



1401 S 1ST STREET

TEMPLE, TX 76504

Angela Lasell

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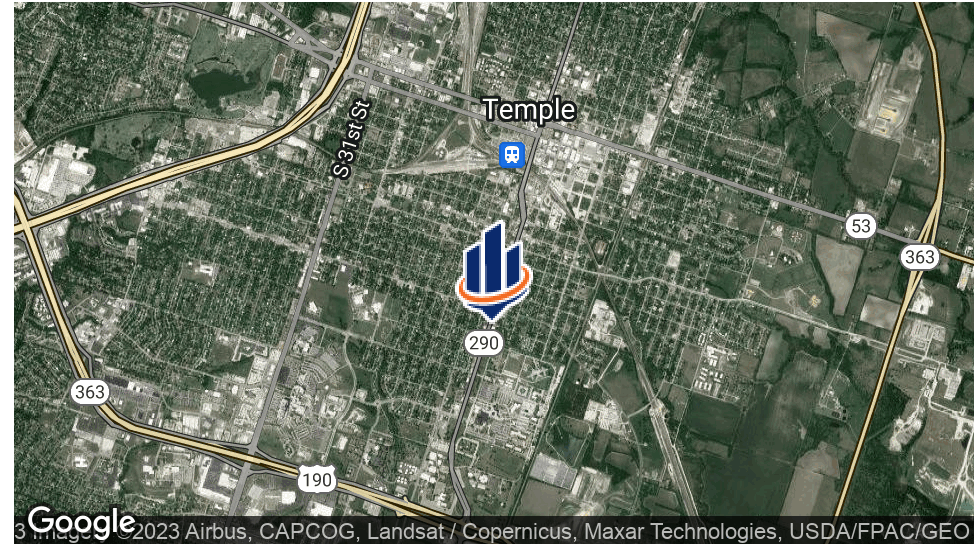
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Jim Jones

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jim.jones@svn.com

Property Summary



OFFERING SUMMARY

Lease Rate:	\$1,200/month (Gross)
Building Size:	11,328 SF
Available SF:	865 SF
Year Built:	1947
APN:	439496

PROPERTY OVERVIEW

Recently renovated lease space situated in Temple's medical district boasts 3 private offices, lobby, and restroom. Located one block from the Veterans Hospital, one mile from Baylor Scott and White Hospital, and centrally stationed between 2 major thoroughfares, this lease space offers an ideal spot for any office user.

PROPERTY HIGHLIGHTS

- ~15,000 VPD on S 1st Street
- ~37,313 on neighboring 31st Street
- ~83,030 VPD on S IH-35
- Medical district
- Utilities included
- Close proximity to SH 190 and Interstate 35

Interior Photos



Exterior Photos



Location Map



Site Demographic Summary



Ring of 3 miles

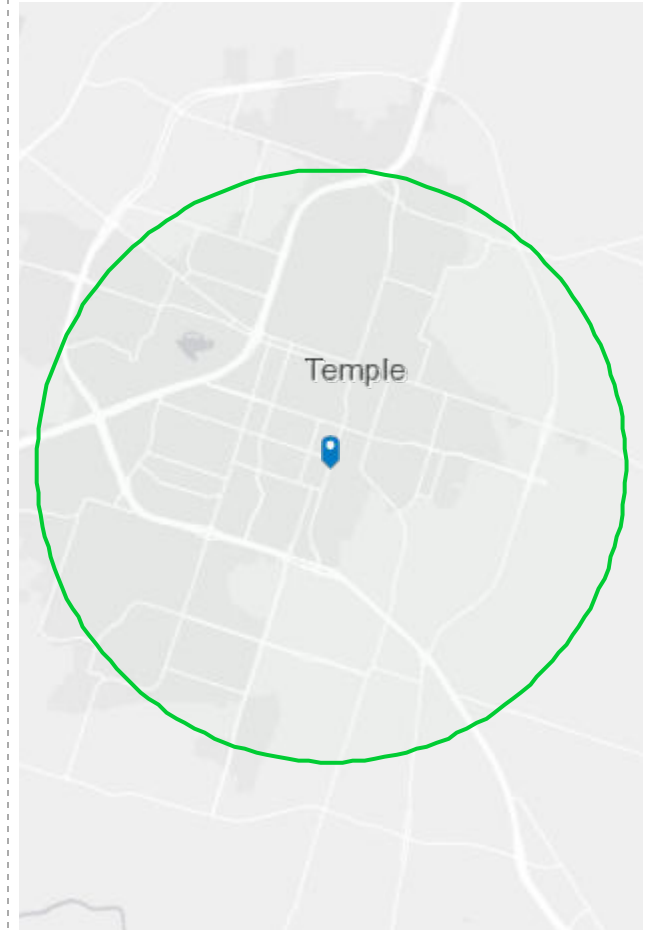
INCOME


\$65,234
 Average Household Income


\$27,545
 Per Capita Income


\$311,678
 Average Net Worth


\$217,598
 Average Home Value



KEY FACTS

56,651
 Population

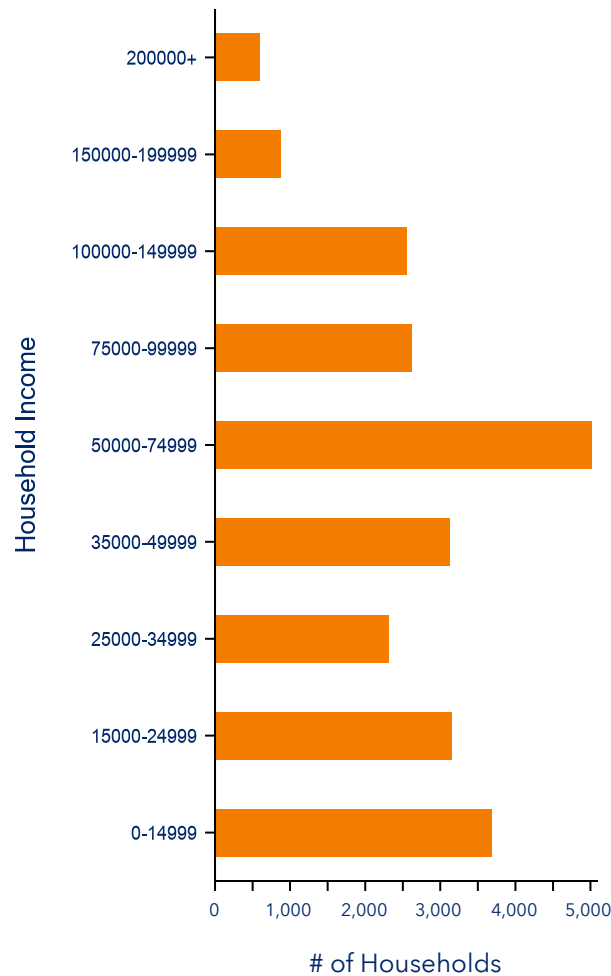
36.6

Median Age



23,879
 Households

\$40,413
 Median Disposable Income



EDUCATION

11%

No High School Diploma



28%
 High School Graduate



32%
 Some College



29%
 College Graduate

EMPLOYMENT

     **59%**

White Collar



Blue Collar



Services

26%

16%

Unemployment Rate

5.5%

Site Demographic Summary



Ring of 5 miles

INCOME


\$72,093
Average Household Income


\$29,893
Per Capita Income


\$424,868
Average Net Worth


\$235,812
Average Home Value

KEY FACTS

72,890
Population

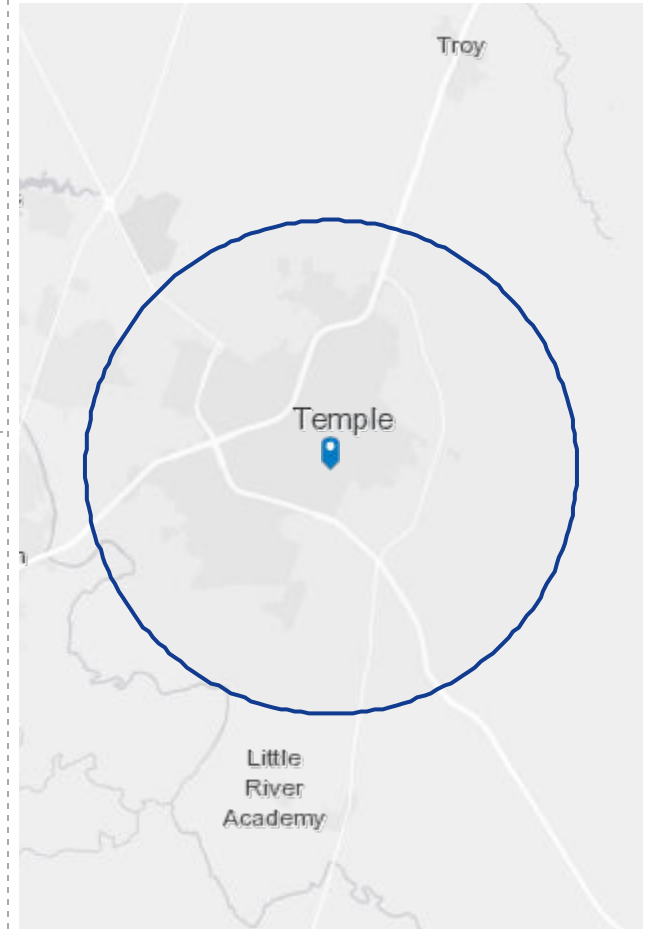
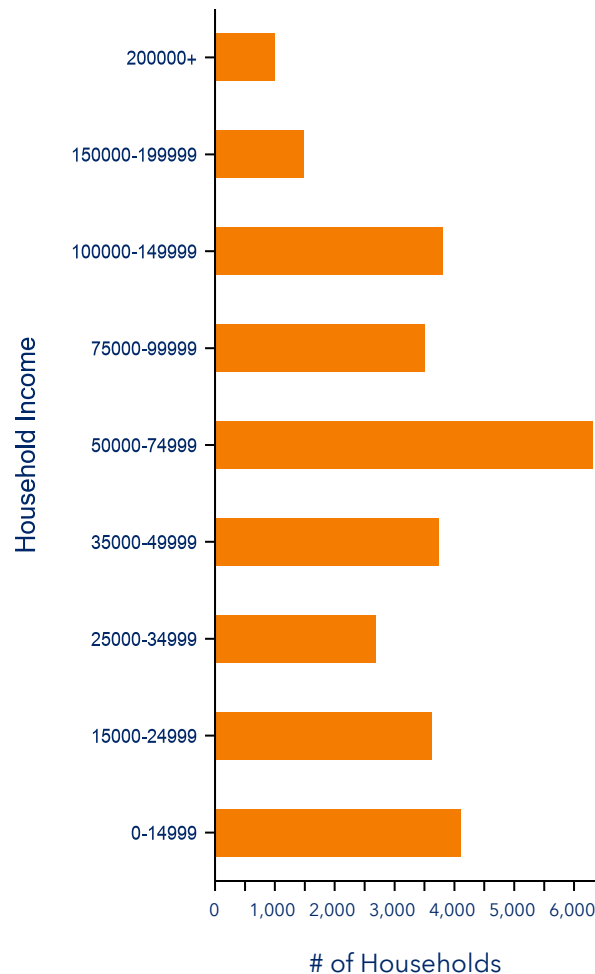
37.1

Median Age



30,198
Households

\$44,653
Median Disposable Income



EDUCATION

10%

No High School Diploma



27%
High School Graduate



32%
Some College



31%
College Graduate

EMPLOYMENT

 **60%**

White Collar



Blue Collar



Services

25%

15%

4.7%

Unemployment Rate

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>RIVERSTONE C.R.E. CO.</u>	<u>9005980</u>	<u>RIVERSTONE@SVN.COM</u>	<u>(979)431-4400</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>JAMES JONES</u>	<u>545598</u>	<u>JIM.JONES@SVN.COM</u>	<u>(979)431-4400</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>ANGELA LASELL</u>	<u>687879</u>	<u>ANGELA.LASELL@SVN.COM</u>	<u>(979)431-4400</u>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date