

14700 NE H.K. DODGEN LOOP. Temple, Texas | 8 Lots For Sale

+/- 11 Acres of Commercial Land

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Site Acquisition | Advisory Services | Tenant Representation

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Site Acquisition | Advisory Services | Tenant Representation

14700 NE H.K. DODGEN LOOP. Temple, Texas | Overview

Highlights	<ul style="list-style-type: none"> Proximity to Interstate 35. County View subdivision expanding around site. Thriving Temple Industrial Park close by. High growth area, great visibility.
Land	<ul style="list-style-type: none"> +/- 11 Acres available 8 Lots: 0.90-acre to 2.7-acres.
Access	<ul style="list-style-type: none"> 4 Points of access NE H.K. Dodgen Loop (Loop 363) Rusk Drive Nacogdoches Drive
Zoning	<ul style="list-style-type: none"> GR, General Retail – Click here for zoning Ordinance.
Permitted Use	<ul style="list-style-type: none"> Multiple: Retail, Restaurant, Office, Grocery Store, Department Store, etc.
Frontage	<ul style="list-style-type: none"> +/- 2,236' total Loop 363 frontage. 8 Lots: 158' to 638' of frontage.
Traffic Counts	<ul style="list-style-type: none"> 15,134 VPD (2022) TxDOT 8,495 VPD (2022) TxDOT
Utilities	<ul style="list-style-type: none"> City of Temple (Water / Sewer) Oncor Electric
Survey	<ul style="list-style-type: none"> See Final Plat.
Topography	<ul style="list-style-type: none"> Predominately flat and gently sloping.
Flood Plain	<ul style="list-style-type: none"> X – Area of minimal flood hazard.
Future Land Use	<ul style="list-style-type: none"> Commercial
Price	<ul style="list-style-type: none"> \$5.50 - \$7.50 PSF



2024 Demographics Snapshot	1 Mile	3 Mile	5 Mile
Total Population	2,544	19,179	47,275
Owner Occupied Housing	69.10%	50.70%	41.00%
Median HH Income	\$65,541	\$46,892	\$50,474

In Proximity

- Interstate Highway 35
- Temple Industrial Park
- County View Subdivision
- Buc-ees Travel Center
- Mayborn Civic & Convention Center
- Future RV Park
- Loop 363

14700 NE H.K. DODGEN LOOP. Temple, Texas | Location



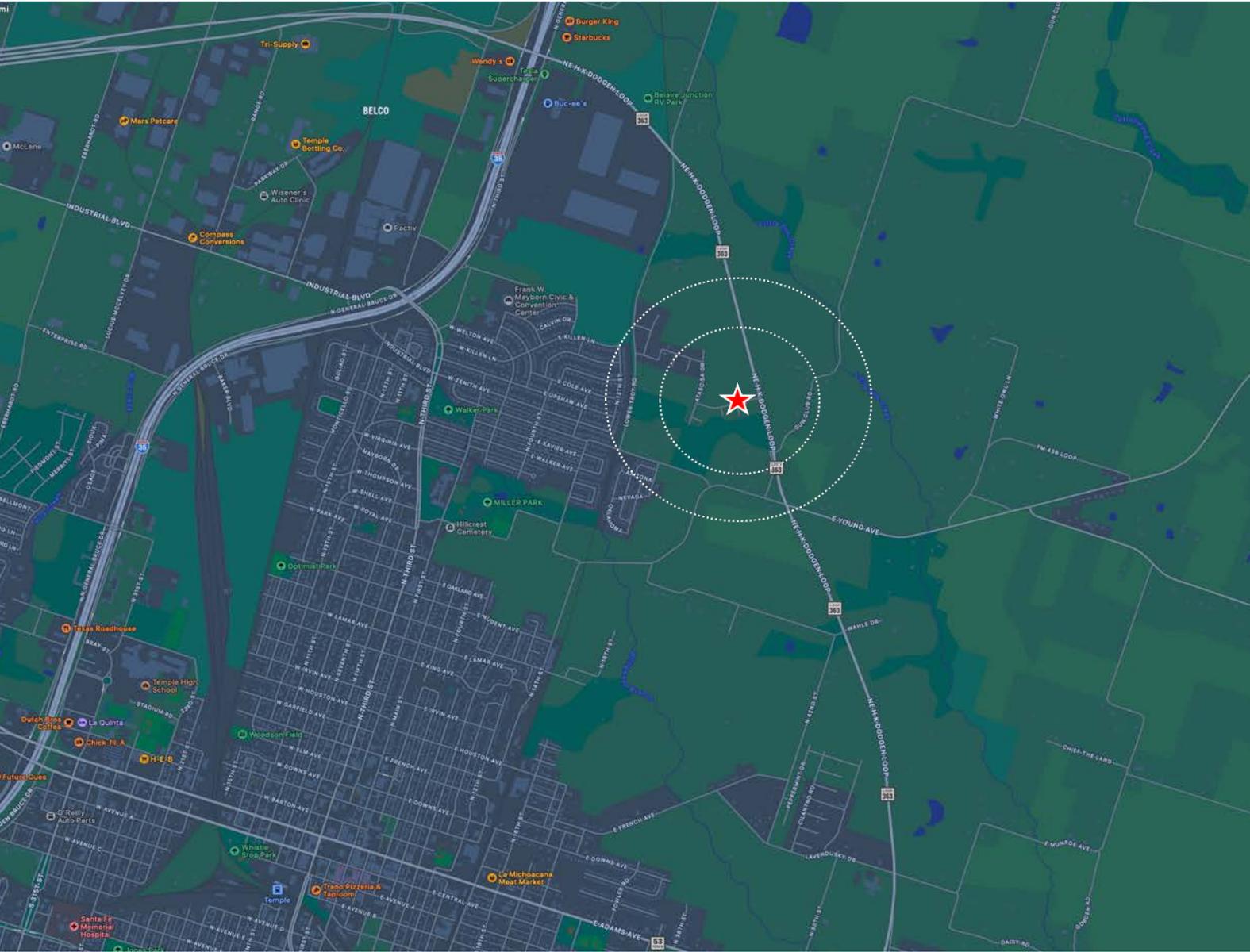
INDEPENDENCE
COMMERCIAL REAL ESTATE

Located along NE H.K. Dodgen Loop, this Temple, TX property is zoned General Retail. Surrounded by County View subdivision, entering phase III, these 8 lots are primed to take advantage of neighborhood development to the north and future development to the east. Interstate-35 is situated 1.5 miles north where Buc-ees Travel Center, Starbucks, Burger King and Taco Bella are established at the intersection. A quarter-mile further is the Temple Industrial Park; home to Wal-Mart & HEB Distribution Centers, Meta Data Center, FedEx Distribution, McLane Logistics and the coming SeAH Steel Plant, amongst others. Total property hosts +/- 2,236' of Loop 363 frontage.

14700 NE H.K. DODGEN LOOP. Temple, Texas | City Map



14700 NE H.K. DODGEN LOOP. Temple, Texas | Area Map



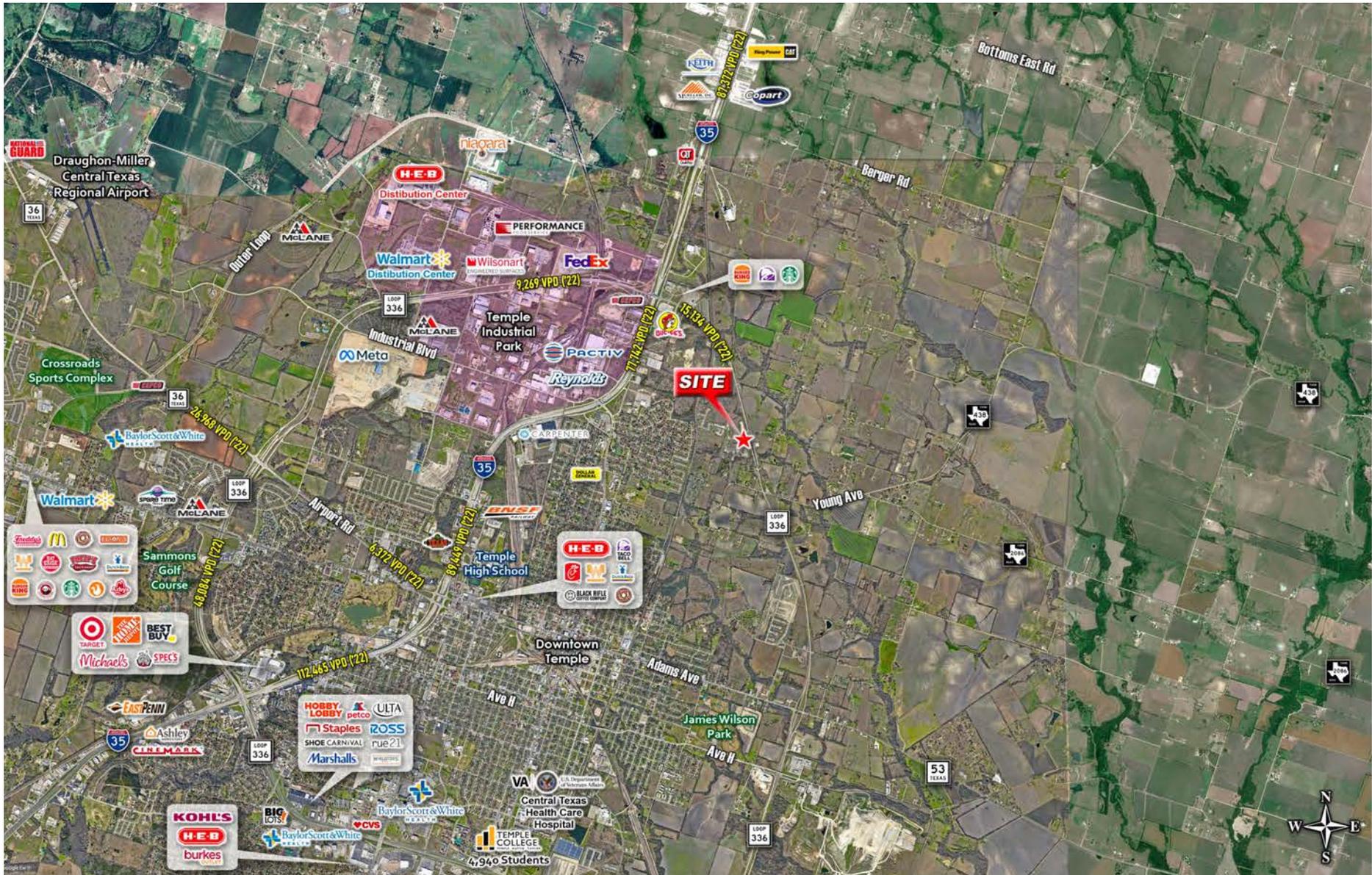
14700 NE H.K. DODGEN LOOP. Temple, Texas | Submarket Aerial



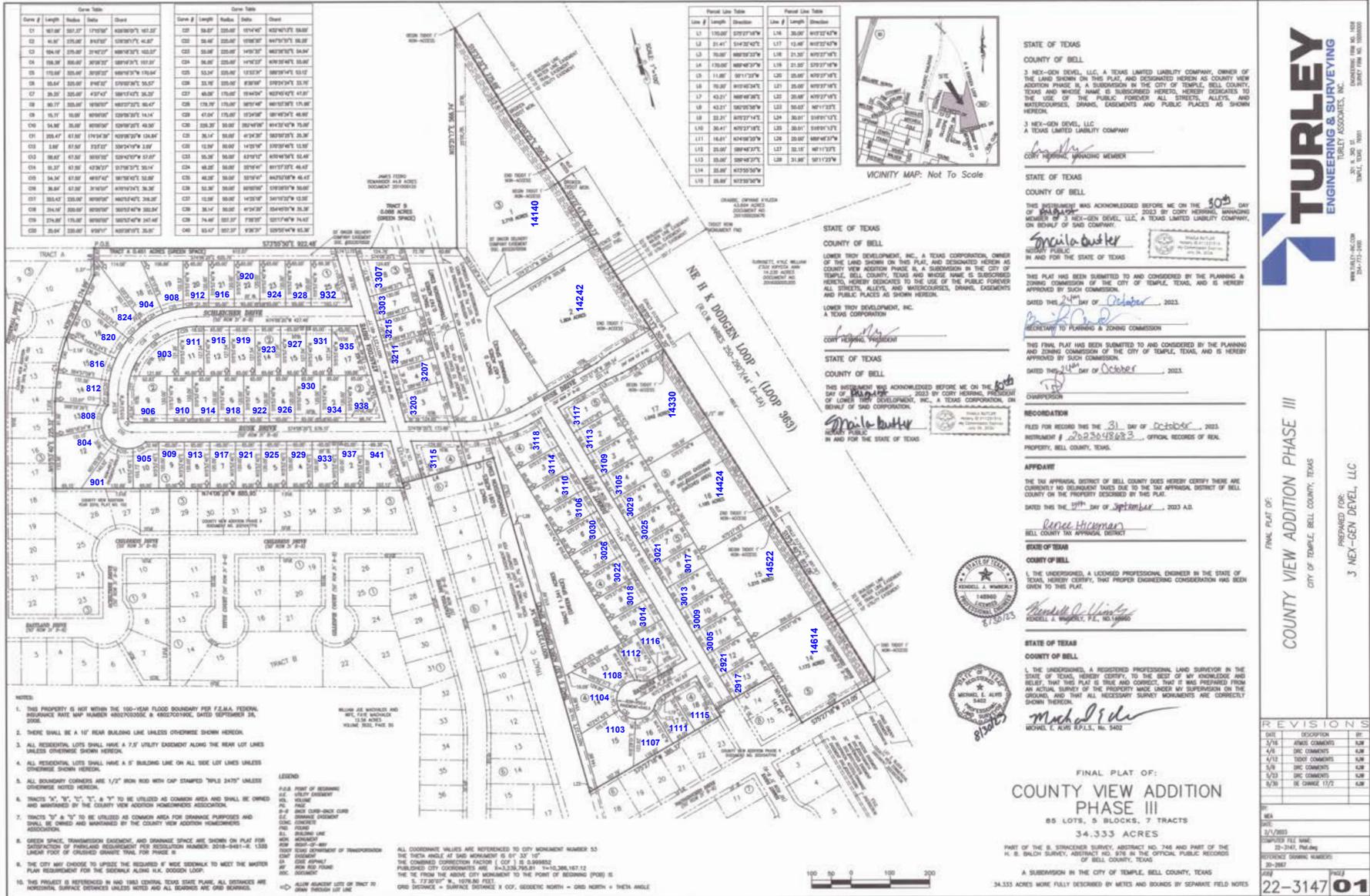
14700 NE H.K. DODGEN LOOP. Temple, Texas | Market Aerial



14700 NE H.K. DODGEN LOOP. Temple, Texas | Trade Area Aerial



14700 NE H.K. DODGEN LOOP. Temple, Texas | Final Plat



TURLEY
 ENGINEERING & SURVEYING
 301 N. 340 W.
 TEMPLE, TEXAS 76788
 ENGINEERING FIRM NO. 1669
 SURVEYING FIRM NO. 1000000
 www.turley-inc.com
 254-772-9400

FINAL PLAT OF:
COUNTY VIEW ADDITION PHASE III
 CITY OF TEMPLE, BELL COUNTY, TEXAS
 PREPARED FOR:
3 NEX-GEN DEVELOPMENT, LLC

DATE: 3/14/2003
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 IN CHARGE: [Signature]
22-3147 01



14700 NE H.K. DODGEN LOOP. Temple, Texas | Pricing Aerial #1



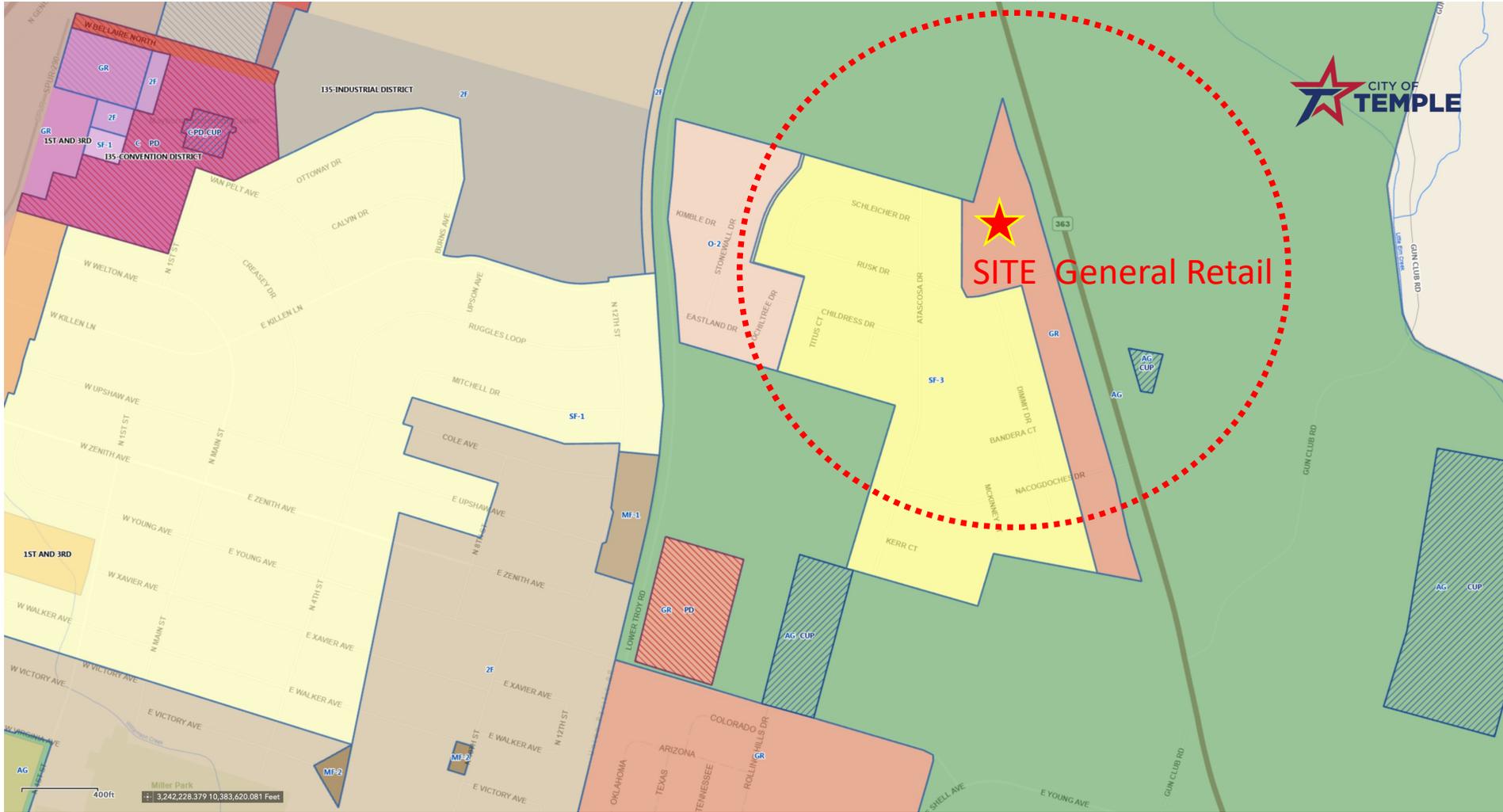
14700 NE H.K. DODGEN LOOP. Temple, Texas | Pricing Aerial #2



14700 NE H.K. DODGEN LOOP. Temple, Texas | Zoning



SITE General Retail

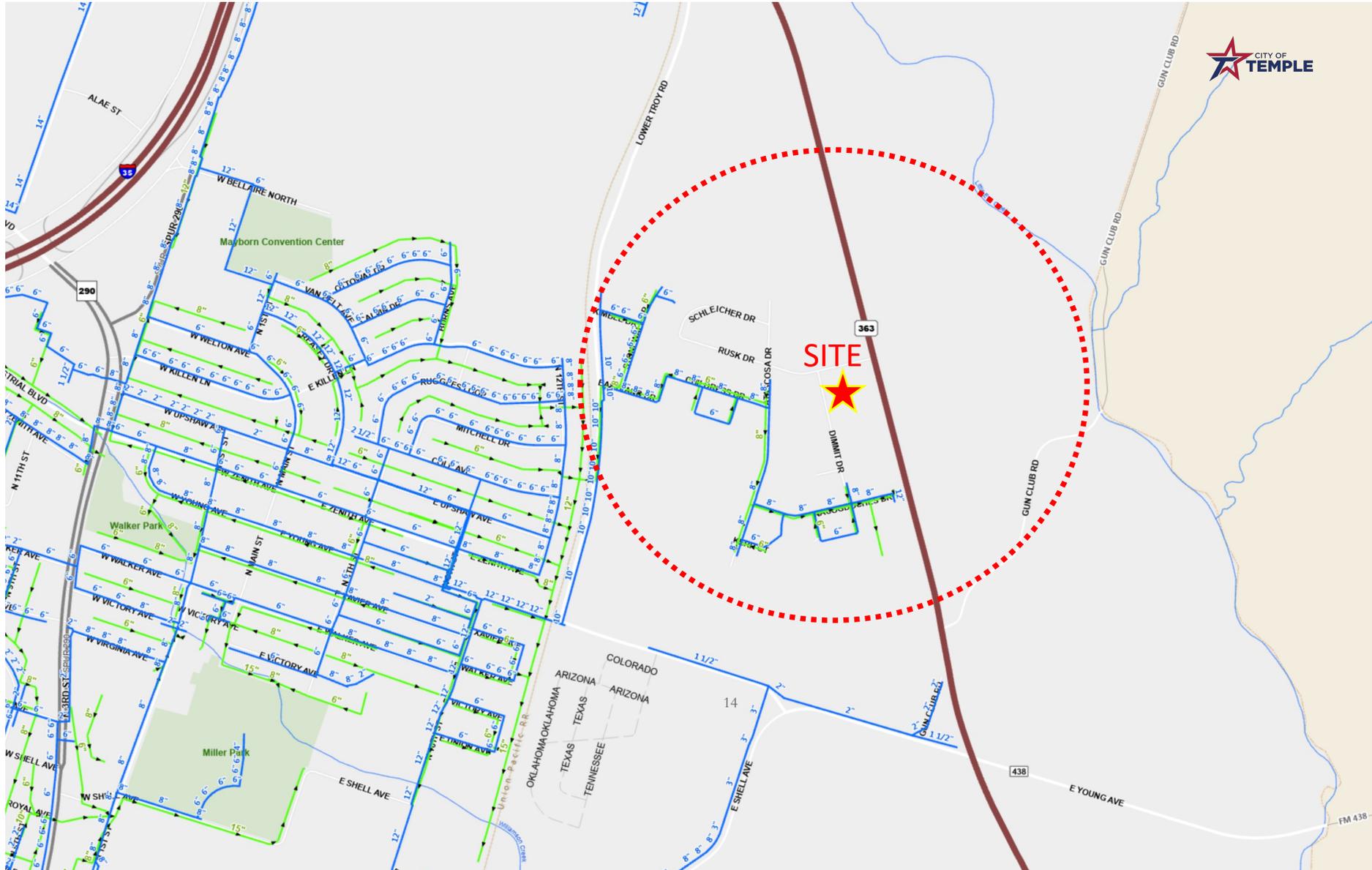




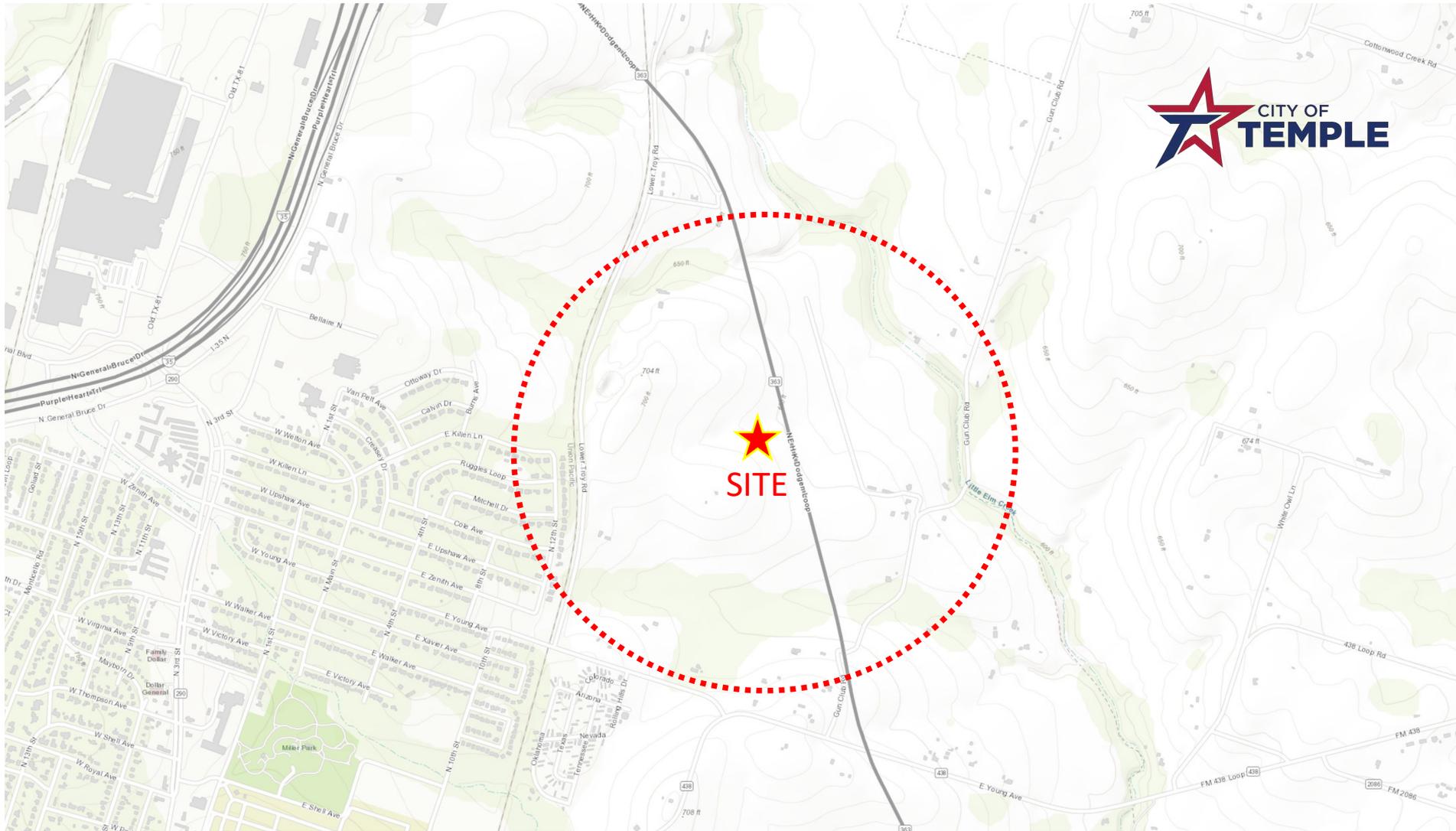
4.3.17 GR, General Retail

- A.** The General Retail zoning district is the standard retail district and allows most retail uses including retail sales, restaurants, grocery store, department store or offices and residential uses except apartments.
- B.** The General Retail zoning district is intended to serve larger service areas than neighborhoods. This district should be located at the intersection of major arterials and should provide total on-site traffic maneuvering such that traffic entering and exiting the facility should have room to turn, stack and park within the confines of the retail facility. Adjoining zoning districts should be carefully selected to reduce environmental conflicts.

14700 NE H.K. DODGEN LOOP. Temple, Texas | Public Utility Map



14700 NE H.K. DODGEN LOOP. Temple, Texas | Topographic Map



SITE

14700 NE H.K. DODGEN LOOP. Temple, Texas | Pricing



14700 NE H.K. DODGEN LOOP. Temple, Texas | Acreage



14700 NE H.K. DODGEN LOOP. Temple, Texas | Acreage



14700 NE H.K. DODGEN LOOP. Temple, Texas | Acreage



14700 NE H.K. DODGEN LOOP. Temple, Texas | Lot Locations



This real estate marketing brochure has been prepared to only provide a summary of the subject property to prospective buyers. The information contained in this marketing brochure has been obtained from sources Independence Commercial Real Estate trusts to be reliable. Prospective buyers are responsible to verify the information provided herein. Lot lines and measurements displayed on aerial imagery do not represent a Survey. ICRE makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



Information About Brokerage Services

11/2/2015

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Erik W. Ray</u>	<u>575358</u>	<u>erik@ind-re.com</u>	<u>(254)239-9299</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Erik W. Ray</u>	<u>575358</u>	<u>erik@ind-re.com</u>	<u>(254)239-9299</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Michael Boyd</u>	<u>685426</u>	<u>michael@ind-re.com</u>	<u>(254)319-7744</u>
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