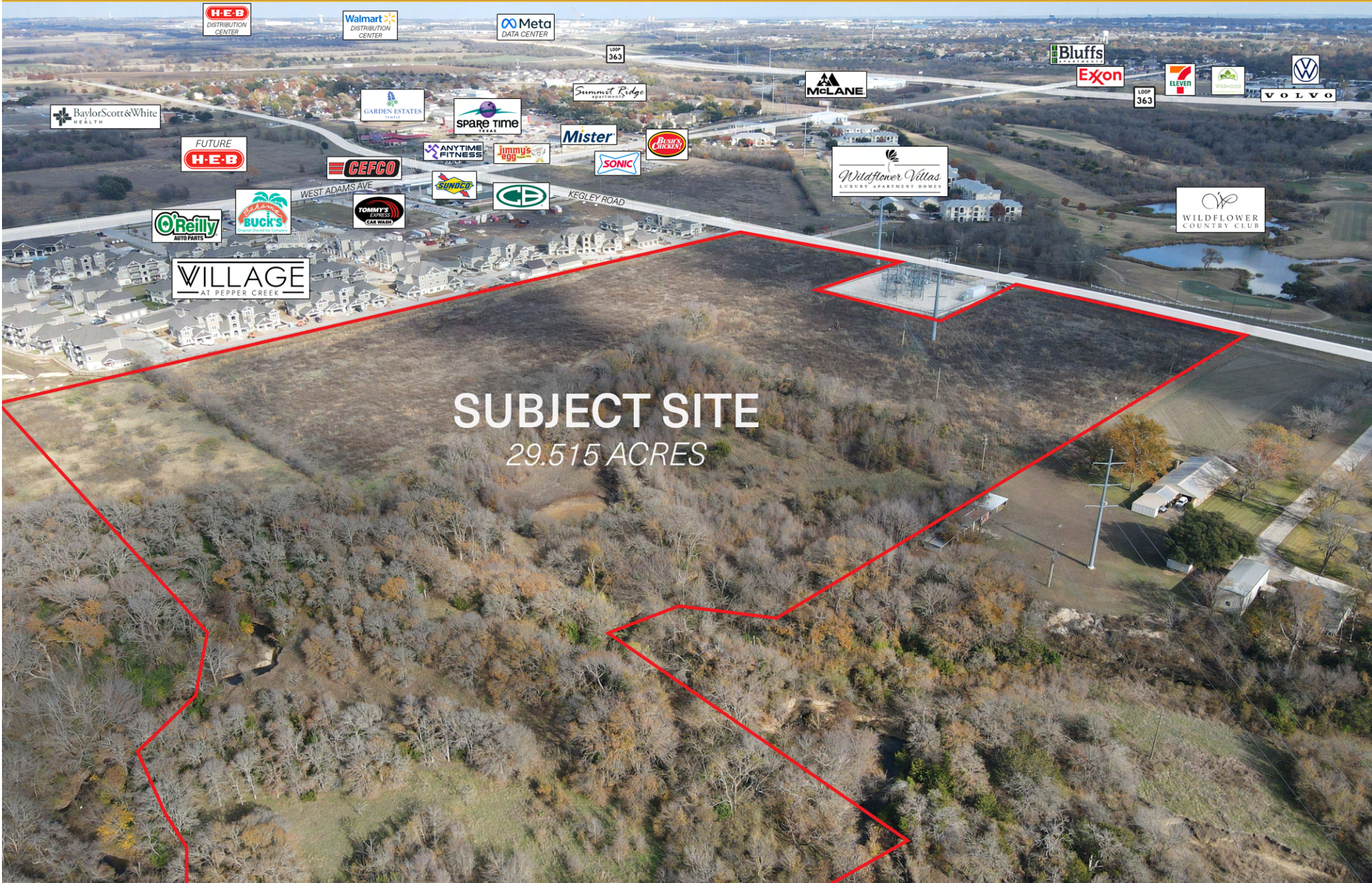


For Sale: Shovel Ready Townhome Site

29.515 ACRES | S KEGLEY RD, TEMPLE, TEXAS



SUBJECT SITE
29.515 ACRES



GOLD TIER

EXCLUSIVELY LISTED BY

Colin Tierney

512.674.5727

colin@goldtier.net

Taylor Golden

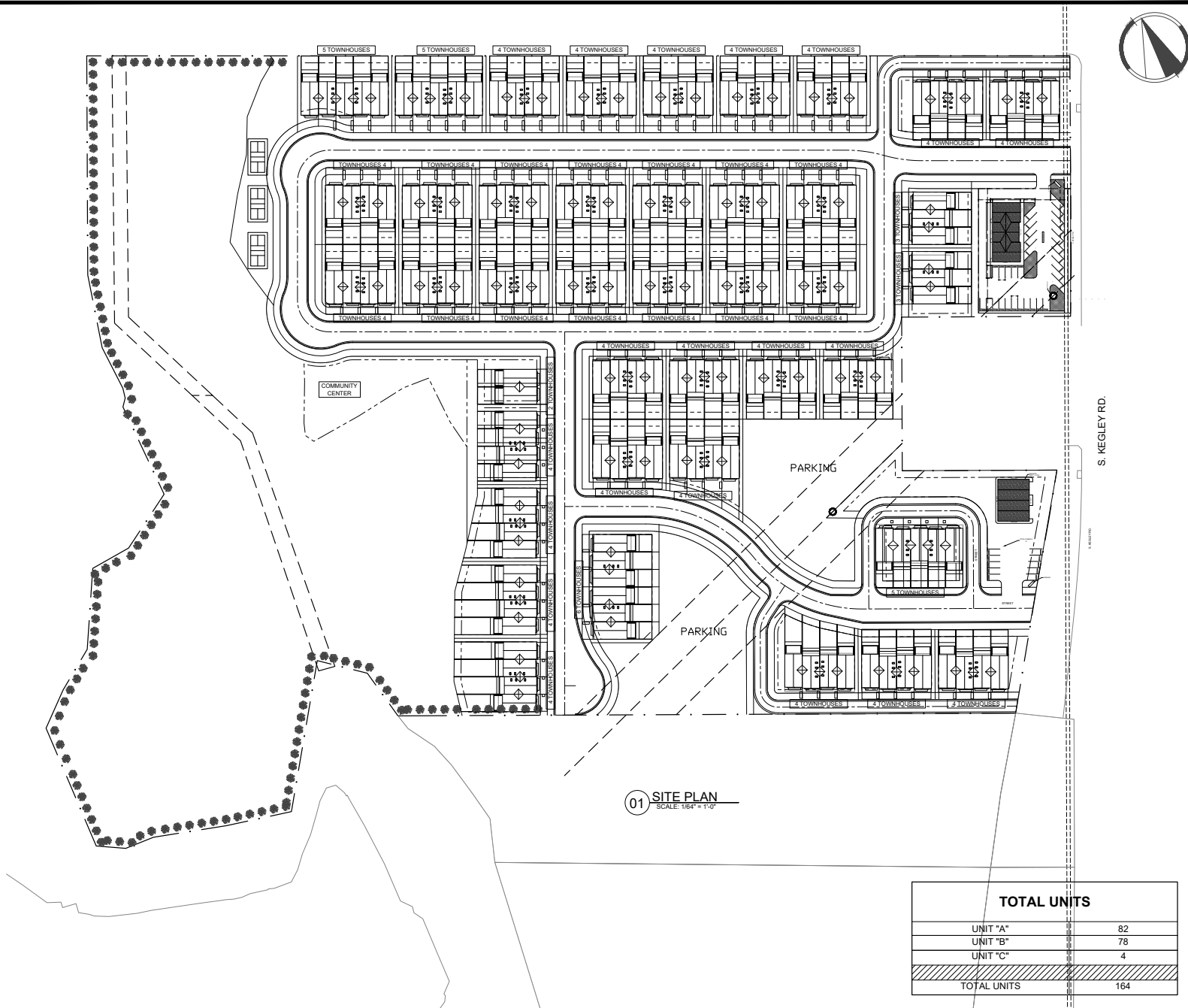
512.626.4424

taylor@goldtier.net

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Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

SITE PLAN



NOTES:

- OWNER SHALL REPAIR OR REPLACE ANY DAMAGED, DEFECTIVE, OFF-GRADE, OR ANY NON-CONFORMING SIDEWALK, DRIVEWAY APPROACH, OR NON-CONFORMING CONDITIONS THAT EXIST IN THE PUBLIC RIGHT OF WAY AND BE CONSIDERED HAZARDOUS BY THE CITY ENGINEER (MUNICIPAL ORDINANCE: 9.08.415).
- VERIFY JOINT LAYOUT FOR SIDEWALKS WITH CONTRACTOR PRIOR TO CONSTRUCTION.
- TEMPORARY CONSTRUCTION BARRICADE/FENCING, TOILET & UTILITY FACILITIES, LOCATION OF TRASH DUMPSTER, CLEARING PROCEDURE, GRADING AND DRAINAGE, SHALL BE IN ACCORDANCE WITH THE CITY AS WELL AS SUBDIVISION PROPERTY OWNERS ASSOCIATION GUIDELINES.
- BUILDER AND OWNER SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING. ONLY OWNER SHALL PROVIDE ALL LANDSCAPING, SOD, AND IRRIGATION SYSTEM.
- THE WORDS "NO PARKING" PAINTED ON ANY ACCESS AISLE ADJACENT TO THE PARKING SPACE, ALL IN CAPITAL LETTERS, 12" HEIGHT MIN. STROKE WIDTH OF AT LEAST 2" AND CENTERED WITHIN EACH ACCESS AISLE.

TEMPLE'S COMMERCIAL

ADDRESS: S. KEGLEY RD.

PROJECT DESCRIPTION:
NEW COMMERCIAL BLDGS.

OWNER:
B.M. DEVELOPERS

NO.	REVISIONS	DATE
01	FOR REVISION	04-12-2024
02	FOR REVISION	04-19-2024
03	FOR REVISION	04-26-2024
04	FOR REVISION	05-10-2024
05	FOR REVISION	07-12-2024
06	FOR REVISION	09-20-2024

DRAWING TITLE:

SITE PLAN

IDEO
DESIGNED BY: E. OLIVAREZ
DRAWN BY: O. GONZALEZ
REVIEWED BY: E. OLIVAREZ
DATE: 09-20-2024
PLOT SIZE: 24" X 36"
SCALE: 1/64" = 1'-0"
SHEET: S.10

409 TORONTO AVE
McALLEN, TX, 78503
TEL: 956.686.2466
email: info@ideodesign.com
www.ideodesign.com

TOTAL UNITS	
UNIT "A"	82
UNIT "B"	78
UNIT "C"	4
TOTAL UNITS	164

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TOWNHOME RENDERINGS



COMMERCIAL RENDERINGS



PROPERTY HIGHLIGHTS

ADDRESS: S Kegley Rd, Temple, TX

ACREAGE: 29.515 Acres

PRICING: \$4,592,000

JURISDICTION: Temple City Limits - Approved for 175

Townhomes

UTILITIES: City of Temple 6" waterline to site and 12" across the street; City of Temple 24" wastewater line to site

SCHOOL DISTRICT: Belton ISD

FRONTAGE: 750' Kegley Rd Frontage

REMARKS:

- Civil Plans Approved for 164 Townhomes & 1.24 Acres

Commercial Pads

- Shovel Ready for Horizontal Development

- Townhomes Construction Plans Complete, Pending Final

City Approval

- Close Proximity to IH-35 and Hwy 363

**Buyer to do all independent research on development potential.*



INVESTMENT SUMMARY

The 29.515 acre property on South Kegley Road in Temple, Texas, is approved for 164 townhomes and two commercial pad sites. Strategically located, it benefits from proximity to major attractions. The proposed H-E-B at West Adams Avenue and North Kegley Road spans approximately 30 acres and will be a pillar for the Temple Community. Nearby, Wildflower Country Club covers 200 acres, offering an 18-hole championship golf course and resort-style facilities. Baylor Scott & White Medical Center – Temple is a sprawling campus, renowned for its state-of-the-art medical services and extensive patient care capabilities. This property presents a prime investment opportunity in a thriving area.



*0.3 MILES FROM
SUBJECT SITE*



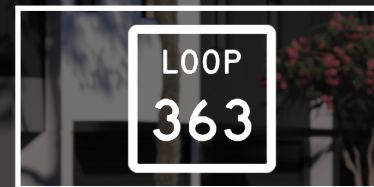
*0.9 MILES FROM
SUBJECT SITE*



*0.9 MILES FROM
SUBJECT SITE*



*1.9 MILES FROM
SUBJECT SITE*



*1.1 MILES FROM
SUBJECT SITE*

UTILITIES



Utilities	
Water	
Hydrants	<ul style="list-style-type: none"> FIRE FLUSH
Service Connections	
Service Line	
Mains	<ul style="list-style-type: none"> POTABLE WATER RAW WATER RECLAIMED WATER TREATED WATER
Sanitary Sewer	
Clean Out	
Manhole	
Gravity Main	
Lateral Line	
Stormwater	
DischargePoint	
NetworkStructures	
DISCHARGE STRUCTURE	
HEADWALL	
JUNCTION CHAMBER	
VIRTUAL JUNCTION	
Inlet	
Manhole	
Open Drain	
Culvert	
GravityMain	
Landbase	
Outlock Numbers	
Easements	
Abandoned	
Easements	
Property Ownership	
Historic Lot Lines	
ETJParcels	
Basemap	
Railroad	
Water Areas	
Rivers & Streams	
Park Areas	
Temple Municipal Boundary	
Bell County Streets	
Bell County Municipal Boundaries	

SUBJECT SITE

SMALLCAKES
CUPCAKES & ICE CREAM

AutoZone

La ROMA
PIZZA & SUBS

FUTURE
H-E-B

SPARE TIME

WEST ADAMS AVE

CEFCO

ANYTIME FITNESS

MARCO'S
PIZZA

Summit Ridge
apartment

O'Reilly
AUTO PARTS

Bahama
BUCK'S
Original Shaved Ice Company

SUNOCO

JIMMY'S
egg

Mister

TOMMY'S
EXPRESS
CAR WASH

CE

SONIC

BUSH'S
CHICKEN!

VILLAGE
AT PEPPER CREEK

KEGLEY ROAD

Wildflower Villas
LUXURY APARTMENT HOMES

SUBJECT SITE
29.515 ACRES

WILDFLOWER
COUNTRY CLUB

NORTH BELTON MIDDLE SCHOOL

36 TEXAS

CROSSROADS RECREATIONAL COMPLEX

CEFCO

Meta DATA CENTER

TARVER ELEMENTARY

LOOP 363

36 TEXAS

CROSSROADS DISTRICT

BaylorScott&White HEALTH

KENNEDY POWELL ELEMENTARY

FIREHOUSE SUBS

Chick-fil-a

PANDA EXPRESS

crumbl cookies

DUTCH BROS

HAT CREEK

Starbucks

Walmart

FUTURE HEB

SPARE TIME

ANYTIME FITNESS

CEFCO

McLANE

JOE M PIRTLE ELEMENTARY

VILLAGE AT BIRCH CREEK

Wildflower Villas LUXURY APARTMENT HOMES

Bluffs APARTMENTS

SUBJECT SITE 29.515 ACRES

gerber COLLECTION & CLOSET

Wildwood

MIDTOWN

36 TEXAS

OLD WACO RD

WILDFLOWER COUNTRY CLUB

SLP Operations

Parks APARTMENTS

Sammons GOLF COURSE

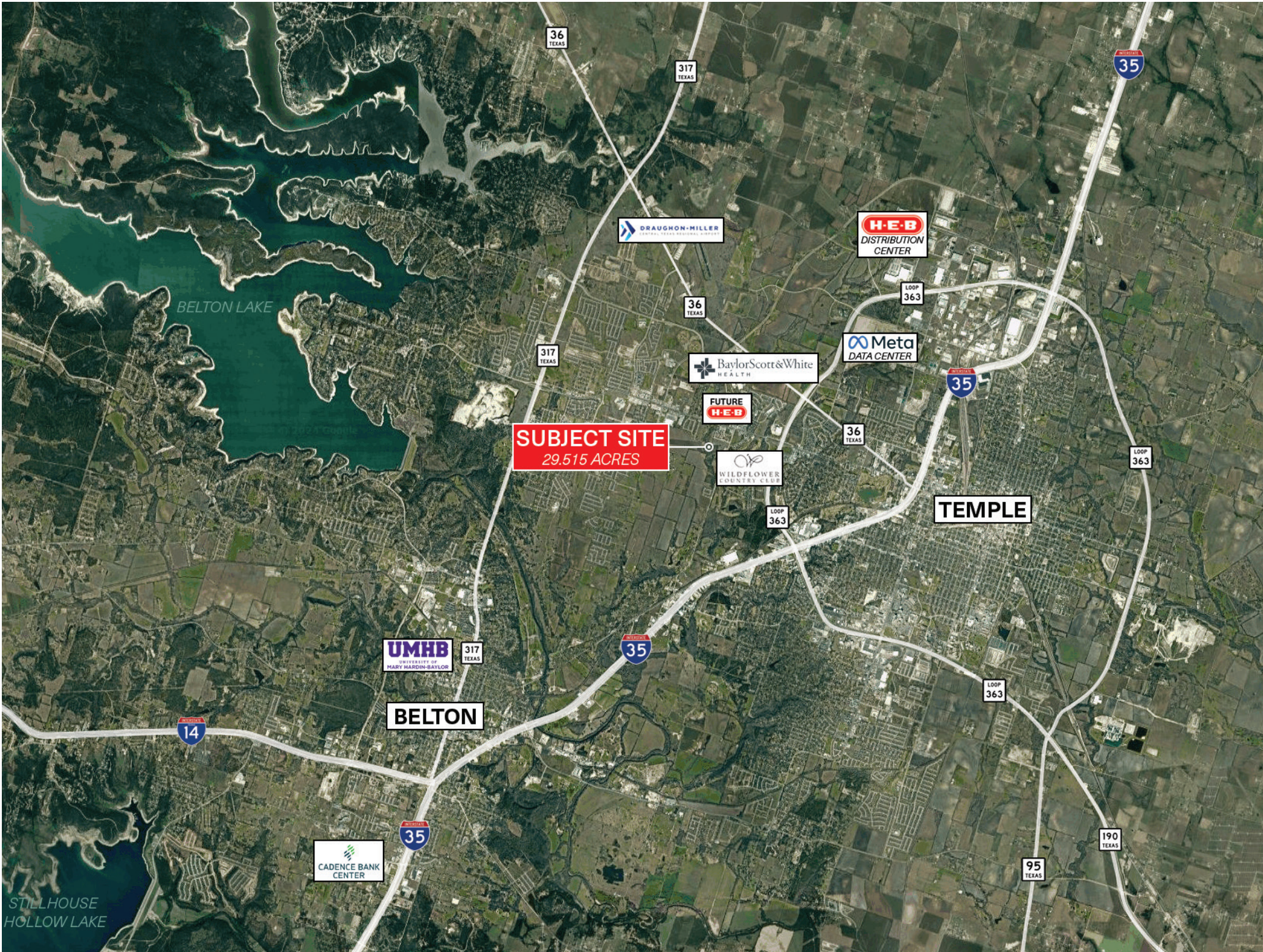
WILDFLOWER MEADOWS

LOOP 363

MATTRESS FIRM ACTION AUTO GLASS
 YOUR TOTAL DENTAL & ORTHODONTICS
 TACO CABANA GNC LIVE WELL
 CVS Security Bank
 MEN'S WEARHOUSE

THE HOME DEPOT
 TARGET BEST BUY
 PET SMART SPECS
 Michaels BOOT BARN
 Firestone COMPLETE AUTO CARE

INTERSTATE 35



SUBJECT SITE
29.515 ACRES

BELTON LAKE

TEMPLE

BELTON

STILLHOUSE
HOLLOW LAKE

DRAUGHON-MILLER
PROPERTY MANAGEMENT SERVICES

H-E-B
DISTRIBUTION
CENTER

Meta
DATA CENTER

Baylor Scott & White
HEALTH

FUTURE
H-E-B

WILDFLOWER
COUNTRY CLUB

UMHB
UNIVERSITY OF
MARY HARDIN-BAYLOR

CADENCE BANK
CENTER

36
TEXAS

317
TEXAS

35
TEXAS

317
TEXAS

36
TEXAS

LOOP
363

35
TEXAS

36
TEXAS

LOOP
363

LOOP
363

35
TEXAS

317
TEXAS

14
TEXAS

35
TEXAS

LOOP
363

95
TEXAS

190
TEXAS

Walmart

Chick-fil-e

FIREHOUSE SUBS

BURGER KING

McDonald's

TACO BELL

crumbl COOKIES

Dutch Bros

Arbys

POPEYES

Starbucks

texell INSURANCE

THE HUDSON

RicoZone

TARVER ELEMENTARY

FUTURE H-E-B

O'Reilly AUTO PARTS

Buck's

TOMMY'S EXPRESS CAR WASH

VILLAGE AT PEPPER CREEK

SUBJECT SITE

29.515 ACRES

KEGLEY ROAD



DOWNTOWN TEMPLE



LOOP 363

LOOP 363

WEST ADAMS AVE

LOOP 363



KEGLEY ROAD

KEGLEY ROAD

KEGLEY ROAD



SUBJECT SITE
29.515 ACRES



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:
 - 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date