

THE LAKES AT CENTRAL POINTE

4001 CENTRAL POINTE

TEMPLE, TX

+/- 19,511 sq ft
NNN Lease
Call Broker for details

Located off the I-35 corridor between Austin and Dallas, the city of Temple, Texas is ripe with rich resources combined with competitive costs. With a business-friendly climate, Temple welcomes emerging businesses, entrepreneurs and established companies to come be part of our new chapter.

Temple is a corporate sweet spot for tapping into well-trained workforce and an interconnected transportation network of air, rail and road. Temple is in the heart of the "Texas Triangle" between Dallas and Austin and have access to 28 million people within 2.5 hours of any major city in Texas.

Excellent location in rapidly expanding industrial park are with subject property located on 363 loop giving immediate highway access to major metros such as Dallas, Austin, San Antonio, and Houston or regional areas such as Ft. Hood, Temple/Belton/Killeen, Waco and more.

This is an ideal location for corporate office, technology and/or other major business support services.



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✉ RYAN@EFIRSTTEXAS.COM

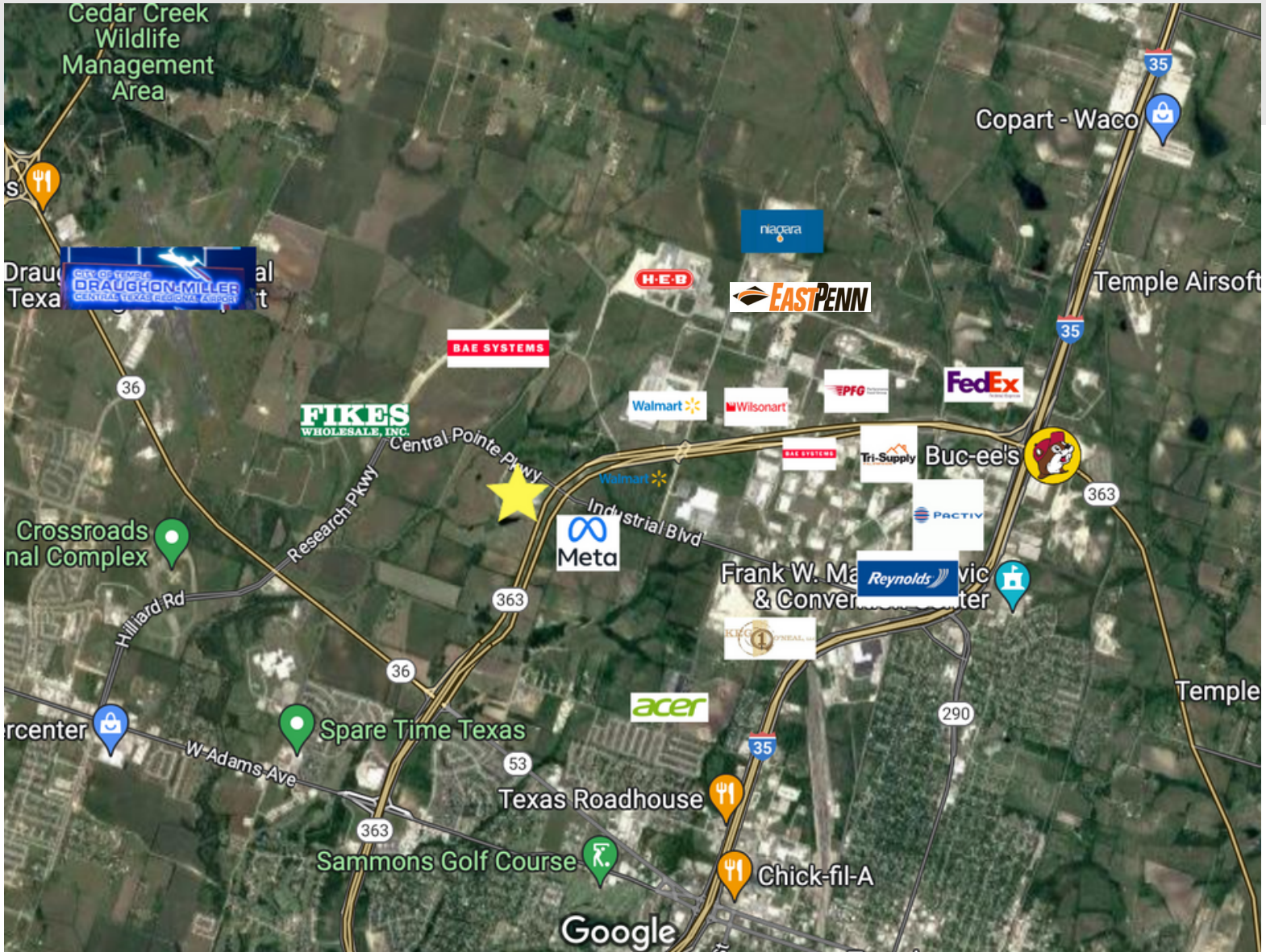
☎ 254.947.5577

📍 80 S MAIN ST, SALADO TEXAS 76513

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BUSINESS SUPPORT SERVICES

Temple offers a unique location to establish your next office or corporate campus. As home to six headquarters, Temple has the experience to support corporate, shared service, data center, call center operations, and more.

SKILLED, AFFORDABLE TALENT

Temple's skilled labor pool is young, educated and growing. Thirty percent of the workforce has a bachelor's degree or more. The median age is 34.6, much younger than the national average, and the local population has grown 15% over the last 10 years. The talent pipeline is steadily fed by eight local higher education institutions.

Companies in Temple draw from higher education institutions like University of Mary Hardin-Baylor and local STEM education programs, in addition to an ecosystem of nearly 9,000 experienced employees across 470 business support services establishments.

NOTABLE EMPLOYERS



-  **470**
Business Support Services Establishments (2019)
-  **8,995**
Employed in Business Support Services (2019)
-  **\$2 BILLION**
In Corporate Investments in the Last 10 Years
-  **19%**
Change in Industry Employment (2010 - 2020)

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EASY ACCESS TO MARKETS

For executives that require quick and convenient air access, Temple offers Draughon-Miller Central Texas Regional Airport, which connects to three commercial airports in under 60 minutes, adjacent to Temple's Corporate Campus area. Dallas-Fort Worth, Austin and San Antonio are all within close reach.

REAL ESTATE & ROOM TO GROW

Temple offers competitive real estate costs and plenty of space to grow. McLane Group, a holding company of industry-spanning ventures, has developed a 165-acre Class A technology and office park that has quickly become home to some of Temple's key business support services employers. There are 435 acres available for future development in the Corporate Campus area, perfect for your next move.

WHY TEMPLE?



2.5 Hours from 28 Million People



Unparalleled Access via **I-35**



Costs **15% Lower** than National Average



Available Land & Properties

“

The City of Temple and Bell County have embraced this project and worked hand-in-hand with us to make our new home a reality.

—
RAYMOND SMITH

Chief Operating Officer, Fikes, expanding its Temple presence to a new, 19.5-acre headquarters campus



LEARN MORE

Scan this code with your smartphone's camera to learn more about Temple's business support services



TempleEDC.com | info@templeedc.com | 254-773-8332



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**