341.88 SF
Legal Description:	1.523 Acres, Lot 0001, Block 002, Bella Terra Phase I
ID Number	Bell CAD# 484436
Access:	Torino Reale Avenue and Bella Terra Subdivision
Zoning	NS - Neighborhood Services
Frontage:	~150' along South 31 <sup>st</sup> Street

## PAD SITE 1.308 ACRES

Size:	1.308 AC or 56,976.48 SF
Legal Description:	1.308 Acres, Lot 0001, Block 001, Bella Terra Phase I
ID Number	Bell CAD# 484434
Access:	Torino Reale Avenue and Bella Terra Subdivision
Zoning	NS - Neighborhood Services
Frontage:	~144' along South 31 <sup>st</sup> Street







# DEMOGRAPHICS

ESTIMATED  
POPULATION

HOUSEHOLD  
INCOME

CONSUMER  
SPENDING

1 MILE

6K

\$86K

\$67.3M

3 MILE

25K

\$89K

\$282M

5 MILE

60K

\$90K

\$663M



# TEXAS OVERVIEW

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS

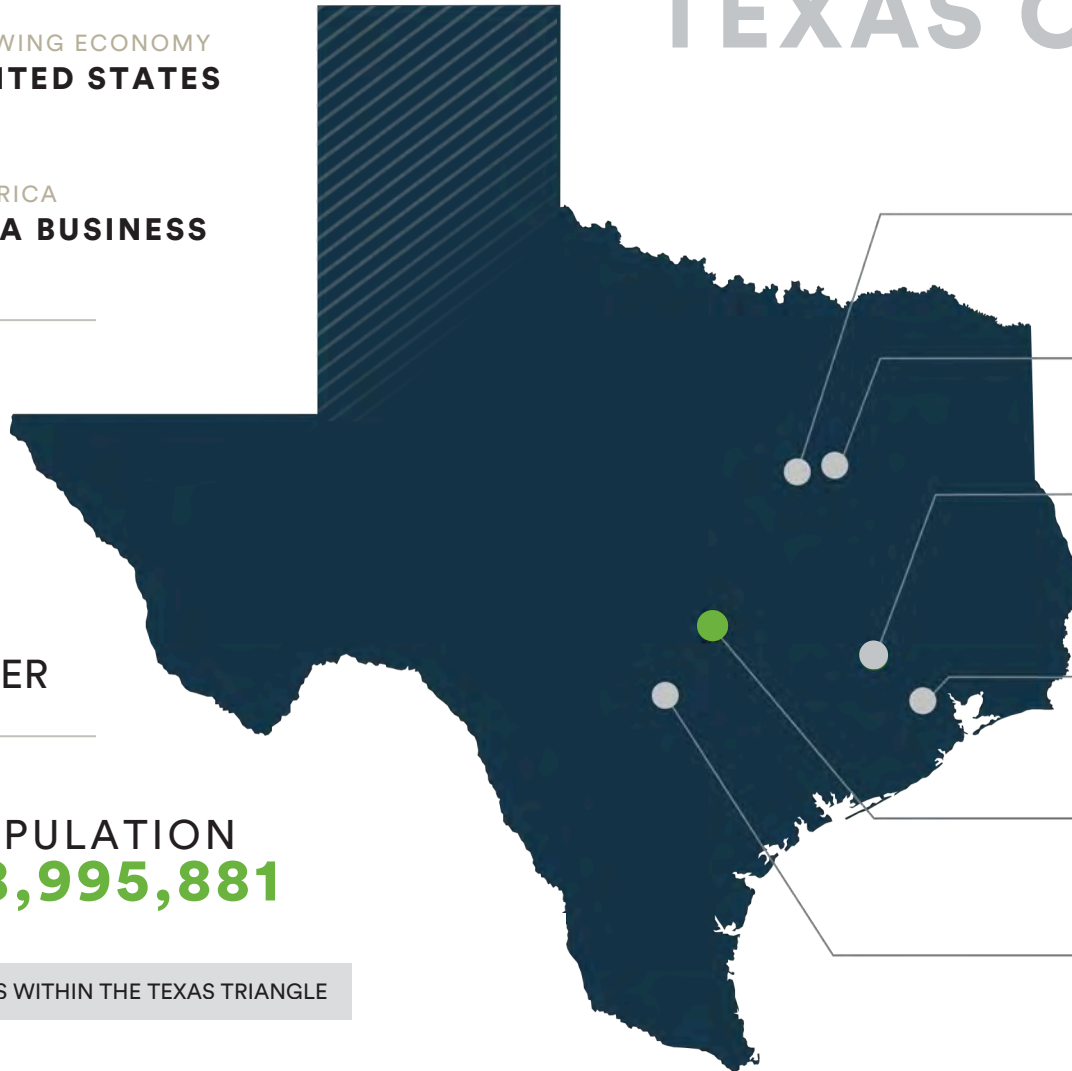


**LARGEST**  
MEDICAL CENTER



POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION IN  
THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
14+ MILLION WORKERS



**BEST STATE**  
FOR BUSINESS



**TOP STATE**  
FOR JOB GROWTH



**NO STATE**  
INCOME TAX

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# TEMPLE/BELTON/KILLEEN, TEXAS

Temple, Belton, and Killeen comprise a metropolitan statistical area in Central Texas that covers three counties: Bell, Coryell, and Lampasas. Referring to the Dallas–Fort Worth metroplex in North Texas, locals sometimes refer to this area as the Centroplex.

Killeen is known for the Fort Cavazos military base which includes the 1st Cavalry Museum, featuring an outdoor exhibition of historic military vehicles. Its economy depends on the activities of the post, and the soldiers and their families stationed there. It is known as a military “boom town” because of its rapid growth and high influx of soldiers.

Temple’s primary economic drivers are the extensive medical community mostly due to Baylor Scott & White Medical Center, and goods distribution based on its central location between the Dallas-Fort Worth, San Antonio, and Houston metropolitan areas.

Belton is home to the University of Mary Hardin–Baylor, a private Christian university founded in 1845. The city maintains 13 city parks, and houses the Leon River, Belton Lake, and Stillhouse Hollow Lake.



KILLEEN/TEMPLE METRO AREA

**POPULATION**

**432,797**

**#8** BEST PLACE TO  
START A BUSSINESS  
IN TEXAS

**#50** BEST PLACES TO  
LIVE IN TEXAS



HOME TO  
**MARY HARDIN-BAYLOR  
UNIVERSITY**



HOME TO  
**FORT CAVAZOS MILITARY  
TRAINING POST**

# INFORMATION ABOUT BROKERAGE SERVICES

11-03-2025



*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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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:
    - 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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    [OLDHAMGOODWIN.COM](http://OLDHAMGOODWIN.COM)

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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.