



CENTRAL REALTY PARTNERS

Central Realty Partners - Commercial Real Estate  
P.O. Box 2124  
Temple, TX 76503  
www.centralrealtypartners.com

Scott Motsinger  
254.791.8700 (O)  
254.931.5636 (C)  
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# Office Space for Sale 3802 South 5th Street, Temple, Texas

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### **LOCATION DETAILS - 3802 SOUTH 5TH STREET, TEMPLE TX**

- This property boasts a small house that has been converted for office use. It is located on .91 acres at the corner of Marlandwood and South 5th Street in Temple, TX.
- The house/office has 2299 square feet.
- Conveniently located near hospitals, numerous retailers and restaurants.

#### **UTILITIES**

8" Water line and 18" sewer line available

#### **ZONING**

The property is zoned as O-1 (Office) but can easily be re-zoned for Retail.

#### **PRICE**

\$335,000

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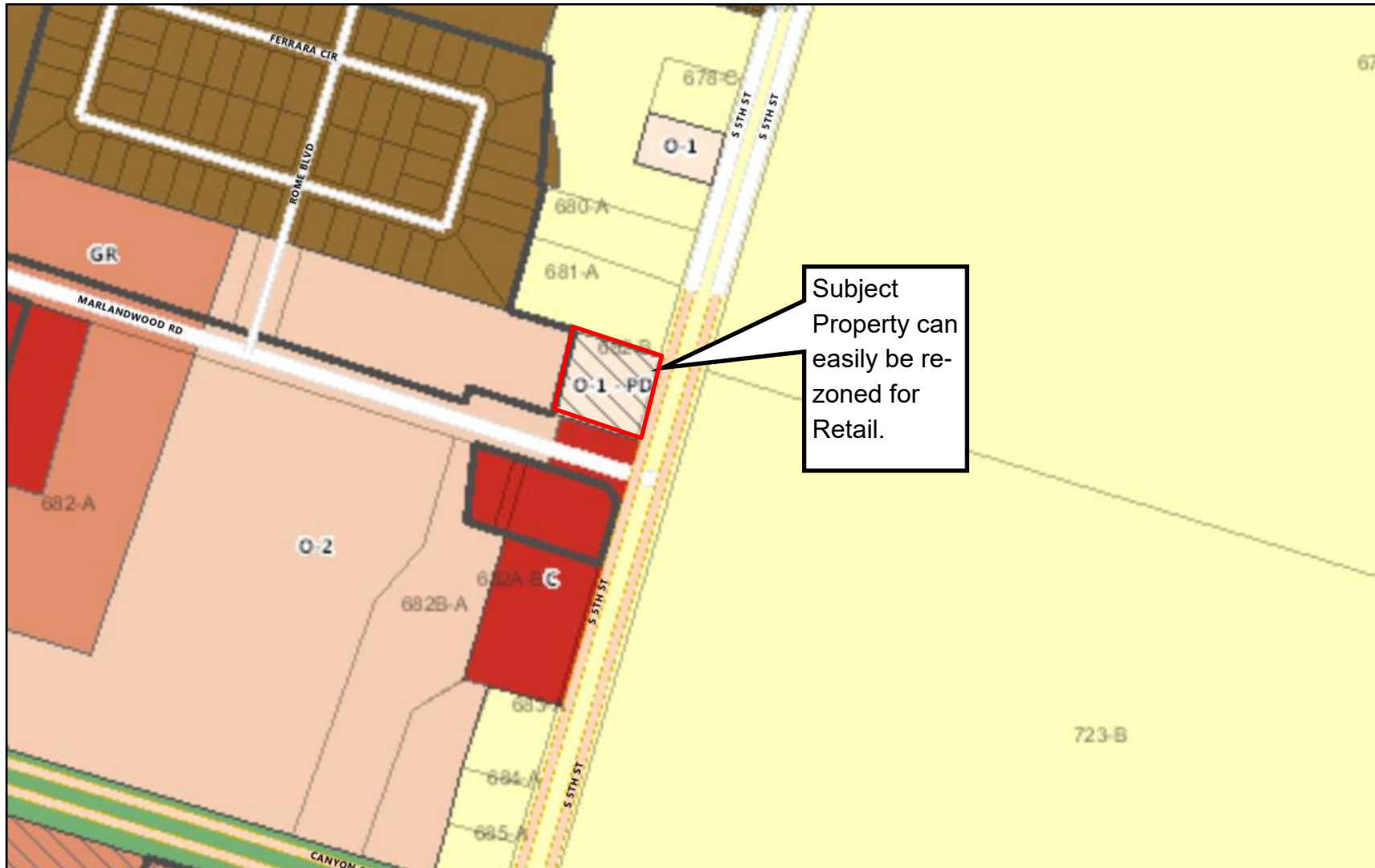


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## Zoning



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## Executive Summary

3802 S 5th St, Temple, Texas, 76502 2  
3802 S 5th St, Temple, Texas, 76502  
Rings: 1, 3, 5 mile radii

Latitude: 31.06109  
Longitude: -97.35754

	1 mile	3 mile	5 mile
<b>Population</b>			
2000 Population	3,222	35,012	53,159
2010 Population	3,341	38,636	59,502
2014 Population	4,054	39,844	61,561
2019 Population	4,723	42,099	65,381
2000-2010 Annual Rate	0.36%	0.99%	1.13%
2010-2014 Annual Rate	4.66%	0.73%	0.80%
2014-2019 Annual Rate	3.10%	1.11%	1.21%
2014 Male Population	45.3%	47.5%	47.8%
2014 Female Population	54.7%	52.5%	52.2%
2014 Median Age	31.7	36.9	36.1

In the identified area, the current year population is 61,561. In 2010, the Census count in the area was 59,502. The rate of change since 2010 was 0.80% annually. The five-year projection for the population in the area is 65,381 representing a change of 1.21% annually from 2014 to 2019. Currently, the population is 47.8% male and 52.2% female.

### Median Age

The median age in this area is 31.7, compared to U.S. median age of 37.7.

### Race and Ethnicity

2014 White Alone	58.1%	65.4%	66.8%
2014 Black Alone	28.0%	18.5%	17.3%
2014 American Indian/Alaska Native Alone	1.0%	0.7%	0.7%
2014 Asian Alone	3.5%	2.4%	2.0%
2014 Pacific Islander Alone	0.1%	0.1%	0.1%
2014 Other Race	4.7%	9.4%	9.5%
2014 Two or More Races	4.7%	3.5%	3.6%
2014 Hispanic Origin (Any Race)	21.8%	25.9%	26.0%

Persons of Hispanic origin represent 26.0% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.7 in the identified area, compared to 62.6 for the U.S. as a whole.

### Households

2000 Households	1,236	13,914	21,113
2010 Households	1,322	15,698	23,980
2014 Total Households	1,619	16,293	24,952
2019 Total Households	1,901	17,319	26,636
2000-2010 Annual Rate	0.67%	1.21%	1.28%
2010-2014 Annual Rate	4.88%	0.88%	0.94%
2014-2019 Annual Rate	3.26%	1.23%	1.31%
2014 Average Household Size	2.37	2.36	2.40

The household count in this area has changed from 23,980 in 2010 to 24,952 in the current year, a change of 0.94% annually. The five-year projection of households is 26,636, a change of 1.31% annually from the current year total. Average household size is currently 2.40, compared to 2.41 in the year 2010. The number of families in the current year is 15,245 in the specified area.

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<b>Median Household Income</b>			
2014 Median Household Income	\$39,933	\$41,721	\$44,086
2019 Median Household Income	\$47,140	\$49,235	\$51,961
2014-2019 Annual Rate	3.37%	3.37%	3.34%
<b>Average Household Income</b>			
2014 Average Household Income	\$52,244	\$61,246	\$61,320
2019 Average Household Income	\$60,361	\$69,492	\$69,816
2014-2019 Annual Rate	2.93%	2.56%	2.63%
<b>Per Capita Income</b>			
2014 Per Capita Income	\$21,099	\$25,839	\$25,302
2019 Per Capita Income	\$24,539	\$29,501	\$28,969
2014-2019 Annual Rate	3.07%	2.69%	2.74%

### Households by Income

Current median household income is \$44,086 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$51,961 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$61,320 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$69,816 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$25,302 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$28,969 in five years, compared to \$32,168 for all U.S. households

### Housing

	1 mile	3 mile	5 mile
2000 Total Housing Units	1,369	15,189	23,047
2000 Owner Occupied Housing Units	426	7,316	11,645
2000 Renter Occupied Housing Units	810	6,598	9,467
2000 Vacant Housing Units	133	1,275	1,935
2010 Total Housing Units	1,457	17,101	26,171
2010 Owner Occupied Housing Units	590	7,787	12,691
2010 Renter Occupied Housing Units	732	7,911	11,289
2010 Vacant Housing Units	135	1,403	2,191
2014 Total Housing Units	1,772	18,087	27,599
2014 Owner Occupied Housing Units	712	7,739	12,641
2014 Renter Occupied Housing Units	907	8,554	12,311
2014 Vacant Housing Units	153	1,794	2,647
2019 Total Housing Units	2,083	19,385	29,634
2019 Owner Occupied Housing Units	827	8,110	13,307
2019 Renter Occupied Housing Units	1,074	9,209	13,330
2019 Vacant Housing Units	182	2,066	2,998

Currently, 45.8% of the 27,599 housing units in the area are owner occupied; 44.6%, renter occupied; and 9.6% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 26,171 housing units in the area - 48.5% owner occupied, 43.1% renter occupied, and 8.4% vacant. The annual rate of change in housing units since 2010 is 2.39%. Median home value in the area is \$120,773, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 6.85% annually to \$168,215.

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# 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.

**Temple Executive Realty dba  
Central Realty Partners** License No. **575472** Email **(254) 791-8700** Phone  
 Licensed Broker/Broker Firm Name or Primary Assumed Business Name

**Scott T. Motsinger** License No. **526810** Email **smotsinger@centralrpre.com** Phone  
 Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate License No. \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_

Sales Agent/Associate's Name License No. \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_

Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

TAR 2501

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