

MIDTOWN PROPERTIES

3000 W ADAMS AVENUE

TEMPLE, TX 76504

COMMERCIAL LOTS FOR SALE



Presented by:

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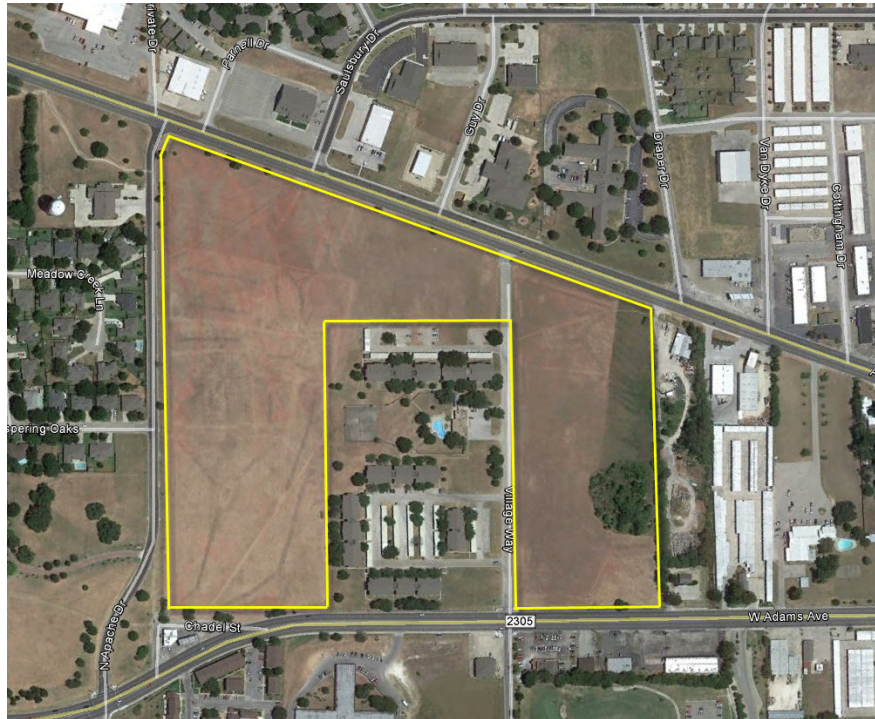
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CHARTER REAL ESTATE
DEVELOPMENT • BROKERAGE • MANAGEMENT • CONSTRUCTION • INVESTMENTS

EXECUTIVE SUMMARY



-OFFERING SUMMARY

Sale Price:	\$183K to \$511K
Price Per Square Foot	\$2.50 - \$5.50 Per Square Foot
Lot Size:	1 to 5.8 acre lots
Zoning:	General Retail
Market:	Killeen-Temple-Fort Hood MSA
Submarket:	Temple

PROPERTY OVERVIEW

Commercial parcels available for a variety of uses including retail service, restaurant, office & residential. Pad sites available with road frontage on West Adams Ave (FM 2305) as well as pad sites along Airport Road (State Highway 36). Public utilities available on-site. Seller will deliver to Buyer a platted parcel. Cross-Access easements in place. Brentwood Apartments currently undergoing major renovation.

LOCATION OVERVIEW

"Temple, Texas is strategically located along the Central Texas technology corridor between San Antonio and Austin to the south and Dallas/Fort Worth to the north, and is easily accessible via road or air. The city is located on Interstate 35, the main north-south interstate through Texas that extends from Mexico to Canada. In addition, the other major highways in the community include: US Highway 190, SH 36, SH 53 and SH 95.

Temple is a principal city in the Killeen-Temple-Fort Hood Metropolitan Statistical Area, which has an estimated population of 442,579. Direct access to Interstate 35 positions Temple within 180 miles of 80% of Texas' population. It has the advantages of a strong supporting infrastructure and market but without problems associated with urban environment, higher costs, too-rapid growth, and difficult construction climate."

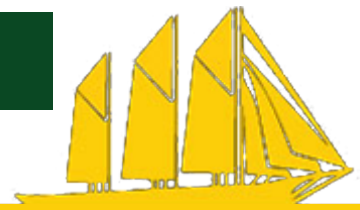
-Temple Economic Development Corp.

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SITE PLAN



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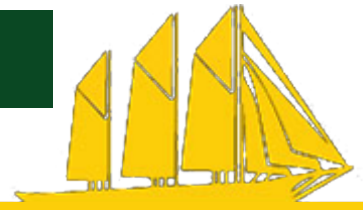
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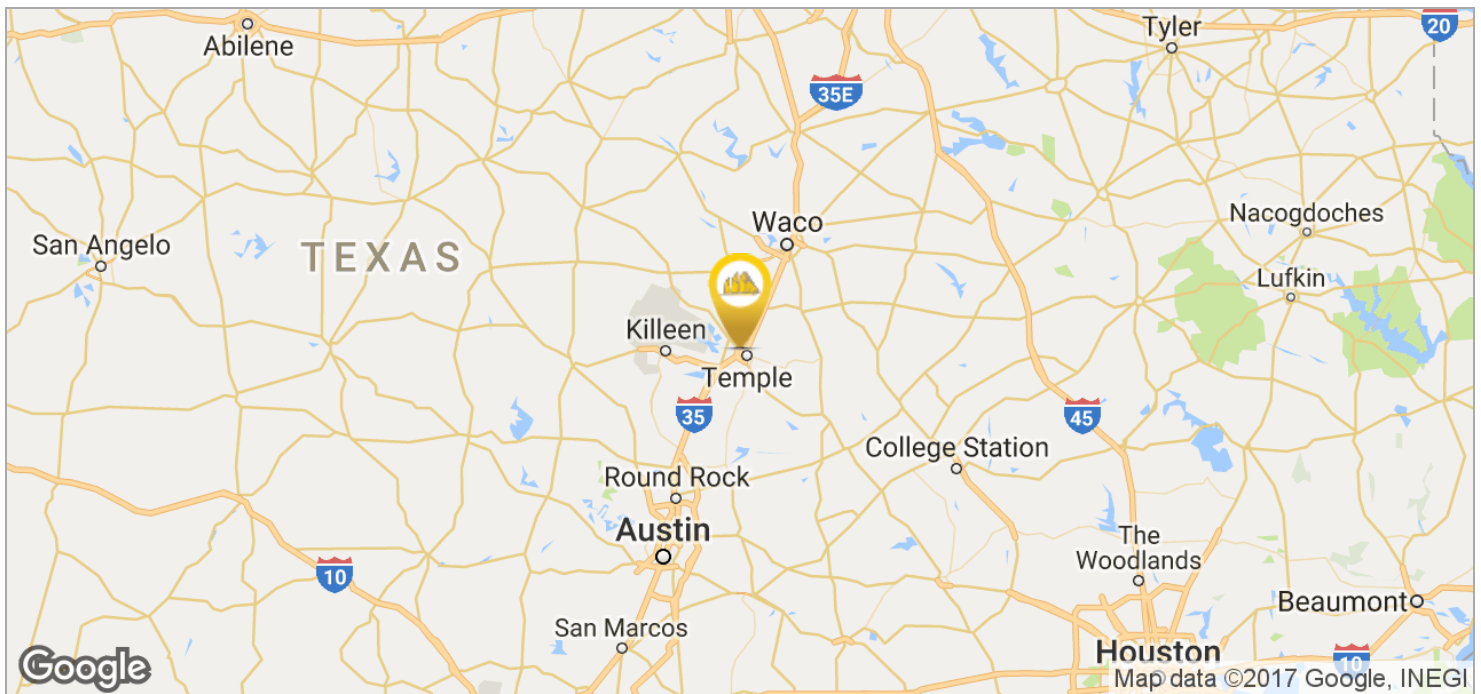
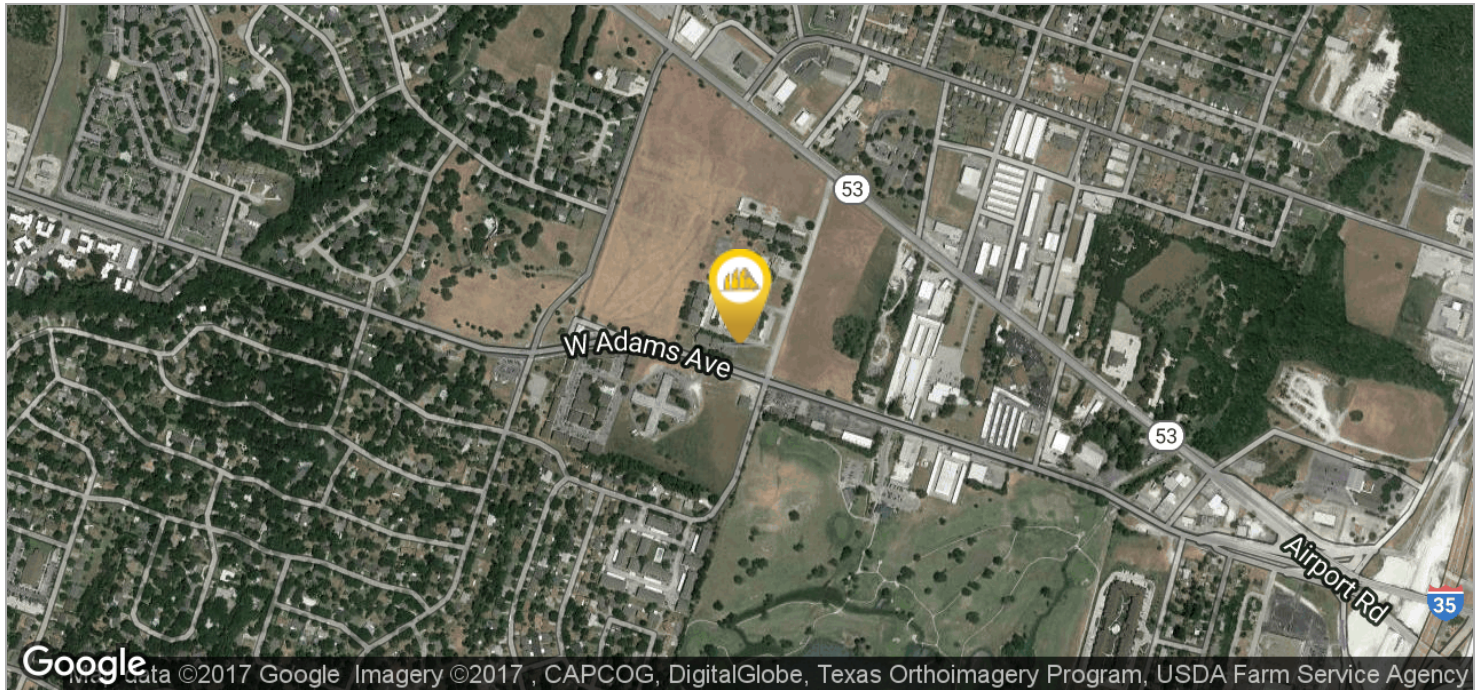
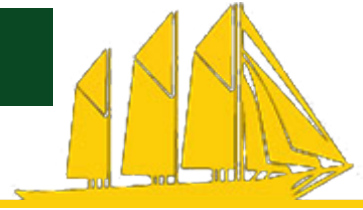
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LOCATION MAPS



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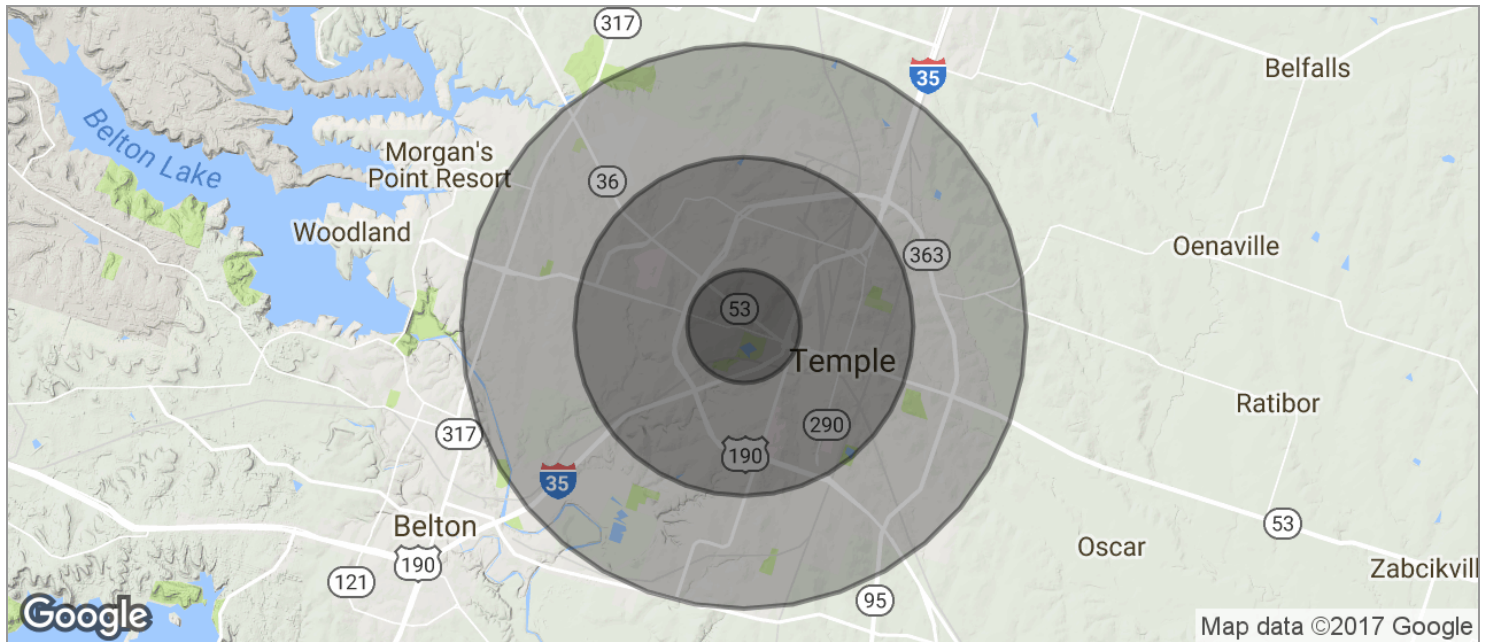
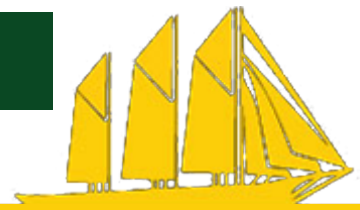
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,405	37,653	65,358
MEDIAN AGE	35.4	37.7	38.2
MEDIAN AGE (MALE)	36.2	36.5	37.3
MEDIAN AGE (FEMALE)	33.4	37.9	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,927	14,208	24,391
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$57,656	\$58,153	\$65,340
AVERAGE HOUSE VALUE	\$172,121	\$152,246	\$150,372

* Demographic data derived from 2010 US Census

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INFORMATION ABOUT BROKERAGE SERVICES



Information About Brokerage Services

11-2-2015

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.

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LTD

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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