

0.898 ACRES OF COMMERCIAL DEVELOPMENT LAND AT 1724 SCOTT BLVD IN TEMPLE, TEXAS 76508



Onward
REAL ESTATE TEAM
— at Keller Williams

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The Onward Real Estate Team at KW Commercial would like to present this commercial real estate property for sale. This expansive property spans 0.898 acres (39,116.88 SF) and offers endless possibilities for future use planning in the Temple Medical & Education District. With the commercial property's strategic location and proximity to proposed developments like Chicken Salad Chick, this parcel boasts incredible potential for a lucrative retail venture. Furthermore, boasting an impressive Scott Boulevard frontage of \pm 115', the property extends deep into its \pm 360' depth, ensuring ample space for any project you envision. Accessibility is a breeze, making it convenient for customers and visitors alike.

Moreover, the high traffic volume on South 31st Street, with over 30,300 vehicles passing by per day (TxDOT's 2022), guarantees maximum exposure for your business or establishment. In addition to its exceptional location advantages, this property benefits from a thriving community within a ten-mile radius that comprises an impressive population of approximately 143,948 residents - providing a built-in customer base ready to embrace your brand or services.

Don't miss out on this rare opportunity to shape the future with your vision and turn dreams into reality! Act now and unlock boundless success for your business venture!

ABOUT TEMPLE, TEXAS

City Overview

Temple is a city in Bell County, Texas, United States. As of 2020, the city has a population of 82,073 according to the U.S. census, and is one of the two principal cities in Bell County.

The primary economic drivers are the extensive medical community (mostly due to Baylor Scott & White Medical Center – Temple) and goods distribution based on its central location between the Dallas-Fort Worth, San Antonio, and Houston metropolitan areas, and proximity to larger neighbors Austin and Waco.

Temple is situated within a relatively short drive of most of the major cities of Texas: 124 mi north to Fort Worth, 130 mi north-northeast to Dallas, 65 mi southwest to Austin, 147 mi southwest to San Antonio, and 168 mi southeast to Houston.



HISTORY AT A GLANCE:

Temple was originally founded in 1881 as a railroad town. It was named Temple Junction in honor of Bernard Moore Temple who worked as a civil engineer and former surveyor at the Gulf, Colorado, and Santa Fe Railway Company. In fact, it was the same company that founded the town. The area had a post office in January 1881, and its name was shortened to Temple around that time.

MEDICAL PRESENCE:

Temple is known as a regional medical center, with three major hospitals: The Baylor Scott & White Medical Center, Baylor Scott & White McLane Children's Medical Center, and Olin E. Teague Veterans' Medical Center. Baylor Scott & White Health is the largest employer in town with about 11,000 employees.

DOWNTOWN EXPERIENCES:

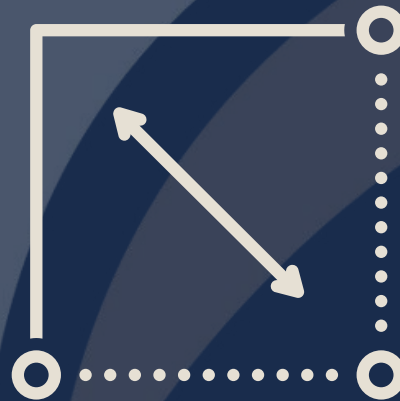
Downtown Temple is a hotbed for art, live music, and family fun! Being home to an increasing installation of public art and sculptures, the Courtyard, Santa Fe Plaza & Train Depot, museums, the annual Christmas Parade, as well as the Bloomin' Temple Festival, there is always another event or activity just around the corner!

PROPERTY OVERVIEW

SALES PRICE
\$580,000.00

Highlights:

- 0.898 Acres (39,116.88 SF)
- Future Use Planning: Temple Medical & Education District
- Adjacent Property Is Proposed Chicken Salad Chick
- Scott Boulevard Frontage: $\pm 115'$
- Property Depth: $\pm 360'$
- Easily Accessible
- Great Retail Opportunity
- Scott Boulevard: 3,100+ Vehicles/Day (TxDOT 2022)
- South 31st Street: 30,300+ Vehicles/Day (TxDOT 2022)
- 2022 Taxes: \$7,426.49 (Please Verify)



LOT SIZE

0.898 Acres (39,116.88 SF)



FRONTAGE

Scott Blvd $\pm 115'$



FUTURE USE PLANNING

Temple Medical &
Education District



DEMOGRAPHICS

1 Mile Radius: 9,515 Residents
5 Mile Radius: 82,492 Residents
10 Mile Radius: 143,948 Residents



UTILITIES

City Water
City Sewer



TRAFFIC COUNTS

Scott Blvd: 3,100+
Vehicles/Day (TxDOT 2022)
South 31st Street: 30,300+
Vehicles/Day (TxDOT 2022)

PROPERTY PHOTOS



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SURROUNDING AREA



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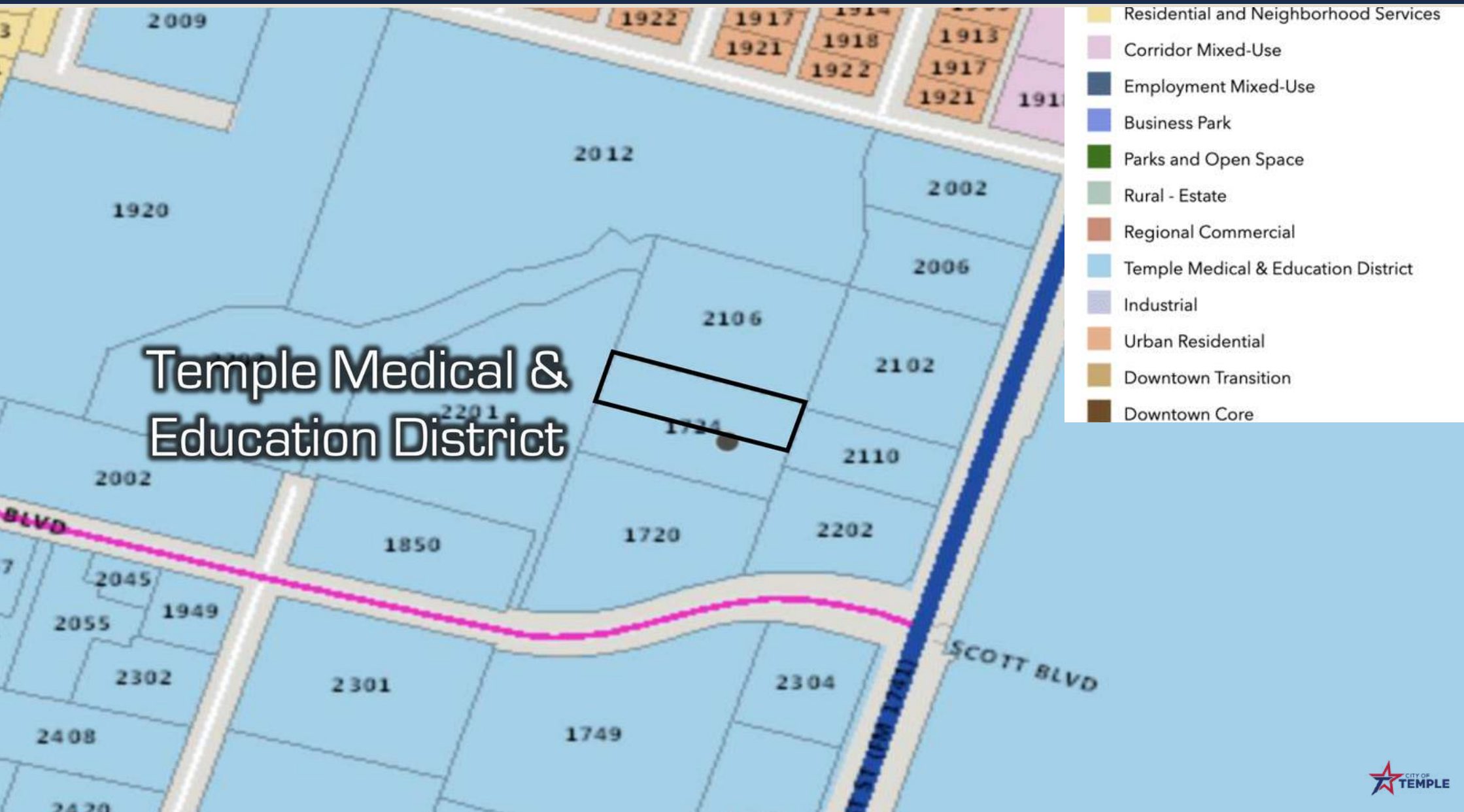
PROPERTY BOUNDARY



RETAILER MAP



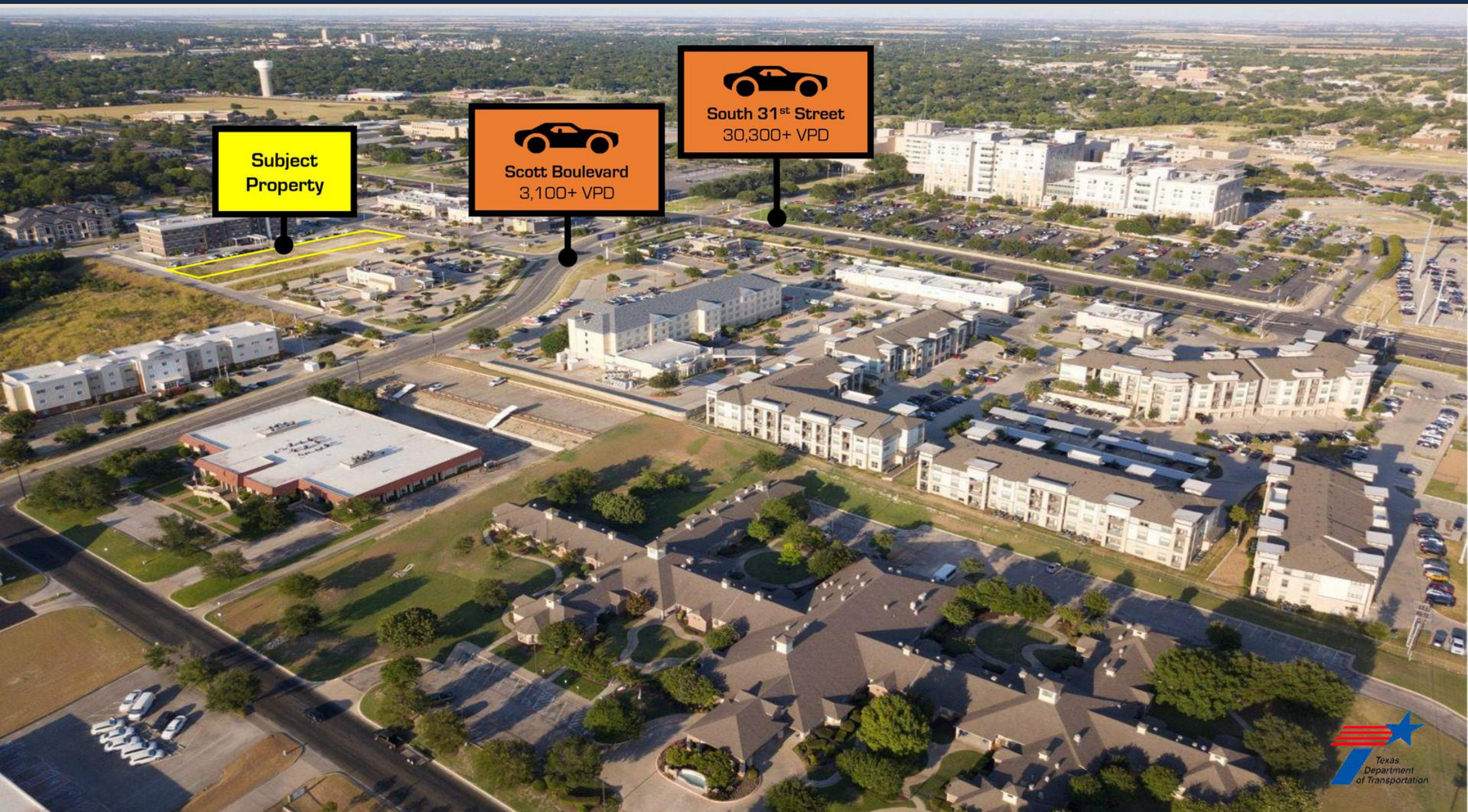
FUTURE USE PLANNING MAP



UTILITIES MAP



TXDOT TRAFFIC COUNTS



FEMA FLOOD MAP



Not in
FEMA Flood Zone



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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 on 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 on 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 on 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 on 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 specially authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information on 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 on 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 on 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date