CONFIDENTIAL
OFFERING MEMORANDUM

17,601 SF on 3.98 Stabilized Acres

3509 N 3rd St, Temple, TX 76501

- 17,601 SF on 3.98 Stabilized Acres
- Fully leased to Fortune 500 Tenant
- \$2,750,000
- In-Place NOI: \$145,203

35

RifleCRE



PRESENTED BY
NICK TERRY, SIOR, CCIM

CONFIDENTIALITY & DISCLAIMER

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The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Rifle Brokerage, LLC ("Broker") does not doubt its accuracy; however, Broker makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Broker encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

PROPERTY SUMMARY



Rifle CRE is pleased to present 3509 N 3rd Street in Temple, TX for sale. The recently renovated industrial outside storage site is home to Mastec (#347 on Fortune's 500 list), who leased the site for the next 3 years. The property consists of over 17,000 SF of improvements situated on 3.98 acres and front I-35.

The property is fully fenced, gated and stabilized. The front building is almost fully climate controlled with drop ceiling, and used to serve as a showroom for a heavy equipment dealer. The rear building was the service bay and is warehouse only.

PROPERTY INFORMATION

Sales Price: \$2,750,000

CAP Rate: 5.3%

NOI: \$145,203.47

Avg. Annual Increase: 3.5%

Total SF: 17,601 SF (Divisible)

Lot Size: 3.98 AC

Eight (8) 12x12 Grade Level Doors

Climate Controlled Showroom / Office And Warehouse

3 phase/ 4 wire 208/ 120V 400A Service

300' of frontage on I-35N, Facing over 80,000 cars per day

FINANCIAL SUMMARY

ACCOUNT	8/1/24	9/1/24	10/1/24	11/1/24	12/1/24	1/1/25	2/1/25	3/1/25	4/1/25	5/1/25	6/1/25	7/1/25	TOTAL
Scheduled Rent Income	\$14,500.00	\$14,500.00	\$14,500.00	\$14,500.00	\$14,500.00	\$14,500.00	\$14,500.00	\$14,500.00	\$14,500.00	\$14,500.00	\$14,500.00	\$15,007.50	\$174,507.5
Pass throughs over Base Year													
Property Management						\$1.77	\$1.77	\$1.77	\$1.77	\$1.77	\$1.77	\$1.77	\$12.3
Insurance						\$14.81	\$14.81	\$14.81	\$14.81	\$14.81	\$14.81	\$14.81	\$103.6
Property Taxes						\$54.50	\$54.50	\$54.50	\$54.50	\$54.50	\$54.50	\$54.50	\$381.5
Troperty laxes													
TOTAL INCOME	\$14,500.00	\$14,500.00	\$14,500.00	\$14,500.00	\$14,500.00	\$14,571.08	\$14,571.08	\$14,571.08	\$14,571.08	\$14,571.08	\$14,571.08	\$15,078.58	\$175,005.0
1 7	\$14,500.00	\$14,500.00	\$14,500.00	\$14,500.00	\$14,500.00	\$14,571.08	\$14,571.08	\$14,571.08	\$14,571.08	\$14,571.08	\$14,571.08	\$15,078.58	\$175,005.06
TOTAL INCOME OPERATING EXPENSES Property Management	\$677.74	\$677.74	\$677.74	\$677.74	\$677.74	\$679.51	\$679.51	\$679.51	\$679.51	\$679.51	\$679.51	\$699.82	\$175,005.06 \$8,165.5
TOTAL INCOME OPERATING EXPENSES													
TOTAL INCOME OPERATING EXPENSES Property Management	\$677.74	\$677.74	\$677.74	\$677.74	\$677.74	\$679.51	\$679.51	\$679.51	\$679.51	\$679.51	\$679.51	\$699.82	\$8,165.5 \$4,546.1
TOTAL INCOME OPERATING EXPENSES Property Management Insurance	\$677.74 \$370.21	\$677.74 \$370.21	\$677.74 \$370.21	\$677.74 \$370.21	\$677.74 \$370.21	\$679.51 \$385.02	\$679.51 \$385.02	\$679.51 \$385.02	\$679.51 \$385.02	\$679.51 \$385.02	\$679.51 \$385.02	\$699.82 \$385.02	\$8,165.5

OFFERING MEMORANDUM // 3509 N 3RD ST

\$145,203.47

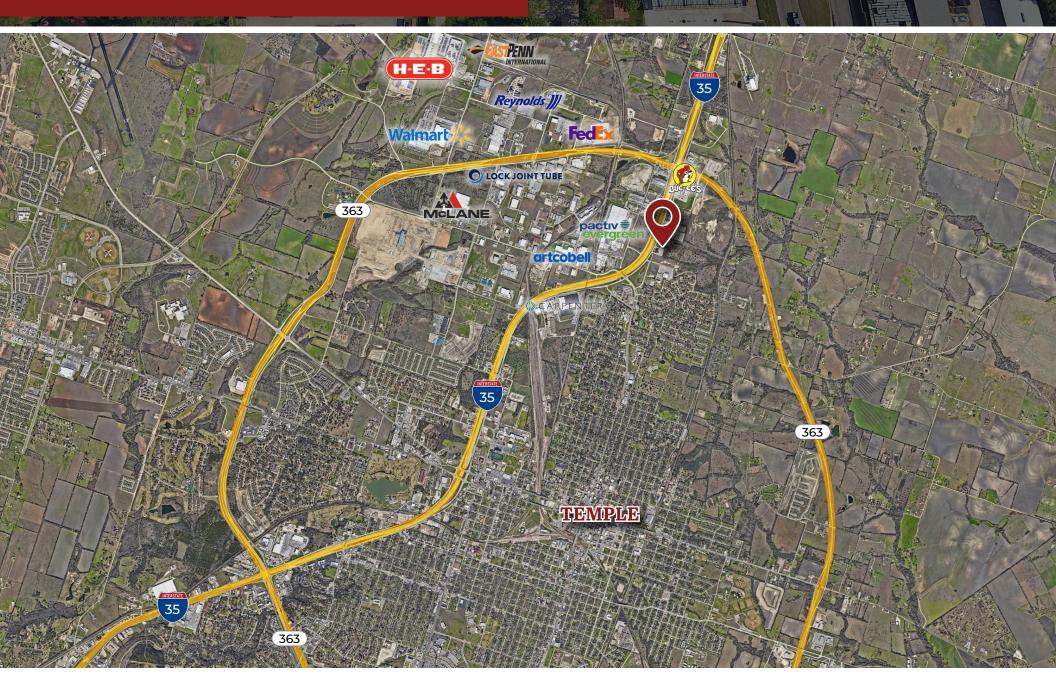
NET OPERATING INCOME \$12,059.69 \$12,059.69 \$12,059.69 \$12,059.69 \$12,059.69 \$12,059.69 \$12,059.69 \$12,059.69 \$12,059.69 \$12,059.69 \$12,059.69 \$12,059.69

RENT SCHEDULE

TENANT	DATE FROM	DATE TO	AMOUNT	INCREASE
MASTEC NORTH AMERICA, INC a Florida Corporation	01-07-24	30-06-25	\$14,500.00	
MASTEC NORTH AMERICA, INC a Florida Corporation	01-07-25	30-06-26	\$15,007.50	3.5%
MASTEC NORTH AMERICA, INC a Florida Corporation	01-07-26	30-06-27	\$15,532.76	3.5%



PROPERTY LOCATION





PROPERTY PHOTOS



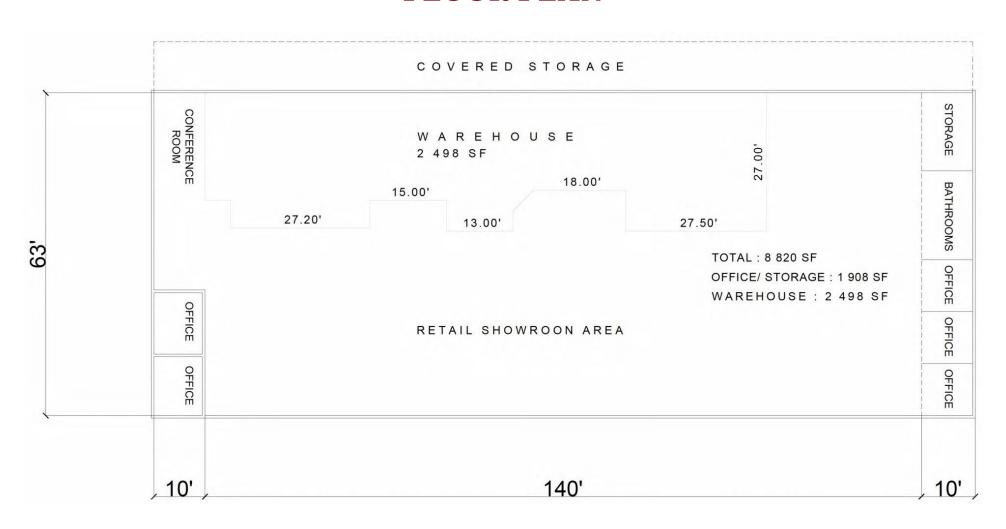






SITE PLAN

FRONT BUILDING FLOOR PLAN



BACK BUILDING FLOOR PLAN



DEMOGRAPHICS

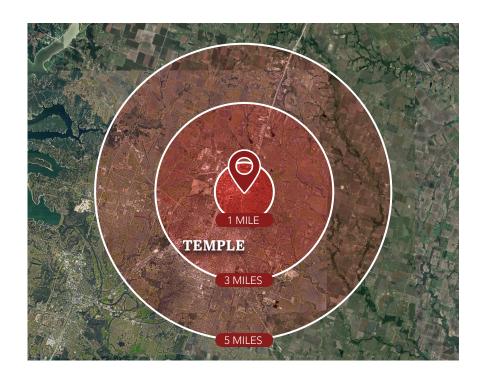


POPULATION









2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,588	18,975	47,863
Households	910	7,223	19,305
Families	711	4,513	11,093
Avg Household Size	2.84	2.63	2.48
Owner Occupied Housing Units	725	3,819	8,764
Renter Occupied Housing Units	185	3,404	10,541
Median Age	37.95	33.79	35.03
Median Household Income	\$58,764.04	\$43,506.39	\$44,556.23
Average Household Income	\$65,853.41	\$58,553.37	\$60,195.11



NICK TERRY, SIOR, CCIM

Managing Partner

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Nick is the managing partner of Rifle CRE, bringing a wealth of experience and expertise to the commercial real estate industry. With over 20 years of experience in both the public and private sectors, Nick is dedicated to assisting owners and occupants of commercial real estate in making pivotal decisions about their future.

With a background encompassing over 3 million square feet of development, construction, and brokerage experience, Nick is well-equipped to navigate the complexities of the current market. Prior to founding Rifle CRE in 2020, he held the position of Vice President at NAI Partners and began his career at Caldwell Companies, fostering strong relationships with colleagues at both firms.

Nick's commitment to excellence is evident through his professional designations. He earned the esteemed Certified Commercial Investment Member (CCIM) designation in early 2019, demonstrating his expertise in commercial and investment real estate. Additionally, he obtained the Masters in Commercial Property designation from the Lipsey School of Real Estate and holds a Texas Real Estate Broker's License. In 2024, Nick achieved the prestigious SIOR designation, reflecting his exceptional capabilities and experience in industrial and office brokerage.

Beyond his professional endeavors, Nick is deeply involved in his community. He serves as a Deacon with United City Church and has previously held the position of president at the Houston A&M club. Furthermore, he is an alum of Leadership North Houston, showcasing his commitment to the betterment of his community.

Outside of the real estate realm, Nick is passionate about connecting with others. Whether discussing business or sharing experiences about the best local coffee spots, family life, skiing adventures, or Texas A&M, Nick values meaningful conversations and connections.

Driven by a strong work ethic and a genuine desire to see his clients and team thrive, Nick's dedication extends beyond his role at Rifle CRE. He also co-owns a residential real estate brand and a commercial construction company focused on office and industrial interior build-outs, showcasing his multifaceted approach to the industry.

Nick holds an active Texas Real Estate Broker's license, a Master Peace Officer license, and has been a licensed Foster Parent with the State of Texas, highlighting his diverse skill set and personal commitments.

Education/Certifications:

- B.S. Engineer Texas A&M University
- SIOR Society of Industrial and Office Realtors
- CCIM Certified Commercial Investment Member
- MiCP Master's in Commercial Property
- Real Estate Broker Texas Real Estate Commission



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o 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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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
Sales Regulated by the Texas RealEstate Commission	Agent/Associate's Name	Date	Information available at www.trec.texas.gov