



Currently Available:

1,066 SF, 1,334 SF, 3,780 SF
4,800 SF, 15,047 SF

Sean Murphy | Ryder Jeanes | Ben Nudelman

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- 291,529 SF regional retail center anchored by a high performing HEB and Kohl's
- Catty-corner to the Temple Medical Educational District and Baylor Scott & White Medical Center
- Adjacent to McClane Children's Hospital (only children's hospital between Austin and DFW)
- Across from the 555,400 SF Temple Mall
- Tenants include: HEB, Kohl's, Bealls, Party City, Shoe Dept, Daiso Whataburger, Starbucks, Jason's Deli, Massage Envoy

TRAFFIC COUNTS :

US Hwy. 190 - 40,805 VPD
S. 31st St. - 40,179 VPD



Population

1 mile	3 mile	5 mile	7 mile
10,397	55,120	81,157	115,430



Daytime

1 mile	3 mile	5 mile	7 mile
7,213	22,330	32,218	41,485



Avg. HH Income

1 mile	3 mile	5 mile	7 mile
\$78,510	\$81,060	\$85,519	\$91,251



SITE

HARKER HEIGHTS
NOLANVILLE

7 mi Radius

5 mi Radius

3 mi Radius

1 mi Radius

1 mi Radius

3 mi Radius

5 mi Radius

7 mi Radius

Baylor Scott & White
McLane Children's
Medical Center
(4,000 employees)

Baylor Scott & White
Temple Regional
Medical Center
(8,000 employees)

Downtown
TEMPLE

BELTON

LITTLE
RIVER ACADEMY

SALADO



SITE

3 mi Radius

1 mi Radius

1 mi Radius

3 mi Radius





Baylor Scott & White
MEDICAL CENTER
(8,000 employees)

McLane Children's
Baylor Scott & White
(4,000 employees)

KOHL'S

H-E-B

MEGA FURNITURE

Dillard's

LOWE'S

TEMPLE MALL

FLOOR DECOR

Walmart
SUPERCENTER

sam's club

Academy

SITE



Marketplace, 2940-3170 S. 31st St., Temple, TX 76502

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AVAILABLE 15,027 SF jr anchor

AVAILABLE 3,780 SF inline

Lease Pending 4,800 SF

AVAILABLE 1,066 SF end-cap

AVAILABLE 1,334 SF inline

Diamond Spa Bar
BEAUTY ROOM

scrubs & beyond

Charter

Jason's DELI

THE JOINT chiropractic

SHOE DEPT.

MILAN

Party City

D&ISO

bealls

Wild Birds Unlimited
Nature Shop

Expressions
Sustainable Retail Solutions

cricket

NOVA
HEALTHCARE SOLUTIONS

EUROPEAN WAX CENTER

ME
Massage Envy

KOHL'S

H-E-B

H-E-B
FUEL

SalonCentric
Fresh Poke

ALL-STAR LIQUOR

STARBUCKS COFFEE

TACO BELL

SUPERCUTS

PLATE NOODLES

SUBWAY

SW/HK Dodgen Loop

S. 31st Street

40,179 VPD

HWY 190/Loop 363

S. 31st Street



**McLane Children's
BaylorScott&White**
(4,000 employees)

**BaylorScott&White
MEDICAL CENTER**
(8,000 employees)

texell
CREDIT UNION

ALDI

cicis pizza

MATTRESS FIRM

KAY
TEMPLE NUTRITION

LONG JOHN
SLIVERS

DQ

TODAY'S
CAR WASH

planet
fitness

MEGA FURNITURE



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can be combined for 2,400 SF end-cap

AVAILABLE 1,334 SF inline **AVAILABLE 1,066 SF end-cap**

SW HK Dodgen Loop

KOHL'S

ME
Massage Envy

EUROPEAN WAX CENTER

Creo-a-cig

NOVA
HEALTHCARE SOLUTIONS

DOLLAR TREE

cricket

Lease Pending 4,800 SF

Expressions Hair & Nail Salon

Wild Birds Unlimited Nature Shop

AVAILABLE 3,780 SF inline

ACE
DENTAL

bealls

PartyCity

DAISO JAPAN

MILAN

SHOE DEPT.

Jason's

Diamond Spa Bar

scrubs & beyond

Charter

GameStop

RFC

LONG JOHN SILVER'S

MATTRESS FIRM

TEMPLE NUTRITION

KAY JEWELERS

TODAY'S CAR WASH

planet fitness

H-E-B

H-E-B FUEL

ALF STAR LIQUOR

Salon Centric

Fresh Poke

SUPER CUTS

SUBWAY

TACO BELL

STARBUCKS COFFEE

S. 31st Street

40,179 VPD



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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 on 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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Sales Agent/Associate's Name	License No.	Email	Phone
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Phone</u>