



WEDGEWOOD PROPERTIES

10154 WINDY POINTE | TEMPLE, TX
COMMERCIAL | OFFICE | FOR LEASE

Parker Helmig
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NEW OFFICE SPACE FOR LEASE | 3,353 SF



SUITE 110 - AVAILABLE NOW

Lakewood Professional Park

Fully Turnkey - Move In Ready

Multi Tenant Office Building

10154 WINDY POINTE, TEMPLE, TX

NEW OFFICE SPACE PROPERTY INFORMATION



Area Description

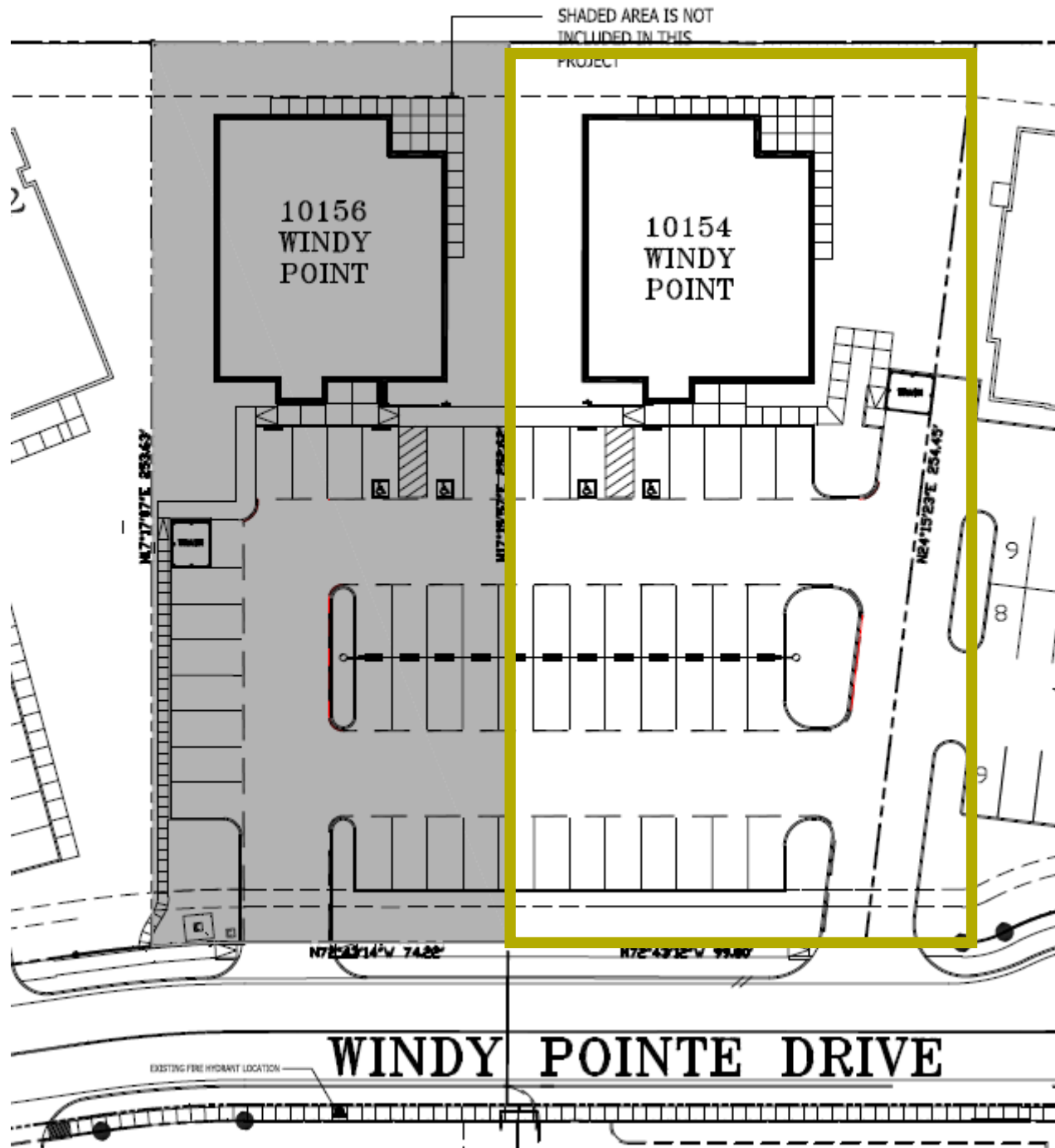
- Lakewood Professional Office Park located in West Temple right off W Adams Ave.
- Existing companies include Colby Property Management, Ryan Smith Homes, Tejas Land and Title, Cornerstone Home Lending, Pain Specialists of America, among others
- Office Park is located 10 minutes from Downtown Temple and Downtown Belton

Additional Details

- Suite 110: 3,353 sf; Suite 120 (Leased): 1,276 sf
- Move in ready - Office finished out
- Interior details include architectural lighting, store front glass in offices, paint grade wood cabinets, granite countertops, paint grade wood doors with full light, carpet in offices, and vinyl plank and tile throughout common areas
- Suite 110 Floor Plan Includes Lobby, Reception, Conference Room, (6) Offices, Work Area, Janitorial Closet, Storage Closets, Break Room, and (2) Restrooms
- Suite 120 Floor Plan Includes Lobby, Reception, (3) Offices, Janitorial Closet, Break Room, and (1) Restroom
- Base Annual Rent: Contact Broker for Pricing
- Lease Type: NNN

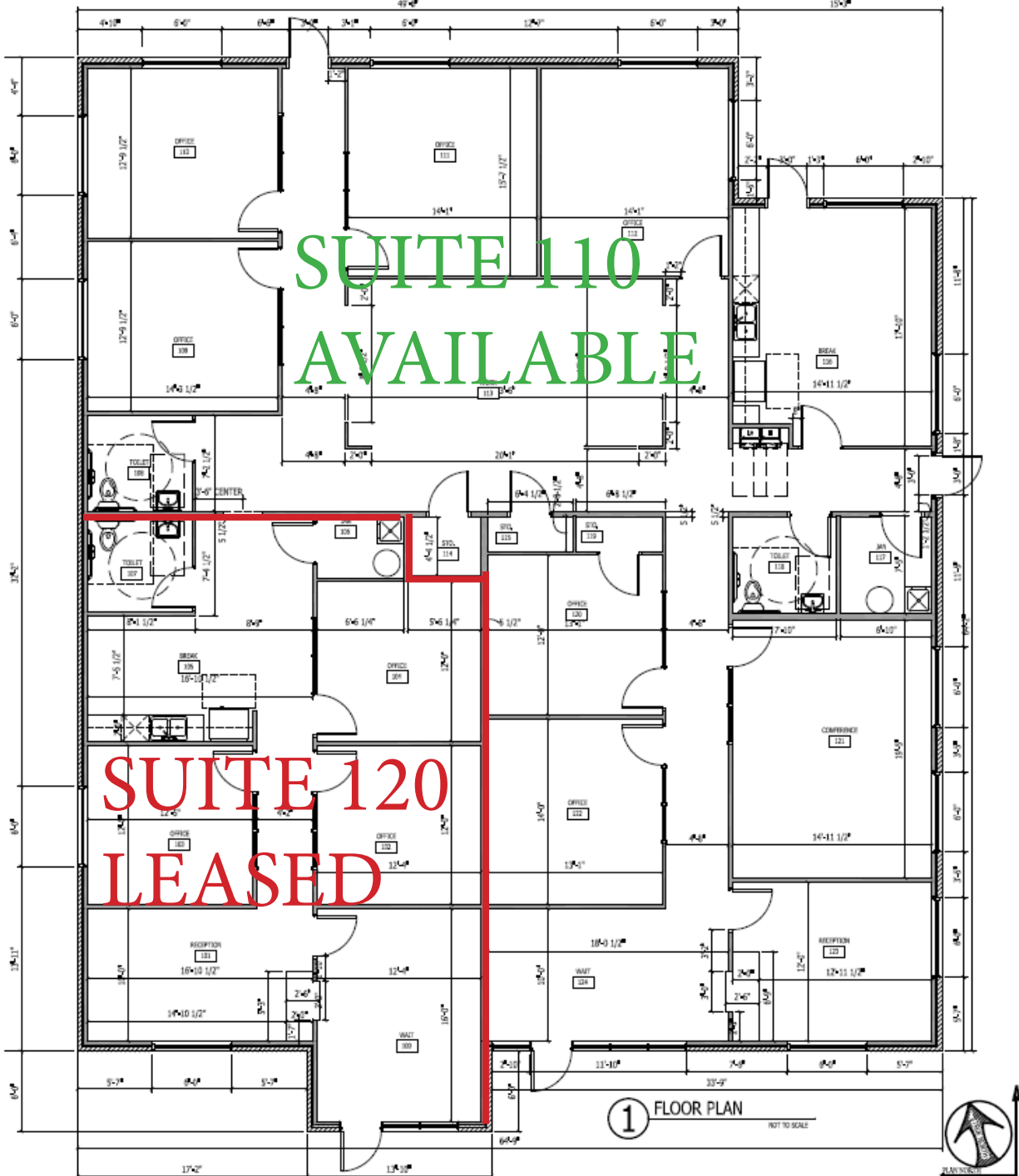
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NEW OFFICE SPACE SITE PLAN



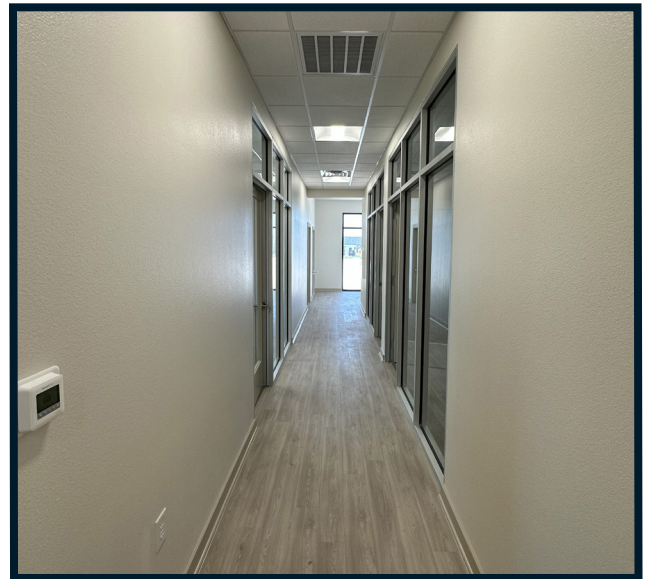
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NEW OFFICE SPACE FLOOR PLAN



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NEW OFFICE SPACE INTERIOR PHOTOS - SUITE 110



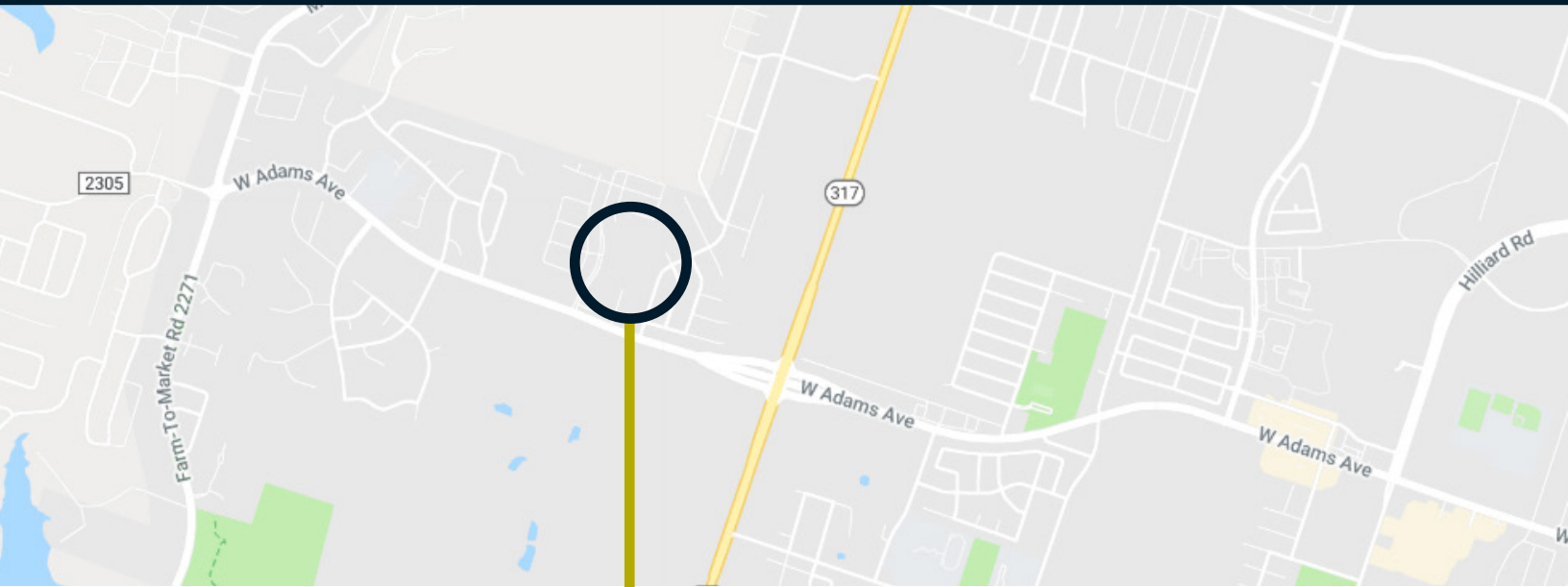
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NEW OFFICE SPACE INTERIOR PHOTOS - SUITE 110



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NEW OFFICE SPACE LOCATION MAP



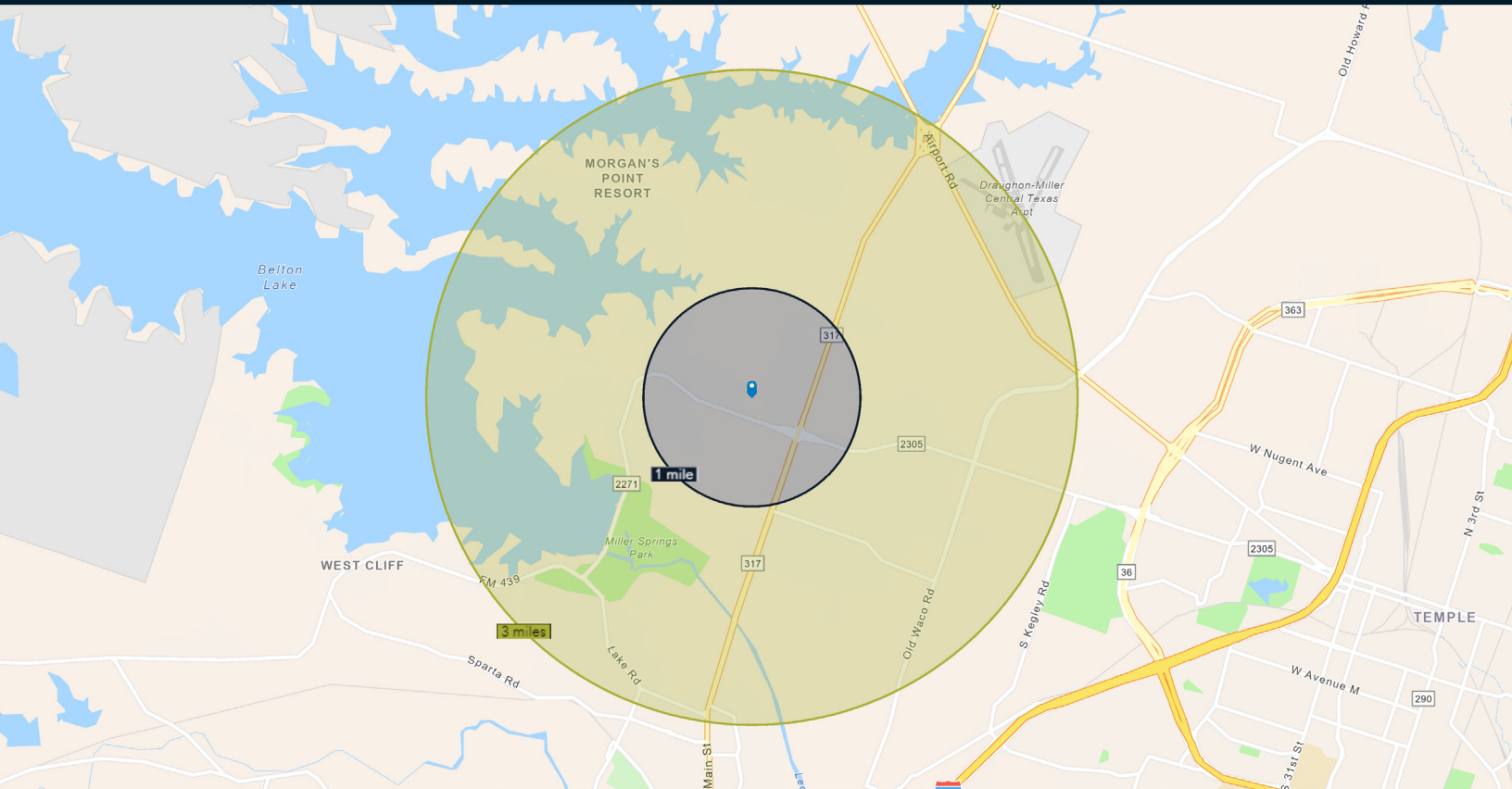
Subject Property



Subject Property

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NEW OFFICE SPACE DEMOGRAPHICS MAP



POPULATION

1 Mile

- Total Population: 5,736
- Median Age: 40.9

3 Miles

- Total Population: 31,633
- Median Age: 37.5

HOUSEHOLDS & INCOME

1 Mile

- Total Households: 1,869
- Average Household Income: \$130,872
- Average Home Value: \$303,924

3 Miles

- Total Households: 11,848
- Average Household Income: \$117,823
- Average Home Value: \$291,780

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INFORMATION ABOUT BROKERAGE SERVICES



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.

11-2-2015



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.

WedgeWood Properties	9007054	info@wedgewoodre.com	(254) 778-0196
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Parker Helmig	705386	parker@wedgewoodre.com	(817) 821-7665
Designated Broker of Firm	License No.	Email	Phone
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



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TEMPLE, TX

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