

# West Adams Multi-Family Land

14.522 ACRES OF MULTI-FAMILY COMMERCIAL LAND

West Adams Avenue (FM 2305)

Temple, Texas 76504



## PROPERTY DESCRIPTION:

14.522 acres of multi-family commercial land

## PROPERTY LOCATION:

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

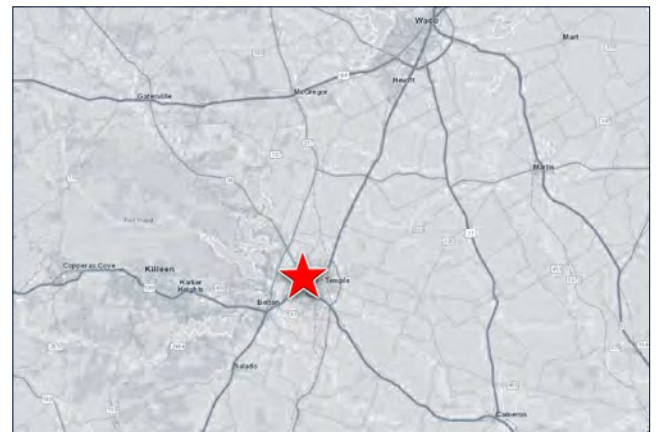
## ACCESS:

Apartments will be accessed via Sanders Farm Road, a new lighted intersection with West Adams Drive, and via Tanglehead Drive extension connecting to Old West Waco Road.

## COMMENTS:

Site plan approved for 290-unit apartment project with amenities, common areas, green spaces, and on-site detention. Located in the favorable Belton ISD with Lake Belton Middle School and Joe M Pirtle Elementary School nearby on Tarver Drive. All utilities stubbed to property line.

**ASKING PRICE:** \$20,000.00 per door



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 TOTAL POP	7,425	31,807	82,796
2028 PROJ POP	8,578	34,389	107,202
AVG HH INCOME	\$109,557	\$103,144	\$89,913

Contact For More Information:

**JIMBO COTTON** | (O) 512.467.4056 | (C) 512.784.3015 | jimbo@cottonventures.com

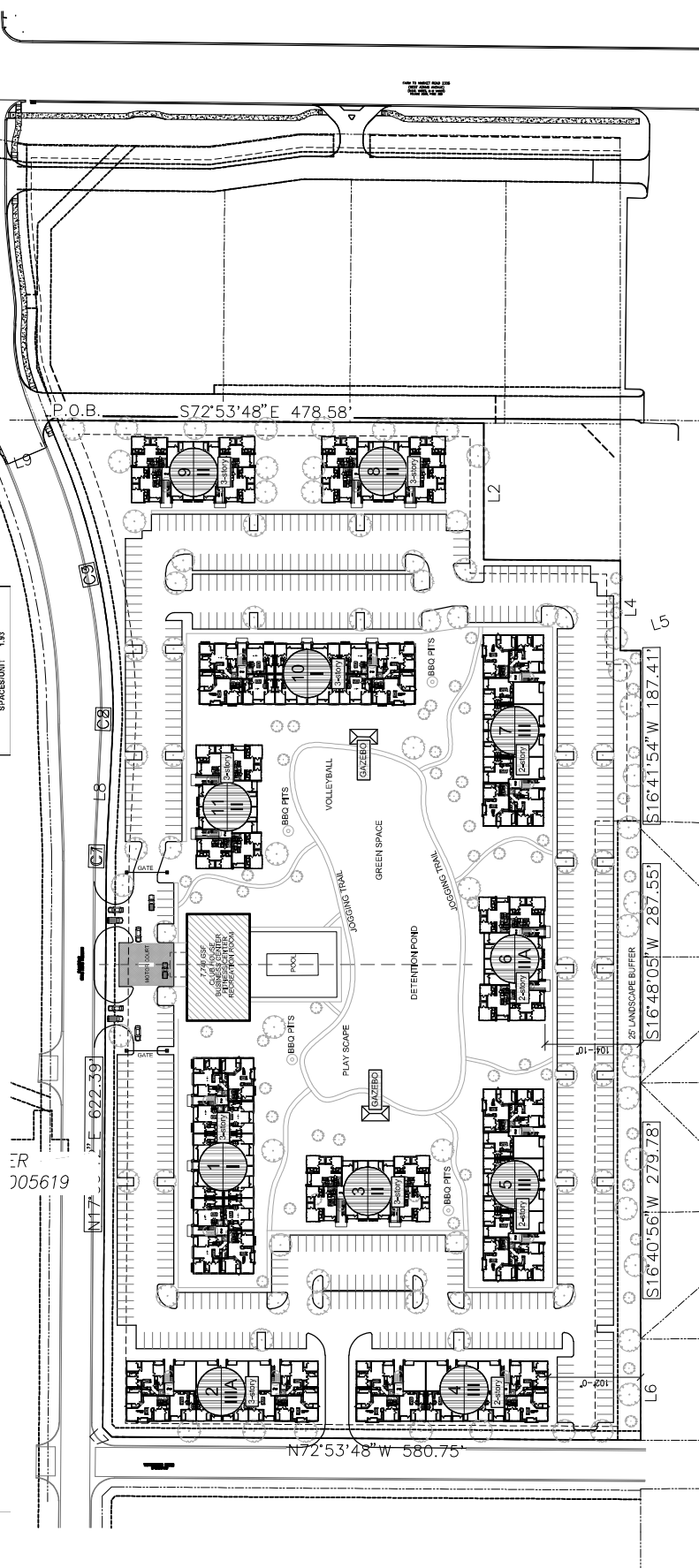
**AUSTIN COTTON** | (O) 512.467.4056 | (C) 512.944.7514 | austin@cottonventures.com

**GIL NUSS** | (O) 512.467.4056 | (C) 832.454.6494 | gil@cottonventures.com

**COTTON  
VENTURES**  
REAL ESTATE



UNIT MIX		UNIT															TOTALS				PARKING	
		BLDG. NUMBER															TOTALS				PARKING	
		BLDG. TYPE															TOTALS				PARKING	
UNIT TYPE	DESCRIPTION	NET SQ. FT.	GROSS SQ. FT.	BLDG. NO	1	2	3	4	5	6	7	8	9	10	11	No of Units	NET SQ. FT. TYPE	GROSS SQ. FT. TYPE	TOTAL UNIT UNITS	%	PARKING PROVIDED U.S.C. 7.5-4.8	
A0	1 BED / 1 BATH	712	771		-	-	-	-	-	2	-	-	-	-	-	20	18,512	20,046				
A1	1 BED / 1 BATH	745	817		-	12	-	8	-	8	-	-	-	-	-	36	27,150	29,412				
A2	1 BED / 1 BATH	662	698		-	12	-	8	-	4	-	-	-	-	-	6	54,168	59,392				
A3	1 BED / 1 BATH	649	704		8	-	-	-	-	-	-	-	-	8	-	6	15,138	16,544				
B0	2 BED / 2 BATH	949	1,004		-	-	-	-	-	-	-	-	-	-	-	6	15,138	16,544				
B1	2 BED / 2 BATH	1,227	1,264		-	-	-	-	-	-	-	-	-	-	-	6	34,560	36,232				
B1A	2 BED / 2 BATH	1,259	1,275		-	-	-	-	-	-	-	-	-	-	-	4	20,180	25,500				
B1B	2 BED / 2 BATH	1,325	1,360		-	-	-	-	-	-	-	-	-	-	-	2	6,100	11,120				
B2	2 BED / 2 BATH	1,091	1,166		4	-	-	-	-	-	-	-	-	-	-	4	8,728	9,168				
B2A	2 BED / 2 BATH	1,102	1,157		4	-	-	-	-	-	-	-	-	-	-	4	8,816	9,256				
B2B	2 BED / 2 BATH	1,089	1,157		4	-	-	-	-	-	-	-	-	-	-	4	8,816	9,256				
B3	2 BED / 2 BATH	1,446	1,464		2	-	-	-	-	-	-	-	-	-	-	4	5,784	5,916				
B3A	2 BED / 2 BATH ST	1,458	1,468		2	-	-	-	-	-	-	-	-	-	-	4	5,632	6,028				
B3B	2 BED / 2 BATH ST	1,420	1,470		2	-	-	-	-	-	-	-	-	-	-	2	3,240	32,360				
B3C	2 BED / 2 BATH	1,386	1,447		2	6	-	-	-	-	-	-	-	-	-	22	30,538	31,834				
C1A	2 BED / 2 BATH	1,438	1,467		4	-	-	-	-	-	-	-	-	-	-	4	8,120	11,780				
					38	36	24	24	24	14	24	24	24	36	24	290	303,884	322,216				
Avg. Unit SF		1046															PARKING PROVIDED				543 SPACES	
																	SPACES/UNIT				1.33	



**SITE PLAN**  
1' = 60' - 0" 14.522 ACRES



# MULTI-FAMILY COMMERCIAL LAND

14.522 ACRES AVAILABLE





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## Information About Brokerage Services

2-10-2025



*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.

### 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:
  - 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.

COTTON REAL ESTATE VENTURES LLC	9015802	JIMBO@COTTONVENTURES.COM	512-467-4056
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JAMES L (JMBO) COTTON	305656	JIMBO@COTTONVENTURES.COM	512-784-3015
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
AUSTIN COTTON	770797	AUSTIN@COTTONVENTURES.COM	512-944-7514
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](http://www.trec.texas.gov)

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