

TBD S Pea Ridge

Temple, TX

Prime Commercial Lot for Sale

- +/- 1.67 Acres
- Prime Corner-Tarver/S Pea Ridge

Discover the perfect location for your next business venture with these three premium commercial lots situated at the high-traffic corner of S Pea Ridge and Tarver Rd in Temple, TX. These lots offer unmatched visibility, convenient access, and a strategic position in one of the area's fastest-growing corridors.

Key Features:

- Location, Location, Location: All lots have direct access to S Pea Ridge, ensuring excellent connectivity and exposure for any commercial development.
- High-Traffic Area: Positioned at a busy intersection surrounded by established neighborhoods, schools, and retail establishments.
- Growth Potential: Located in a rapidly developing area of Temple, these lots are ideal for businesses looking to capitalize on the area's economic expansion and increasing population.
- Flexible Development Options: Whether you envision retail, office space, or mixed-use projects, these lots provide the versatility to bring your vision to life.
- Proximity to Major Amenities: Minutes away from popular residential areas, parks, schools, and healthcare facilities, ensuring a built-in customer base.



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Prime Commercial Lots(s) for Sale

- +/- 1.67 Acres
- Prime Corner-Tarver/S Pea Ridge

Potential Use:

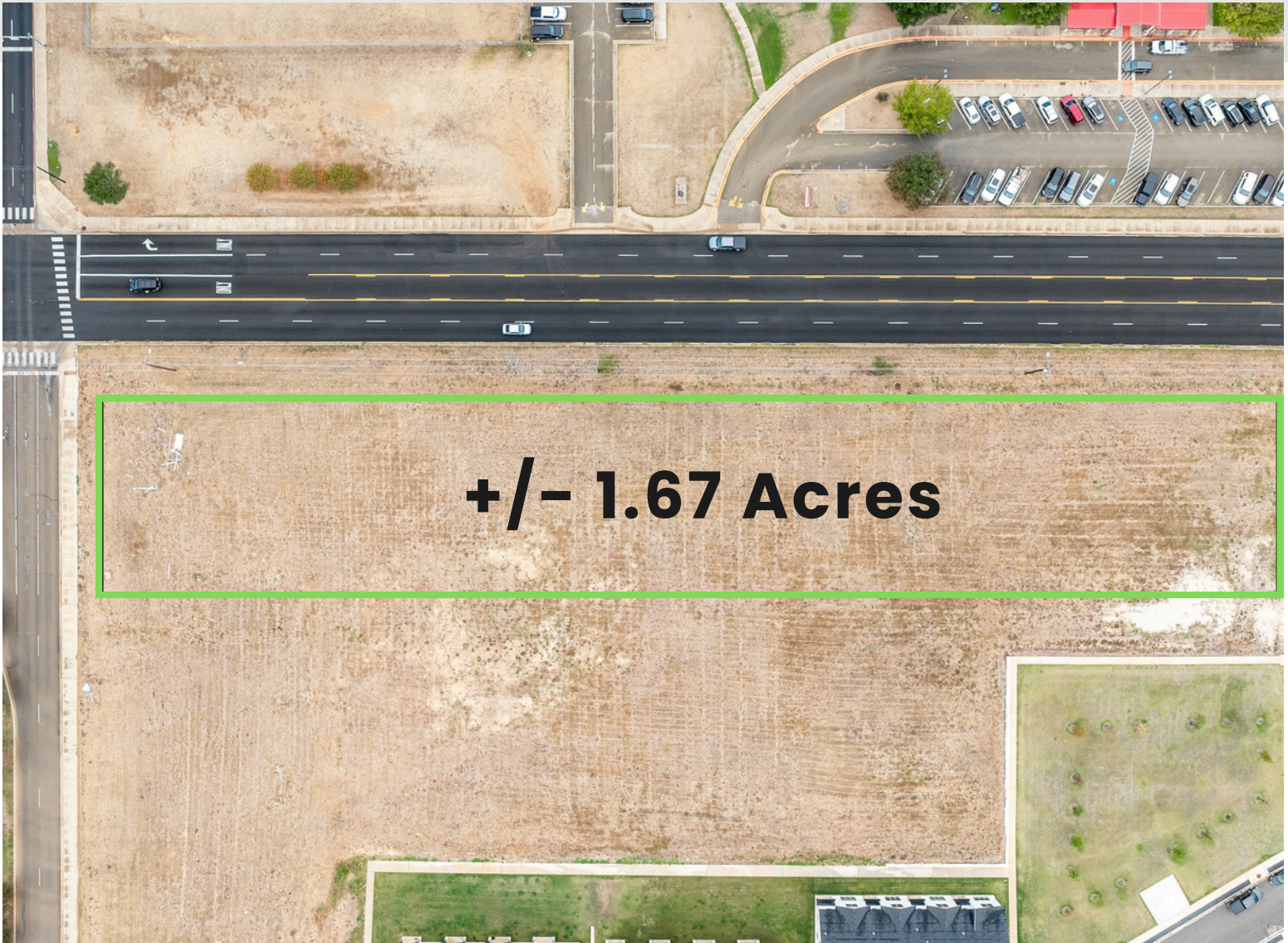
- **Retail:** Perfect for boutique shops, convenience stores, or specialty retail centers.
- **Dining:** Great location for quick-service restaurants, cafés, or sit-down dining establishments.
- **Health and Wellness:** Excellent for fitness studios, medical offices, dental clinics, or pharmacies.
- **Personal Services:** Ideal for salons, spas, pet services, or dry cleaning businesses.
- **Family-Oriented Services:** A prime spot for daycare centers, learning facilities, or entertainment venues.
- **Professional Services:** Suited for small offices, coworking spaces, or service providers such as insurance, legal, or real estate offices.
- **Anchor Spaces:** Perfect for a multi-tenant retail center or mixed-use development.





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📍 80 S MAIN ST, SALADO TEXAS 76513

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DOMINANT TAPESTRY SEGMENT



2,703 households are *Up and Coming Families*

81.7% of households are in this segment

Up and Coming Families: *Sprouting Explorers* LifeMode

Up and Coming Families is a market in transition- residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. Their homes are new and their families are young...

[Learn more...](#)

ABOUT THIS SEGMENT



Young families still feathering the nest and establishing their style. Most households have 2 or more workers.



Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by other opinions.



Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions.



Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports from golfing, weight lifting, to taking a jog or run and drinking coffee.



Rely on the Internet for entertainment, information, shopping, and banking.

ABOUT THIS AREA

Household Type:
Single Family

Employment:
Prof; Svcs

Median Age:
33.9

Median Household Income:
\$96,009

Education:
49.4% College degree (2+ years)



KEY FACTS FOR THIS AREA

[Click facts to 'Explore for more' details](#)

9,621

Population

3,310

Households

2.91

Avg Size Household

82

Wealth Index

143

Housing Affordability

72

Diversity Index

\$245,308

Median Home Value

2.20%

Forecasted Annual Growth Rate



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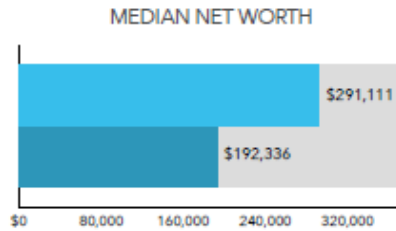
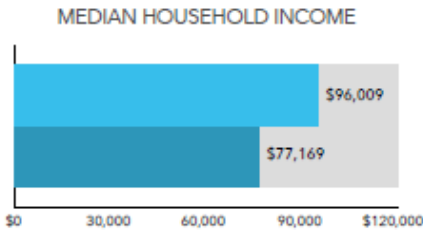
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INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.

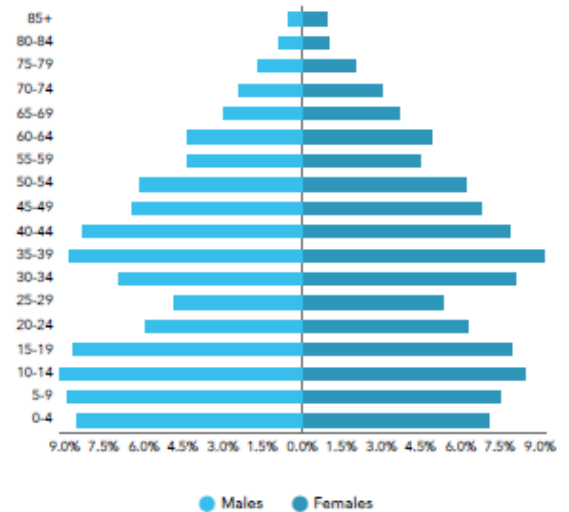


Bars show comparison to

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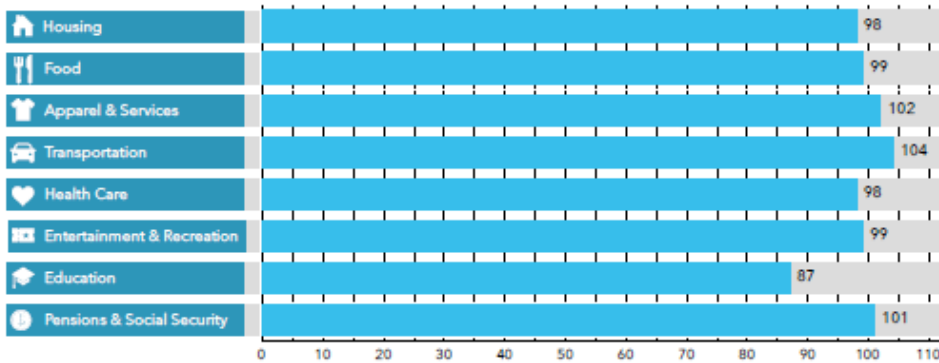
AGE BY SEX

Median Age: 33.9



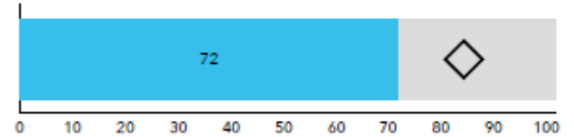
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>First Texas Brokerage Company</u>	<u>0470284</u>	<u>ryan@efirsttexas.com</u>	<u>(254)947-5577</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Ryan Hodge</u>	<u>0470284</u>	<u>ryan@efirsttexas.com</u>	<u>(254)947-5577</u>
Designated Broker of Firm	License No.	Email	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

Information available at www.trec.texas.gov
IABS 1-0 Date