

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



RifleCRE

PRESENTED BY
NICK TERRY, SIOR, CCIM



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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	\$174,507.50
Pass throughs over Base Year													
Property Management						\$1.77	\$1.77	\$1.77	\$1.77	\$1.77	\$1.77	\$1.77	\$12.39
Insurance						\$14.81	\$14.81	\$14.81	\$14.81	\$14.81	\$14.81	\$14.81	\$103.67
Property Taxes						\$54.50	\$54.50	\$54.50	\$54.50	\$54.50	\$54.50	\$54.50	\$381.50
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	\$175,005.06

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	\$8,165.58
Insurance	\$370.21	\$370.21	\$370.21	\$370.21	\$370.21	\$385.02	\$385.02	\$385.02	\$385.02	\$385.02	\$385.02	\$385.02	\$4,546.19
Property Taxes	\$1,362.36	\$1,362.36	\$1,362.36	\$1,362.36	\$1,362.36	\$1,416.86	\$1,416.86	\$1,416.86	\$1,416.86	\$1,416.86	\$1,416.86	\$1,416.86	\$16,729.82
Misc	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$360.00
TOTAL OPEX	\$2,440.31	\$2,440.31	\$2,440.31	\$2,440.31	\$2,440.31	\$2,511.39	\$2,511.39	\$2,511.39	\$2,511.39	\$2,511.39	\$2,511.39	\$2,531.70	\$29,801.59

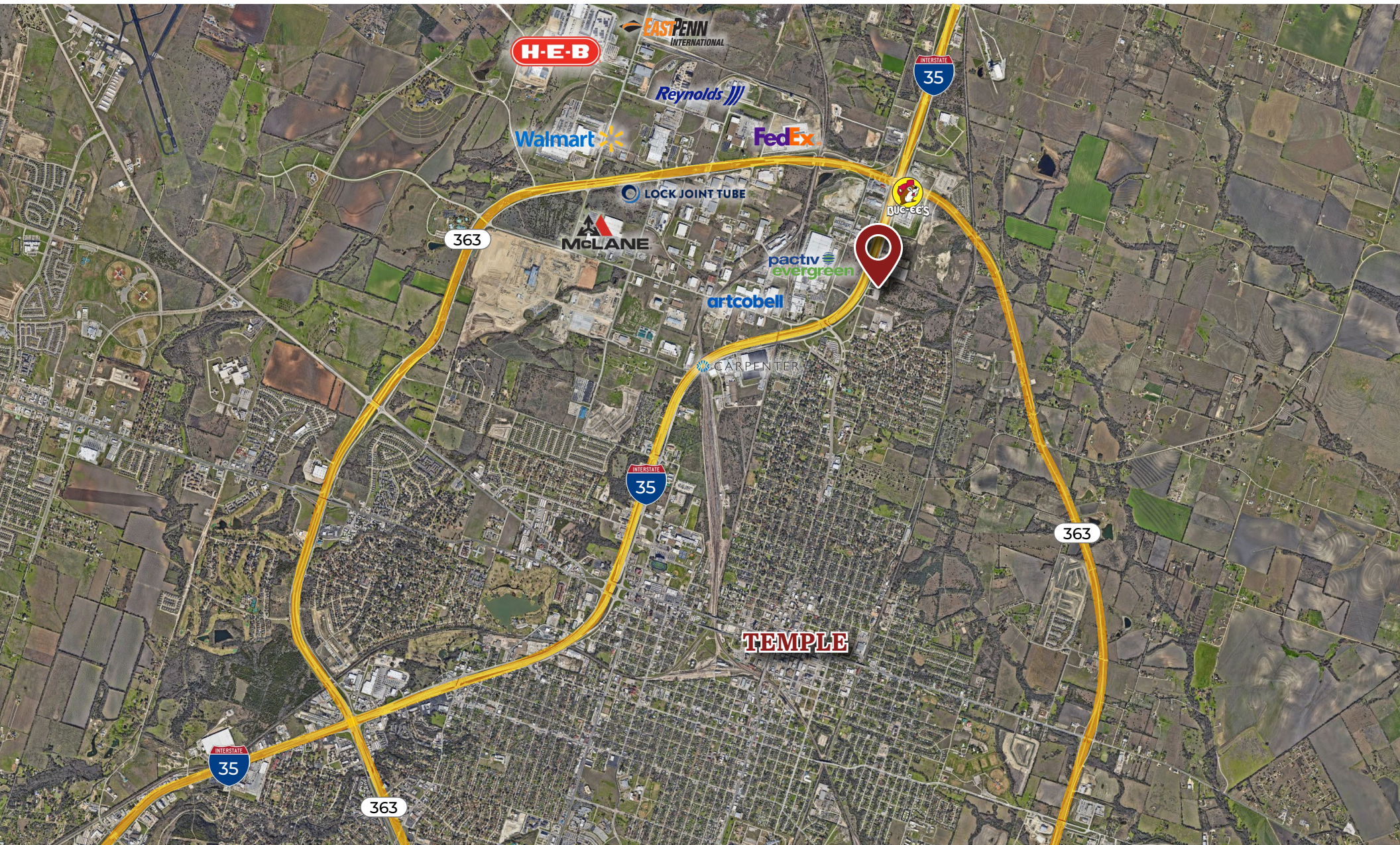
NET OPERATING INCOME	\$12,059.69	\$12,059.69	\$12,059.69	\$12,059.69	\$12,059.69	\$12,059.69	\$12,059.69	\$12,059.69	\$12,059.69	\$12,059.69	\$12,059.69	\$12,546.88	\$145,203.47
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RENT SCHEDULE

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

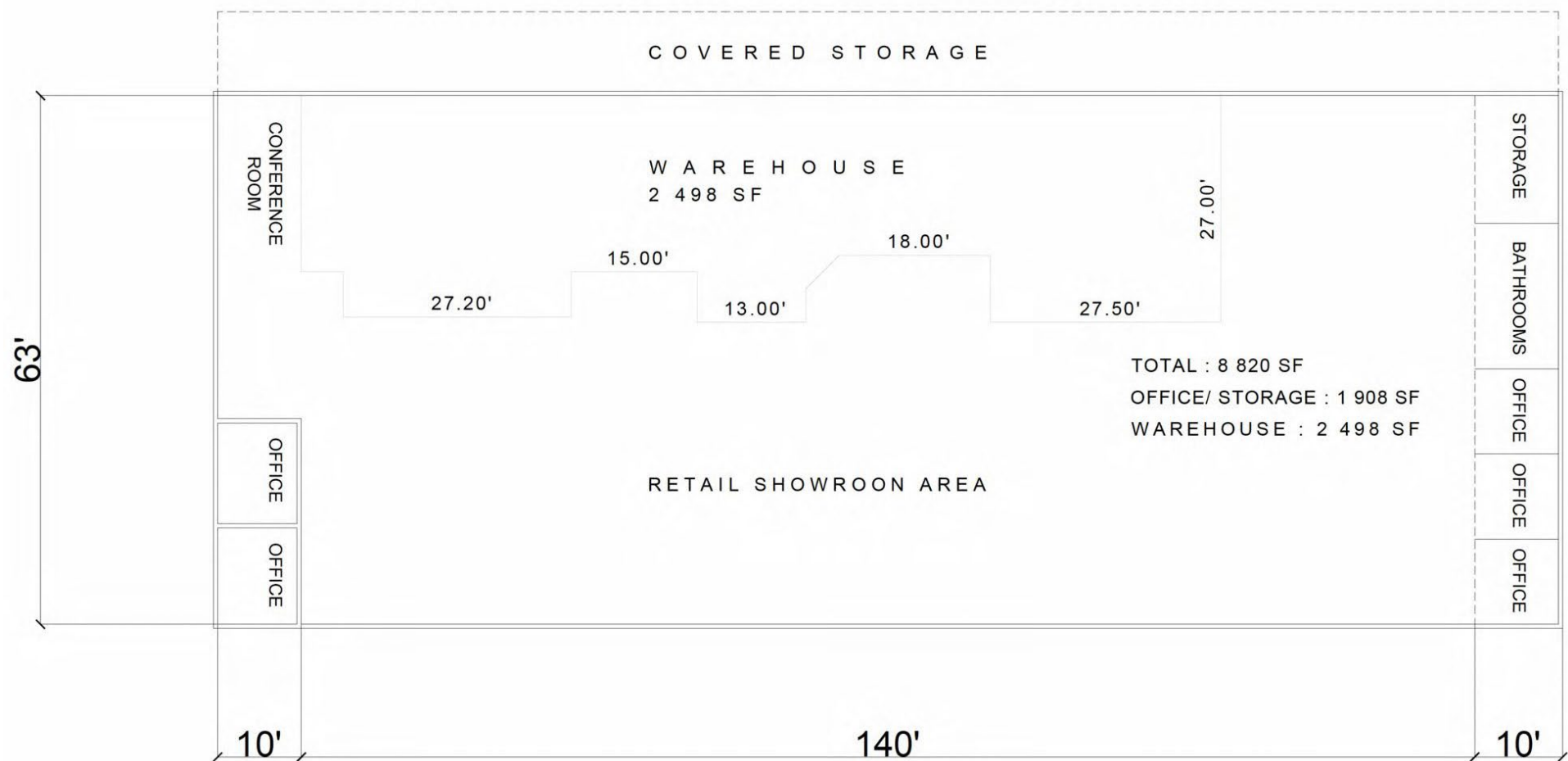


PROPERTY PHOTOS



SITE PLAN

FRONT BUILDING FLOOR PLAN



SITE PLAN

BACK BUILDING FLOOR PLAN



DEMOGRAPHICS



47,863

POPULATION



19,305

HOUSEHOLDS



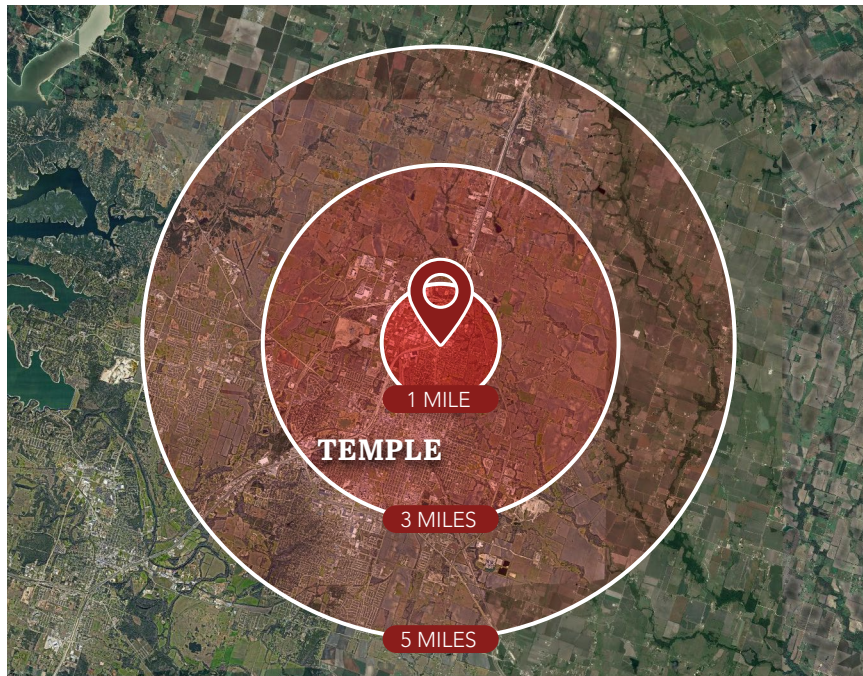
\$44,556

MEDIAN HHI



\$60,195

AVERAGE HHI



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

