



# WEDGEWOOD PROPERTIES

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THE COLLECTIVE PHASE II | TEMPLE, TX  
COMMERCIAL | RESTAURANT / RETAIL | FOR LEASE

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# THE COLLECTIVE PHASE II FOR LEASE | 1,286 - 6,613 SF



## For Lease

Located Within Crossroads District

Brand New Class A Retail Center

Expected to Deliver Q3 2025

530 HILLIARD RD, TEMPLE, TX

# THE COLLECTIVE PHASE II PROPERTY INFORMATION



## Area Description

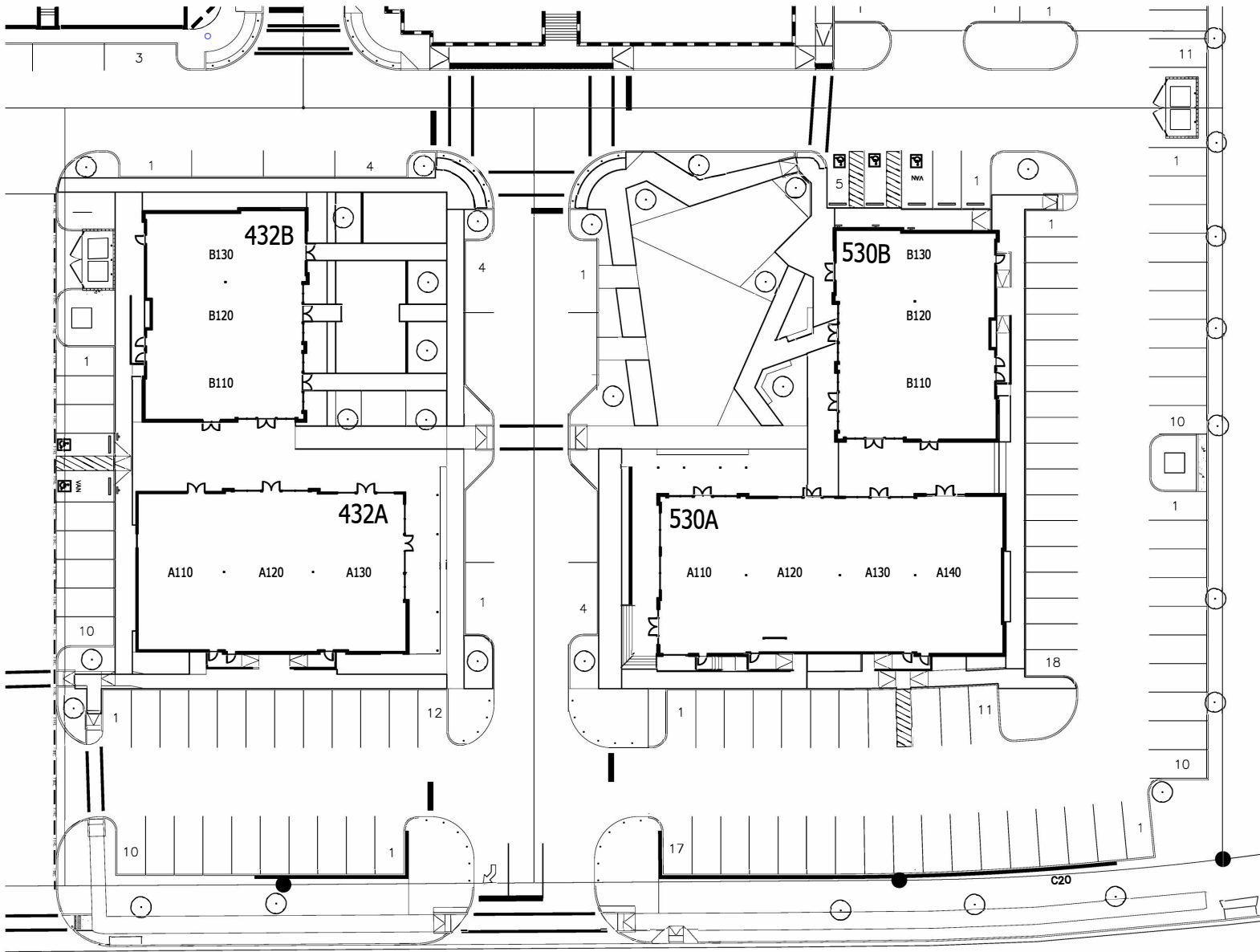
- Located within Crossroad Districts, a Class A Mixed Use Development
- Crossroads District is an upcoming live work play community that will include over 35,000 sf of retail and restaurant, 40,000 sf of office, and over 500 multi-family and townhome units for rent
- The Collective is centrally located in West Temple on Temple's Outer Loop (Hilliard Rd)
- The Collective is less than one mile from Crossroads Park

## Additional Details

- Two buildings with multiple suites available ranging from 1,286 to 6,613 SF
- Building A: 6,613 SF + 717 SF Patio Available (Minimum 1,286 SF)
- Building B: 4,046 SF Available (Minimum 1,320 SF)
- Interior facing suites on activated green space
- Building signage opportunity facing Temple's Outer Loop (Hilliard Rd)
- Delivered in Grey Shell condition
- Contact Broker for Pricing
- Lease Type: NNN

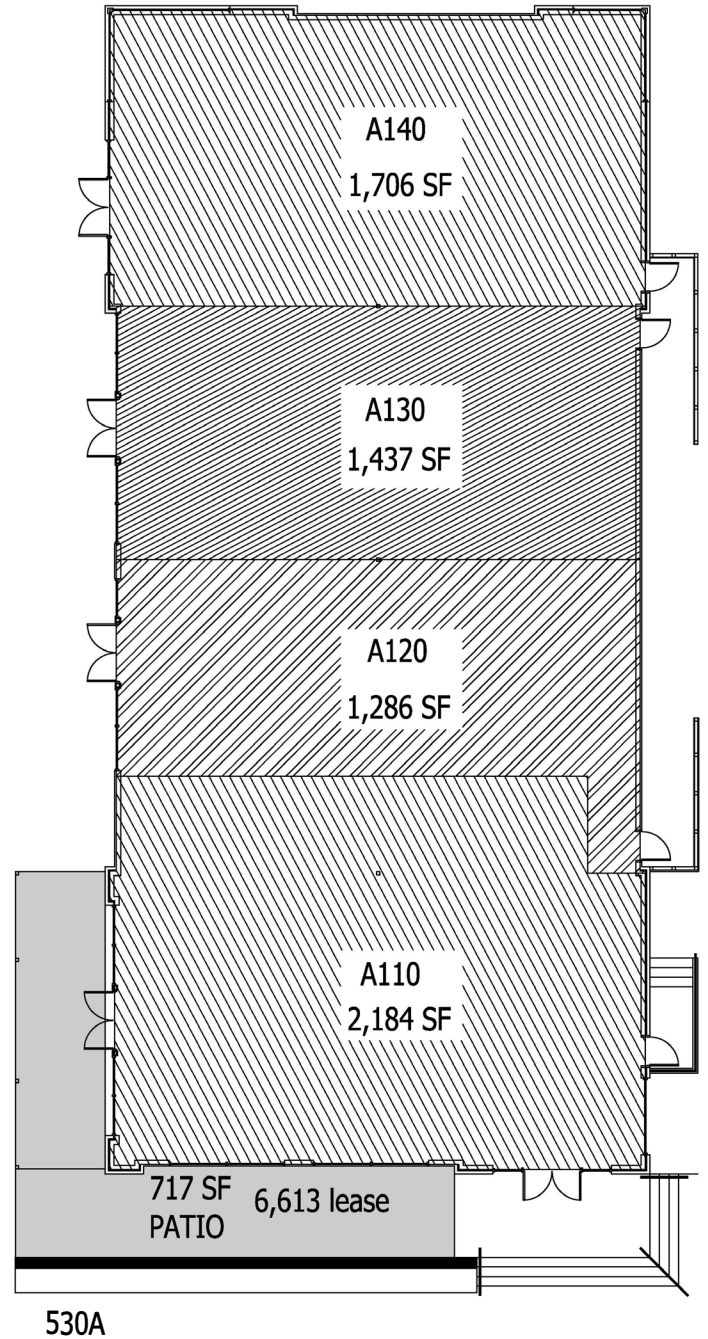
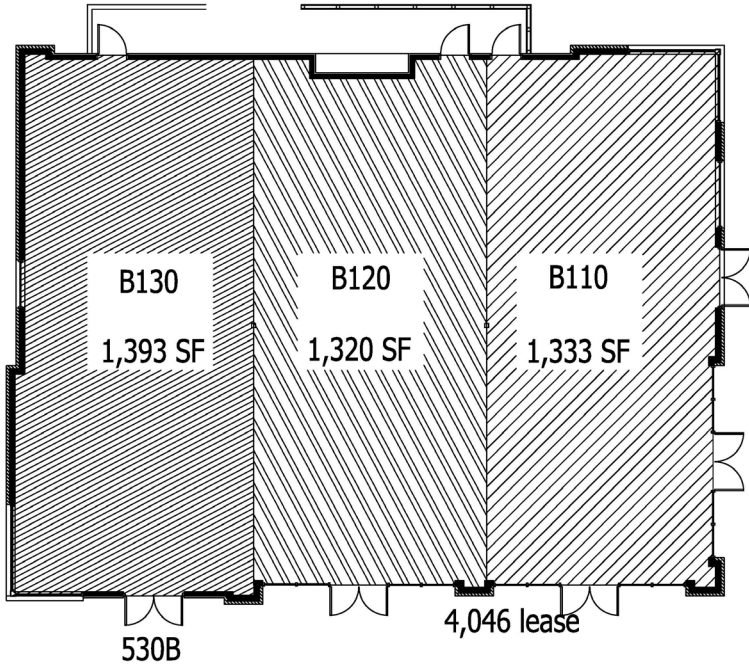
530 HILLIARD RD, TEMPLE, TX

# THE COLLECTIVE PHASE II SITE PLAN



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# THE COLLECTIVE PHASE II FLOOR PLAN



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# THE COLLECTIVE PHASE II CROSSROADS DISTRICT SITE PLAN



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# THE COLLECTIVE PHASE II NEARBY BUSINESSES



530 HILLIARD RD, TEMPLE, TX

# THE COLLECTIVE PHASE II RENDERINGS



530 HILLIARD RD, TEMPLE, TX



# THE COLLECTIVE PHASE II RENDERINGS



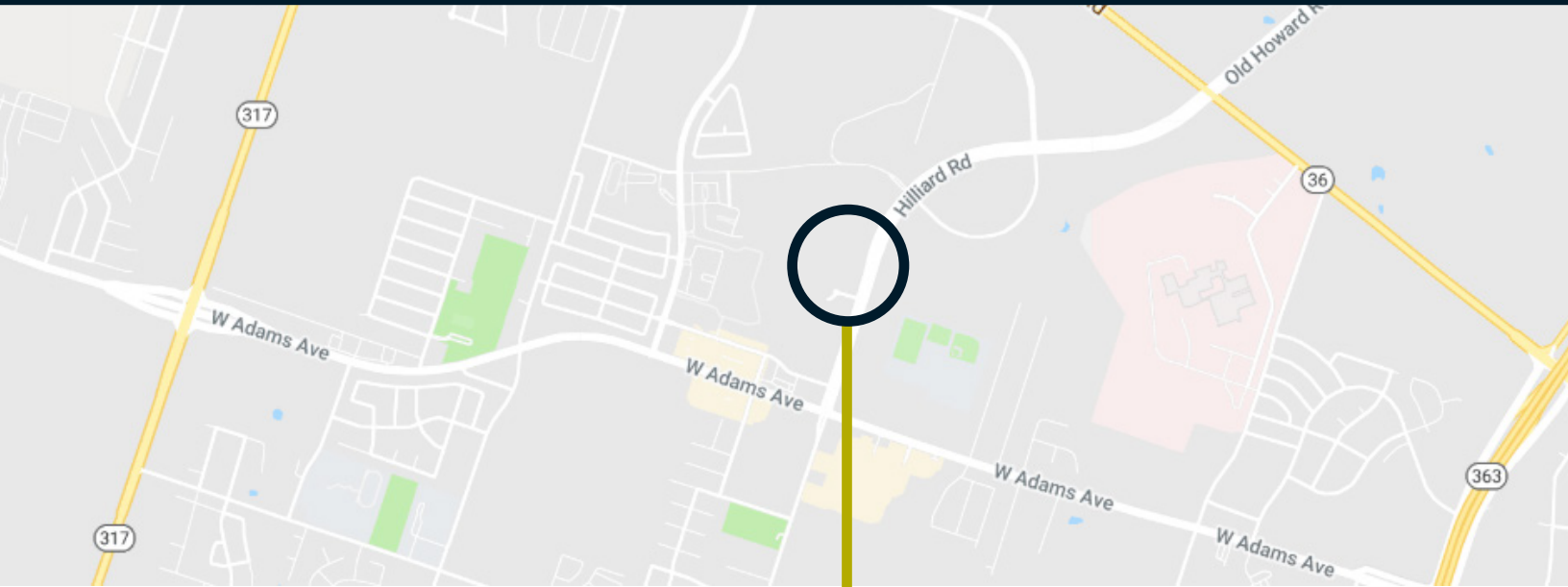
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# THE COLLECTIVE PHASE II ELEVATIONS



530 HILLIARD RD, TEMPLE, TX

# THE COLLECTIVE PHASE II LOCATION



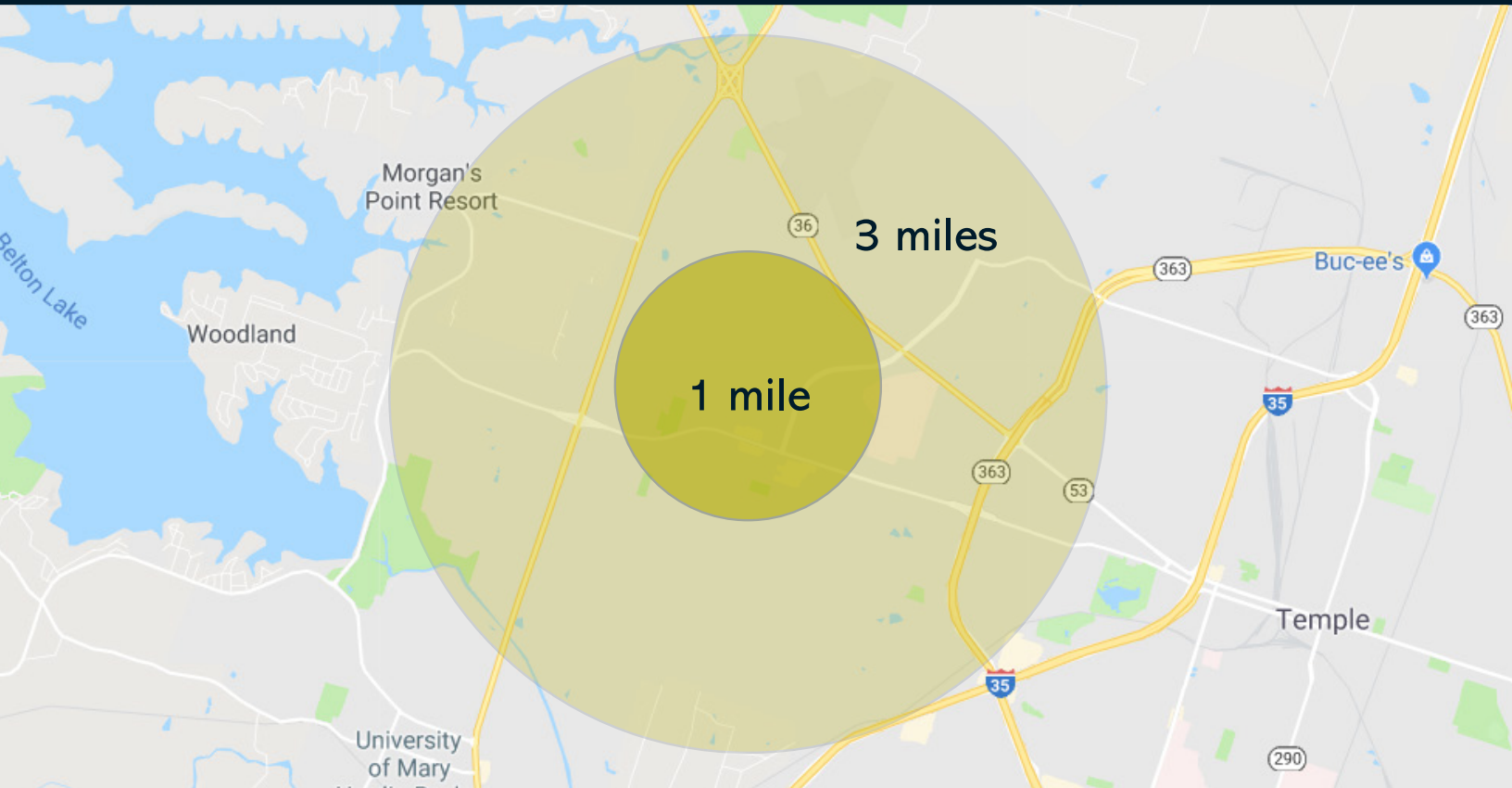
The Collective



The Collective

530 HILLIARD RD, TEMPLE, TX

# THE COLLECTIVE PHASE II DEMOGRAPHICS



## POPULATION

### 1 Mile

- Total Population: 4,802
- Median Age: 32.5

### 3 Miles

- Total Population: 33,500
- Median Age: 34.9

## HOUSEHOLDS & INCOME

### 1 Mile

- Total Households: 1,707
- Average Household Income: \$112,350
- Average Home Value: \$256,415

### 3 Miles

- Total Households: 12,285
- Average Household Income: \$103,827
- Average Home Value: \$299,160

530 HILLIARD RD, TEMPLE, TX

# INFORMATION ABOUT BROKERAGE SERVICES



## 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.

11-2-2015



### 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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Parker Helmig	705386	parker@wedgewoodre.com	(817) 821-7665
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



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