



800 S. 57TH STREET TEMPLE, TX 32,200 SQ FT

32,200 SQ FT w/ 1500 sq ft office space

3 Phase Electric
Breakroom/Bathrooms for Warehouse
Bathrooms for Office
3 Docks with 12x12 Bay Doors w/ramp

Temple, Texas is located on IH-35, between Austin and Waco. This lot (+/- 1.339 acres) sits less than an 1/8th of a mile from I-35 and 57th St, in an area that is positioned in central Texas close to all major highways with easy on/off ramp access for travel to Austin, San Antonio, Dallas and Houston, all within 2.5 hours drive time. I-14 is 6 miles south with easy on ramp access to Fort Hood and surrounding areas. Near Loop 363, the property is 10 min access to any part of town including Temple Industrial Park or Temple Medical Education District (TMED).

Nearby is Target, Home Depot, major car dealerships and other major chain stores. This is an ideal location for distribution, warehouse storage, manufacturing, and service business who need easy access to all parts of Temple/Belton and major cities.

MAJOR CITIES:

Austin 63 miles ~1 hour

Dallas/Fort Worth 142 miles ~2 hrs 15 min

San Antonio 146 miles ~2 hrs 30 min

Houston 171 miles ~2 hrs 45 min

Utilities:

City Water/Sewer

Atmos Gas

Owner is Real Estate Agent.



✉ RYAN@EFIRSTTEXAS.COM

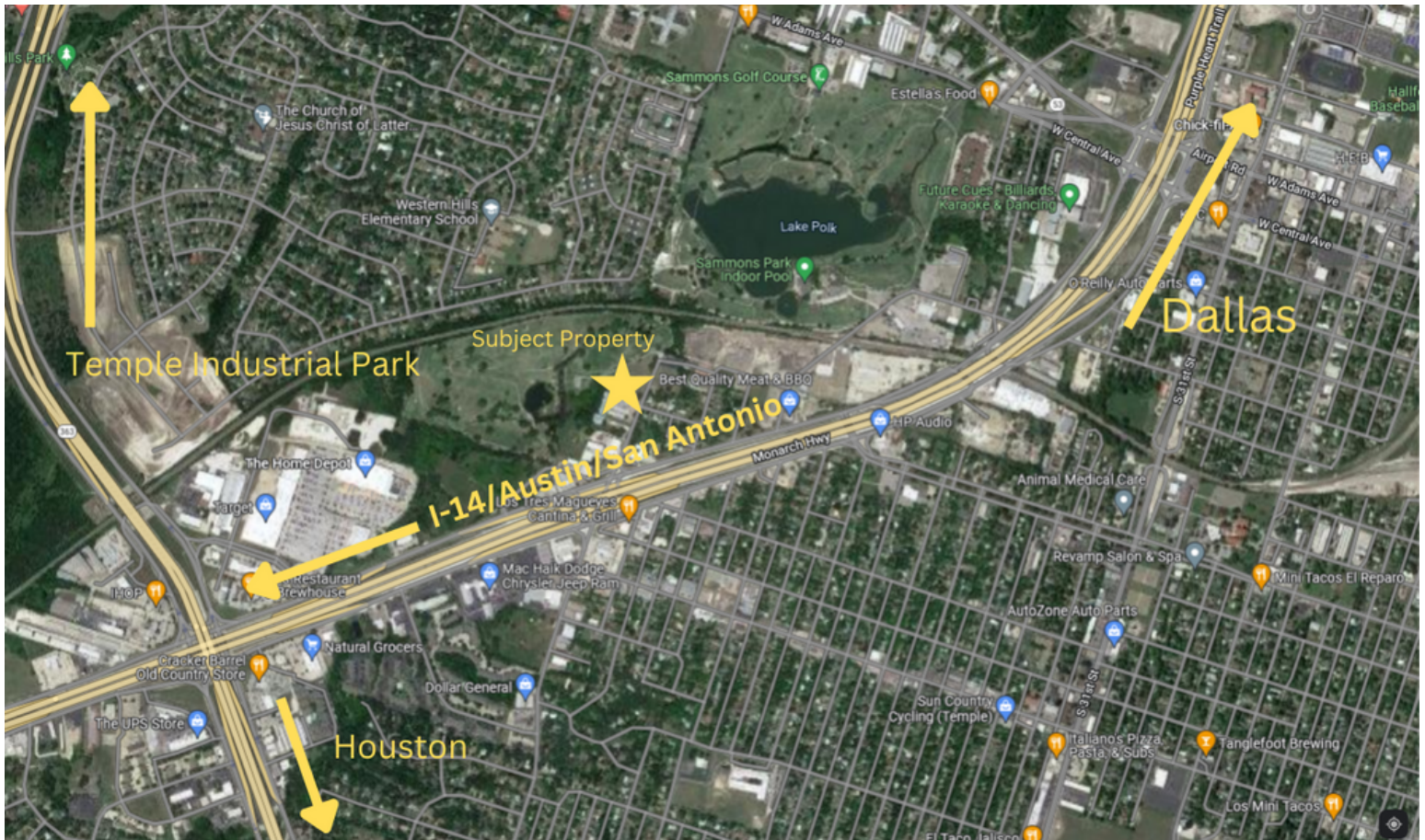
☎ 254.947.5577

📍 80 S MAIN ST, SALADO TEXAS 76513

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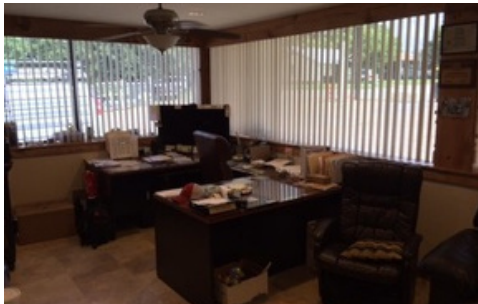
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Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$330,003 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$695,999 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$695,999 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$695,999
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Market Value	Taxable Value
CAD	TAX APPRAISAL DISTRICT, BELL COUNTY	\$695,999	\$695,999
CB	BELL COUNTY	\$695,999	\$695,999
JTC	TEMPLE COLLEGE	\$695,999	\$695,999
RRD	BELL COUNTY ROAD	\$695,999	\$695,999
RSBIO	TEMPLE HEALTH AND BIOSCIENCE	\$695,999	\$695,999
STEM	TEMPLE ISD	\$695,999	\$695,999
TTE	CITY OF TEMPLE	\$695,999	\$695,999
WCLW	CLEARWATER U.W.C.D.	\$695,999	\$695,999

Property Improvement - Building

Description: WAREHOUSE AREA **Type:** COMMERCIAL **State Code:** F2 **Living Area:** 50,295.00sqft **Value:** \$365,996

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
WHE	WAREHOUSE	WHEH	EXCB,EXHB	1974	30,749.00
CP.	CARPORT	*		1974	1,400.00
WHE	WAREHOUSE	WHEH		1974	8,000.00
DOCKB	FAIR QUALITY DOCK	*		1974	150.00
ASPH	ASPHALT PAVING	*		1974	1,965.00
TANK	BULK STORAGE TANK	*		1974	1.00
OFF	OFFICE	OFFH		1974	1,545.00
WHE	WAREHOUSE	WHEG		1974	10,000.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
COMM	COMMERCIAL	6.0850	265,062.60	0.00	0.00	\$330,003	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2023	\$365,996	\$330,003	\$0	\$695,999	\$0	\$695,999
2022	\$309,645	\$132,531	\$0	\$442,176	\$0	\$442,176
2021	\$227,680	\$73,020	\$0	\$300,700	\$0	\$300,700
2020	\$216,105	\$73,020	\$0	\$289,125	\$0	\$289,125
2019	\$203,108	\$73,020	\$0	\$276,128	\$0	\$276,128
2018	\$186,052	\$73,020	\$0	\$259,072	\$0	\$259,072
2017	\$194,871	\$57,684	\$0	\$252,555	\$0	\$252,555
2016	\$203,692	\$72,864	\$0	\$276,556	\$0	\$276,556
2015	\$212,046	\$72,864	\$0	\$284,910	\$0	\$284,910
2014	\$220,398	\$72,864	\$0	\$293,262	\$0	\$293,262
2013	\$225,988	\$72,864	\$0	\$298,852	\$0	\$298,852
2012	\$234,257	\$72,864	\$0	\$307,121	\$0	\$307,121

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/1/2017	1	WARRANTY DEED	MOHLER, JAMES K II	3040 VENTURES LLC - SERIES A			201700008180
6/12/2012	1	WARRANTY DEED	HANSON, JEFF	MOHLER, JAMES K II			201200023772
10/23/2008	1	WARRANTY DEED	IB PROPERTY HOLDINGS LLC	HANSON, JEFF	Deed Num	200800044725	200800044725
1/2/2007	7	TRUSTEES/SUBSTITUTE TRUSTEE DEED	J-TEM INDUSTRIRS INC	IB PROPERTY HOLDINGS LLC	6314	506	200700001461
4/30/1996	13	MISC	TEM PLAS INDUSTRIES INC	J-TEM INDUSTRIRS INC			
	0	0			01178	00404	

Estimated Tax Due

ATTENTION

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE

WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW

If Paid:

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Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2022	BELL COUNTY	\$442,176	\$1,397.28	\$1,397.28	\$0.00	\$0.00	\$0.00	\$0.00
2022	TEMPLE COLLEGE	\$442,176	\$903.80	\$903.80	\$0.00	\$0.00	\$0.00	\$0.00
2022	BELL COUNTY ROAD	\$442,176	\$103.03	\$103.03	\$0.00	\$0.00	\$0.00	\$0.00
2022	TEMPLE HEALTH AND BIOSCIENCE	\$442,176	\$65.44	\$65.44	\$0.00	\$0.00	\$0.00	\$0.00
2022	TEMPLE ISD	\$442,176	\$5,395.87	\$5,395.87	\$0.00	\$0.00	\$0.00	\$0.00
2022	CITY OF TEMPLE	\$442,176	\$2,710.54	\$2,710.54	\$0.00	\$0.00	\$0.00	\$0.00
2022	CLEARWATER U.W.C.D.	\$442,176	\$11.97	\$11.97	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$10,587.93	\$10,587.93	\$0.00	\$0.00	\$0.00	\$0.00
2021	BELL COUNTY	\$300,700	\$1,106.57	\$1,106.57	\$0.00	\$0.00	\$0.00	\$0.00
2021	TEMPLE COLLEGE	\$300,700	\$672.67	\$672.67	\$0.00	\$0.00	\$0.00	\$0.00
2021	BELL COUNTY ROAD	\$300,700	\$79.08	\$79.08	\$0.00	\$0.00	\$0.00	\$0.00
2021	TEMPLE HEALTH AND BIOSCIENCE	\$300,700	\$50.52	\$50.52	\$0.00	\$0.00	\$0.00	\$0.00
2021	TEMPLE ISD	\$300,700	\$3,714.55	\$3,714.55	\$0.00	\$0.00	\$0.00	\$0.00
2021	CITY OF TEMPLE	\$300,700	\$1,924.48	\$1,924.48	\$0.00	\$0.00	\$0.00	\$0.00
2021	CLEARWATER U.W.C.D.	\$300,700	\$9.32	\$9.32	\$0.00	\$0.00	\$0.00	\$0.00

	2021 Total:		\$7,557.19	\$7,557.19	\$0.00	\$0.00	\$0.00	\$0.00
2020	BELL COUNTY	\$289,125	\$1,147.25	\$1,147.25	\$0.00	\$0.00	\$0.00	\$0.00
2020	TEMPLE COLLEGE	\$289,125	\$531.13	\$531.13	\$0.00	\$0.00	\$0.00	\$0.00
2020	BELL COUNTY ROAD	\$289,125	\$82.40	\$82.40	\$0.00	\$0.00	\$0.00	\$0.00
2020	TEMPLE HEALTH AND BIOSCIENCE	\$289,125	\$50.31	\$50.31	\$0.00	\$0.00	\$0.00	\$0.00
2020	TEMPLE ISD	\$289,125	\$3,711.79	\$3,711.79	\$0.00	\$0.00	\$0.00	\$0.00
2020	CITY OF TEMPLE	\$289,125	\$1,886.55	\$1,886.55	\$0.00	\$0.00	\$0.00	\$0.00
2020	CLEARWATER U.W.C.D.	\$289,125	\$9.46	\$9.46	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$7,418.89	\$7,418.89	\$0.00	\$0.00	\$0.00	\$0.00
2019	BELL COUNTY	\$276,128	\$1,161.95	\$1,161.95	\$0.00	\$0.00	\$0.00	\$0.00
2019	TEMPLE COLLEGE	\$276,128	\$520.78	\$520.78	\$0.00	\$0.00	\$0.00	\$0.00
2019	BELL COUNTY ROAD	\$276,128	\$80.63	\$80.63	\$0.00	\$0.00	\$0.00	\$0.00
2019	TEMPLE HEALTH AND BIOSCIENCE	\$276,128	\$48.05	\$48.05	\$0.00	\$0.00	\$0.00	\$0.00
2019	TEMPLE ISD	\$276,128	\$3,730.21	\$3,730.21	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF TEMPLE	\$276,128	\$1,857.51	\$1,857.51	\$0.00	\$0.00	\$0.00	\$0.00
2019	CLEARWATER U.W.C.D.	\$276,128	\$9.86	\$9.86	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$7,408.99	\$7,408.99	\$0.00	\$0.00	\$0.00	\$0.00
2018	BELL COUNTY	\$259,072	\$1,091.21	\$1,091.21	\$0.00	\$0.00	\$0.00	\$0.00
2018	TEMPLE COLLEGE	\$259,072	\$512.84	\$512.84	\$0.00	\$0.00	\$0.00	\$0.00
2018	BELL COUNTY ROAD	\$259,072	\$77.46	\$77.46	\$0.00	\$0.00	\$0.00	\$0.00
2018	TEMPLE HEALTH AND BIOSCIENCE	\$259,072	\$48.96	\$48.96	\$0.00	\$0.00	\$0.00	\$0.00
2018	TEMPLE ISD	\$259,072	\$3,627.01	\$3,627.01	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF TEMPLE	\$259,072	\$1,712.98	\$1,712.98	\$0.00	\$0.00	\$0.00	\$0.00
2018	CLEARWATER U.W.C.D.	\$259,072	\$9.92	\$9.92	\$0.00	\$0.00	\$0.00	\$0.00

	2018 Total:		\$7,080.38	\$7,080.38	\$0.00	\$0.00	\$0.00	\$0.00
2017	BELL COUNTY	\$252,555	\$1,063.77	\$1,063.77	\$0.00	\$0.00	\$0.00	\$0.00
2017	TEMPLE COLLEGE	\$252,555	\$516.98	\$516.98	\$0.00	\$0.00	\$0.00	\$0.00
2017	BELL COUNTY ROAD	\$252,555	\$75.51	\$75.51	\$0.00	\$0.00	\$0.00	\$0.00
2017	TEMPLE HEALTH AND BIOSCIENCE	\$252,555	\$49.25	\$49.25	\$0.00	\$0.00	\$0.00	\$0.00
2017	TEMPLE ISD	\$252,555	\$3,535.77	\$3,535.77	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF TEMPLE	\$252,555	\$1,710.30	\$1,710.30	\$0.00	\$0.00	\$0.00	\$0.00
2017	CLEARWATER U.W.C.D.	\$252,555	\$9.72	\$9.72	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$6,961.30	\$6,961.30	\$0.00	\$0.00	\$0.00	\$0.00
2016	BELL COUNTY	\$276,556	\$1,164.86	\$1,164.86	\$0.00	\$0.00	\$0.00	\$0.00
2016	TEMPLE COLLEGE	\$276,556	\$568.87	\$568.87	\$0.00	\$0.00	\$0.00	\$0.00
2016	BELL COUNTY ROAD	\$276,556	\$82.69	\$82.69	\$0.00	\$0.00	\$0.00	\$0.00
2016	TEMPLE HEALTH AND BIOSCIENCE	\$276,556	\$55.31	\$55.31	\$0.00	\$0.00	\$0.00	\$0.00
2016	TEMPLE ISD	\$276,556	\$3,871.79	\$3,871.79	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF TEMPLE	\$276,556	\$1,817.53	\$1,817.53	\$0.00	\$0.00	\$0.00	\$0.00
2016	CLEARWATER U.W.C.D.	\$276,556	\$10.84	\$10.84	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$7,571.89	\$7,571.89	\$0.00	\$0.00	\$0.00	\$0.00
2015	BELL COUNTY	\$284,910	\$1,200.04	\$1,200.04	\$0.00	\$0.00	\$0.00	\$0.00
2015	TEMPLE COLLEGE	\$284,910	\$598.31	\$598.31	\$0.00	\$0.00	\$0.00	\$0.00
2015	BELL COUNTY ROAD	\$284,910	\$85.19	\$85.19	\$0.00	\$0.00	\$0.00	\$0.00
2015	TEMPLE HEALTH AND BIOSCIENCE	\$284,910	\$63.25	\$63.25	\$0.00	\$0.00	\$0.00	\$0.00
2015	TEMPLE ISD	\$284,910	\$3,874.77	\$3,874.77	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF TEMPLE	\$284,910	\$1,794.36	\$1,794.36	\$0.00	\$0.00	\$0.00	\$0.00
2015	CLEARWATER U.W.C.D.	\$284,910	\$11.25	\$11.25	\$0.00	\$0.00	\$0.00	\$0.00

	2015 Total:		\$7,627.17	\$7,627.17	\$0.00	\$0.00	\$0.00	\$0.00
2014	BELL COUNTY	\$293,262	\$1,235.21	\$1,235.21	\$0.00	\$0.00	\$0.00	\$0.00
2014	TEMPLE COLLEGE	\$293,262	\$605.59	\$605.59	\$0.00	\$0.00	\$0.00	\$0.00
2014	BELL COUNTY ROAD	\$293,262	\$87.69	\$87.69	\$0.00	\$0.00	\$0.00	\$0.00
2014	TEMPLE HEALTH AND BIOSCIENCE	\$293,262	\$65.98	\$65.98	\$0.00	\$0.00	\$0.00	\$0.00
2014	TEMPLE ISD	\$293,262	\$3,988.36	\$3,988.36	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF TEMPLE	\$293,262	\$1,719.68	\$1,719.68	\$0.00	\$0.00	\$0.00	\$0.00
2014	CLEARWATER U.W.C.D.	\$293,262	\$11.73	\$11.73	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$7,714.24	\$7,714.24	\$0.00	\$0.00	\$0.00	\$0.00
2013	BELL COUNTY	\$298,852	\$1,258.76	\$1,258.76	\$0.00	\$0.00	\$0.00	\$0.00
2013	TEMPLE COLLEGE	\$298,852	\$608.47	\$608.47	\$0.00	\$0.00	\$0.00	\$0.00
2013	BELL COUNTY ROAD	\$298,852	\$89.36	\$89.36	\$0.00	\$0.00	\$0.00	\$0.00
2013	TEMPLE HEALTH AND BIOSCIENCE	\$298,852	\$67.87	\$67.87	\$0.00	\$0.00	\$0.00	\$0.00
2013	TEMPLE ISD	\$298,852	\$4,064.38	\$4,064.38	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF TEMPLE	\$298,852	\$1,752.46	\$1,752.46	\$0.00	\$0.00	\$0.00	\$0.00
2013	CLEARWATER U.W.C.D.	\$298,852	\$11.95	\$11.95	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$7,853.25	\$7,853.25	\$0.00	\$0.00	\$0.00	\$0.00
2012	BELL COUNTY	\$307,121	\$1,293.60	\$1,293.60	\$0.00	\$0.00	\$0.00	\$0.00
2012	TEMPLE COLLEGE	\$307,121	\$625.30	\$625.30	\$0.00	\$0.00	\$0.00	\$0.00
2012	BELL COUNTY ROAD	\$307,121	\$91.83	\$91.83	\$0.00	\$0.00	\$0.00	\$0.00
2012	TEMPLE HEALTH AND BIOSCIENCE	\$307,121	\$73.92	\$73.92	\$0.00	\$0.00	\$0.00	\$0.00
2012	TEMPLE ISD	\$307,121	\$3,931.15	\$3,931.15	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF TEMPLE	\$307,121	\$1,800.96	\$1,800.96	\$0.00	\$0.00	\$0.00	\$0.00
2012	CLEARWATER U.W.C.D.	\$307,121	\$12.28	\$12.28	\$0.00	\$0.00	\$0.00	\$0.00

	2012 Total:		\$7,829.04	\$7,829.04	\$0.00	\$0.00	\$0.00	\$0.00
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