

2608 S. 39th STREET, TEMPLE, TX

+/- 2.376 acres Land Zoned COMMERCIAL

Michael Boyd

Listing Agent

Independence Commercial Real Estate, LLC



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Site Acquisition | Advisory Services | Tenant Representation

2608 S. 39th Street., Temple, Texas – Overview

Asking Price: \$9 PSF

Topography:

- Flat to gently sloping terrain

Size:

- +/- 2.376 acres

Access:

- 39th Street & Everton Drive (605' of frontage along Everton Dr)

Zoning:

- C – Click [Temple UDC](#) for Link to Zoning Ordinance

Flood Plain:

- Zone X – Area of minimal flood hazard

Survey:

- Contact Listing Agent

Utilities:

- City of Temple (Water / Sewer)
- Oncor Electric

2023 Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Total Population	9,018	59,229	86,423
Owner Occupied Housing Percentage	52.50%	52.70%	54.10%
Median HH Income	\$60,843	\$58,628	\$65,015

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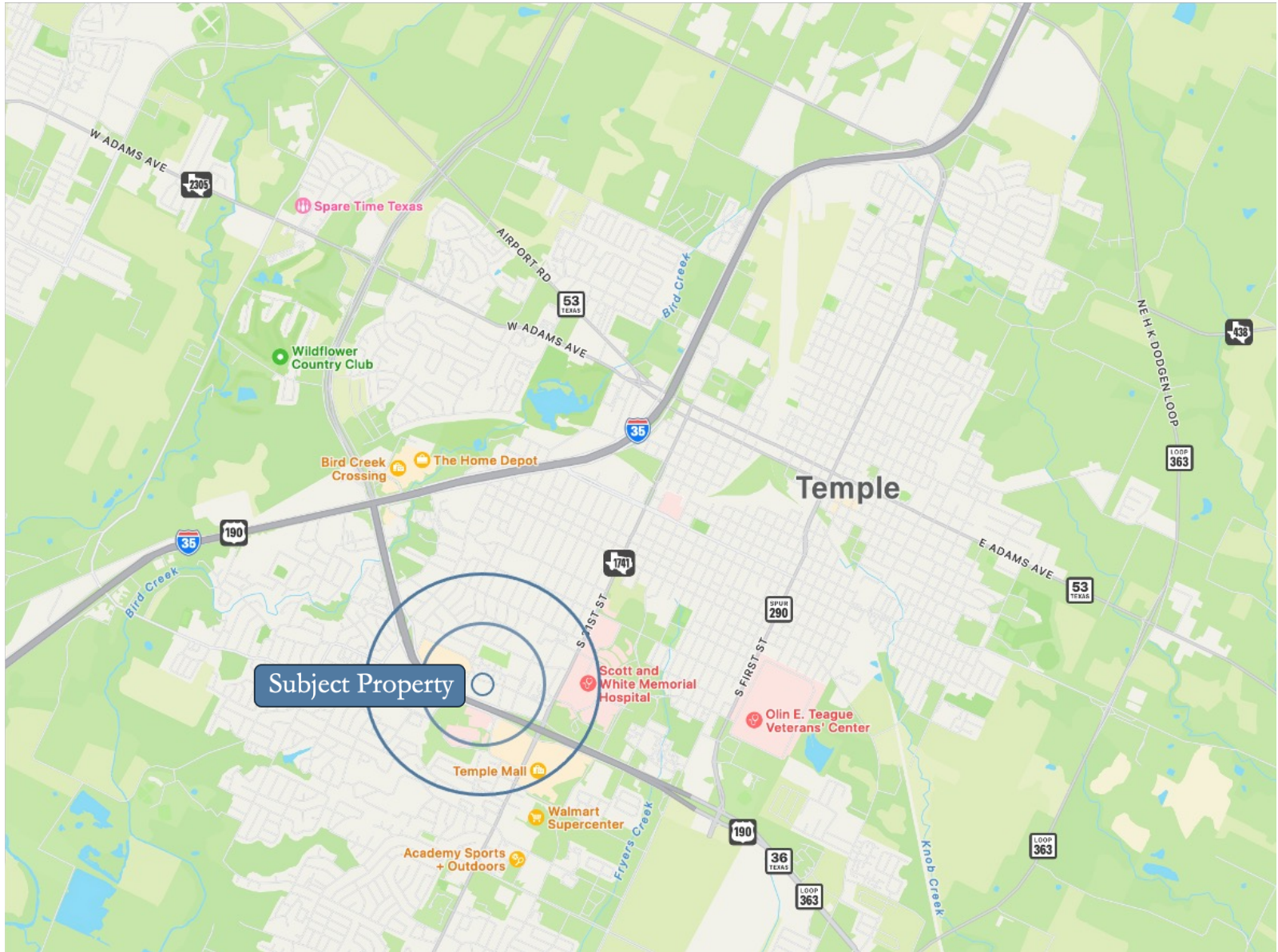
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2608 S. 39th St, Temple, TX - Location

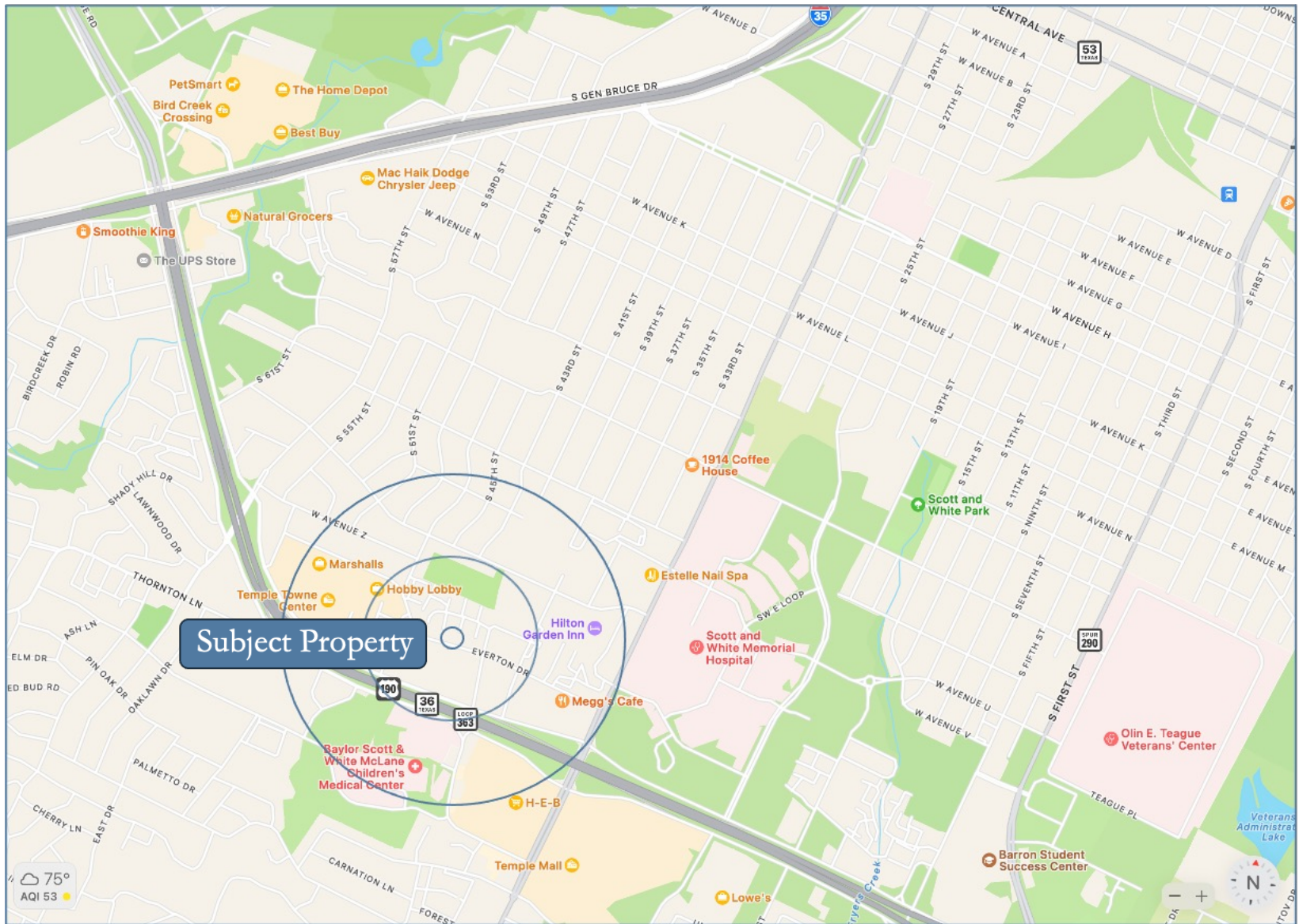


Located within SW H.K. Dodgen Loop, this Temple, TX property is an ideal commercial property. Surrounded by a myriad of restaurants, businesses, retail and hospitality offerings, this property is primed to take advantage of a new development to service the surrounding market. A quarter-mile away is South 31st Street; home to area-renowned Baylor Scott & White Medical Center, while access to the Loop is 700 ft. away. Interstate-35 is situated a mile away from the property. This 2.376 acre property has 605' of Everton Road frontage. A multifamily development, hotel & self-storage facility are direct neighbors to the property.

2608 S. 39th St., Temple, TX – Temple Map



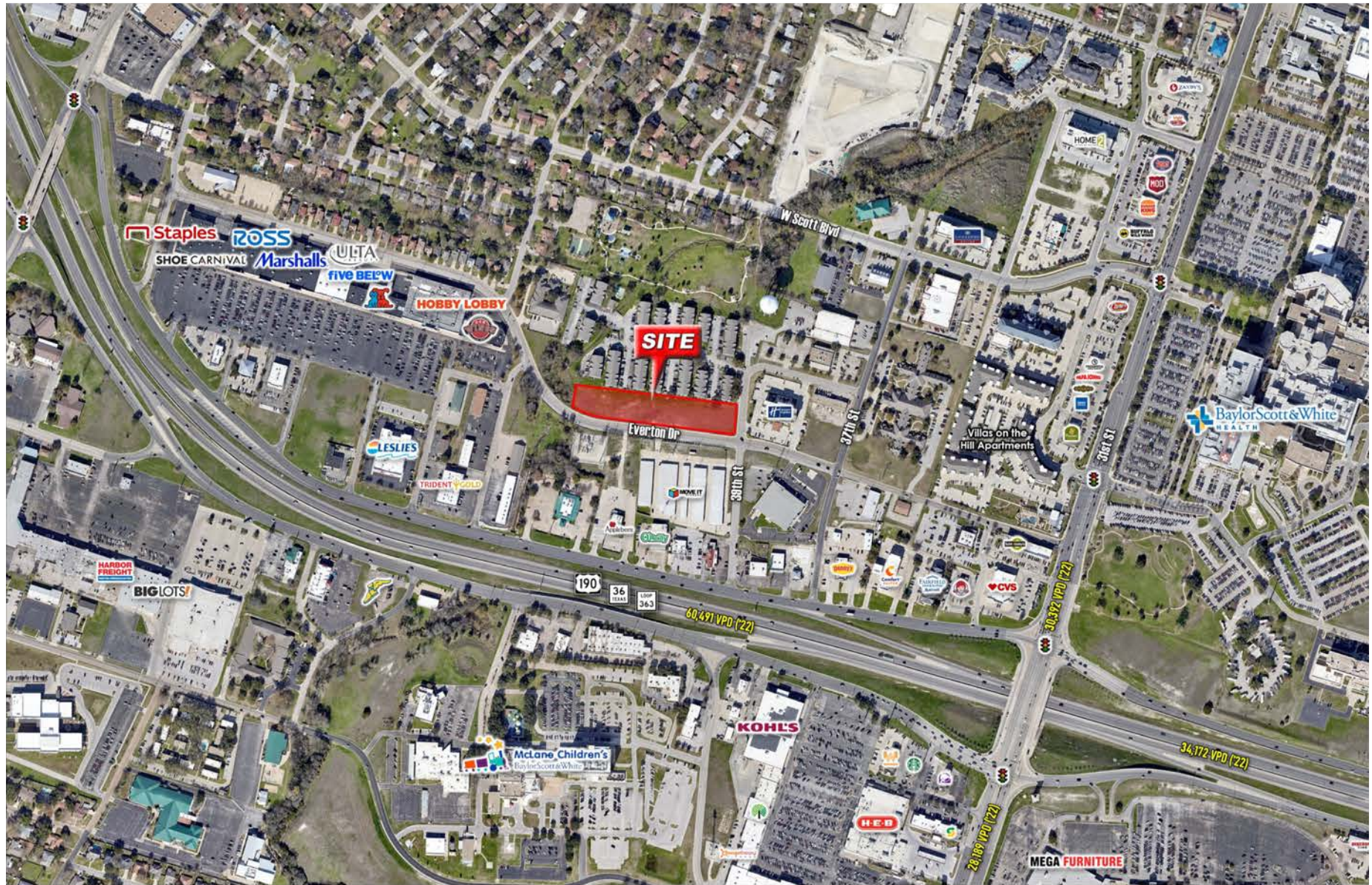
2608 S. 39th St, Temple, TX –Area Map



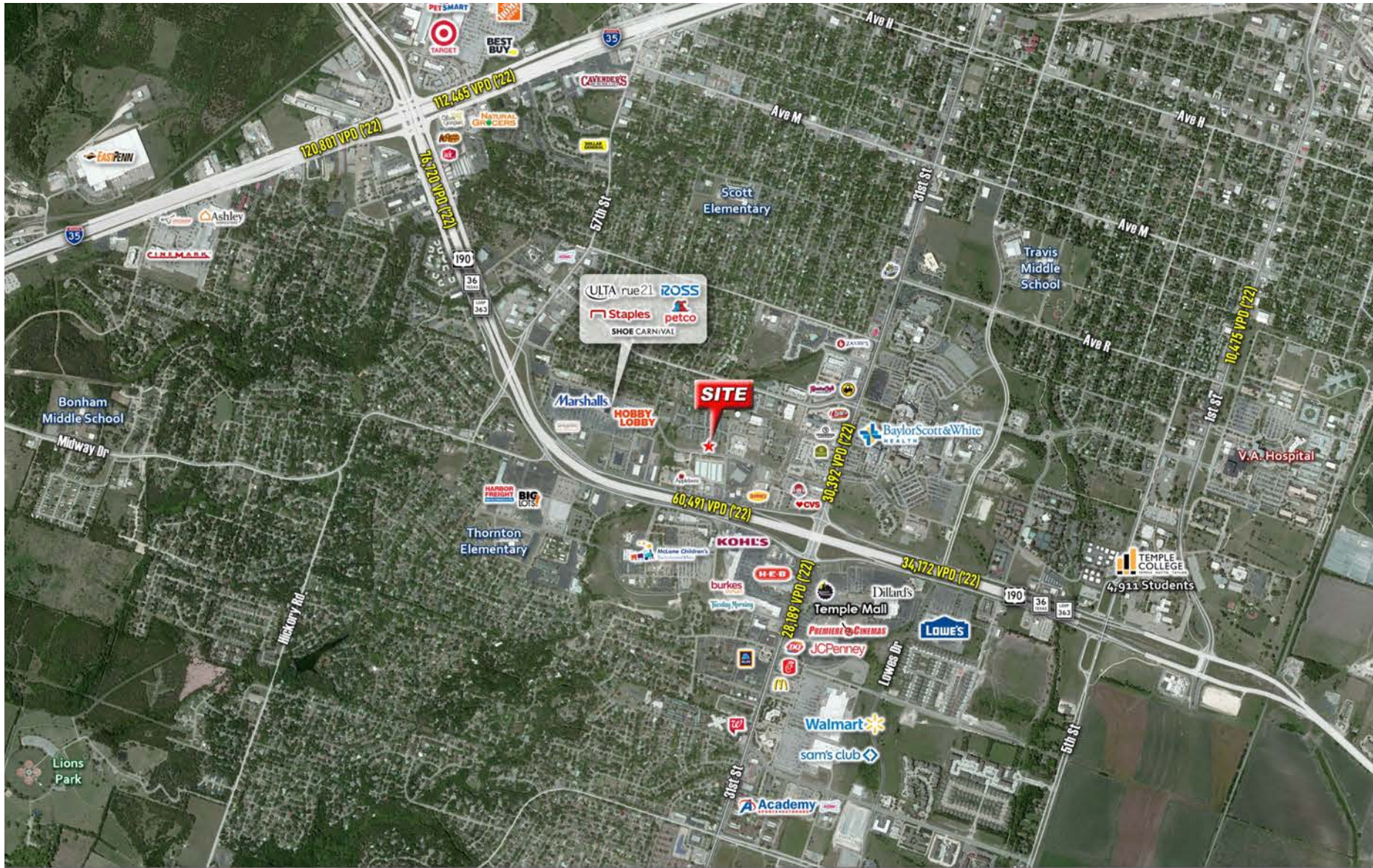
2608 S. 39th St., Temple, TX – Submarket Aerial #1



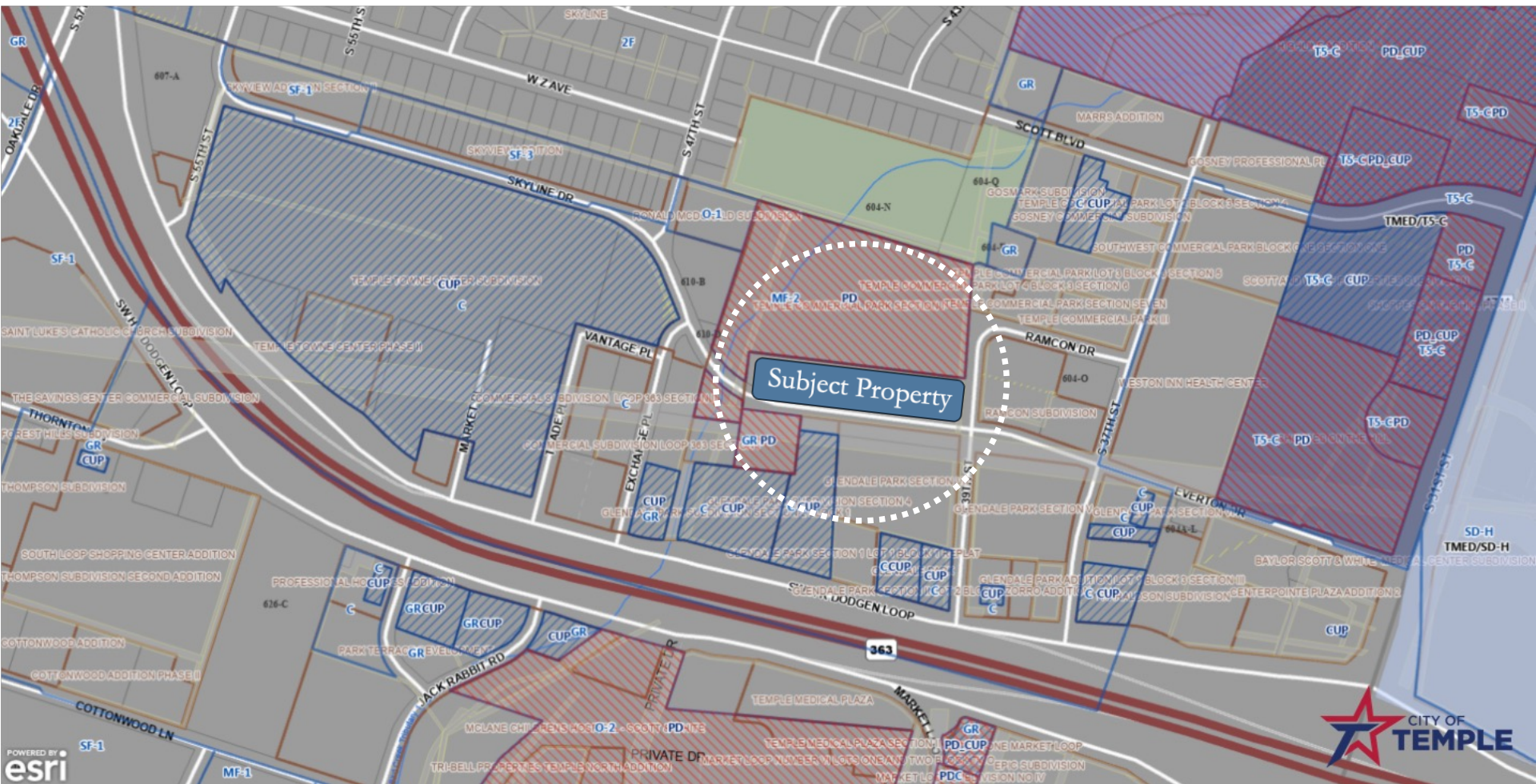
2608 S. 39th St., Temple, TX – Submarket Aerial #2



2608 S. 39th St., Temple, TX – Submarket Aerial #3



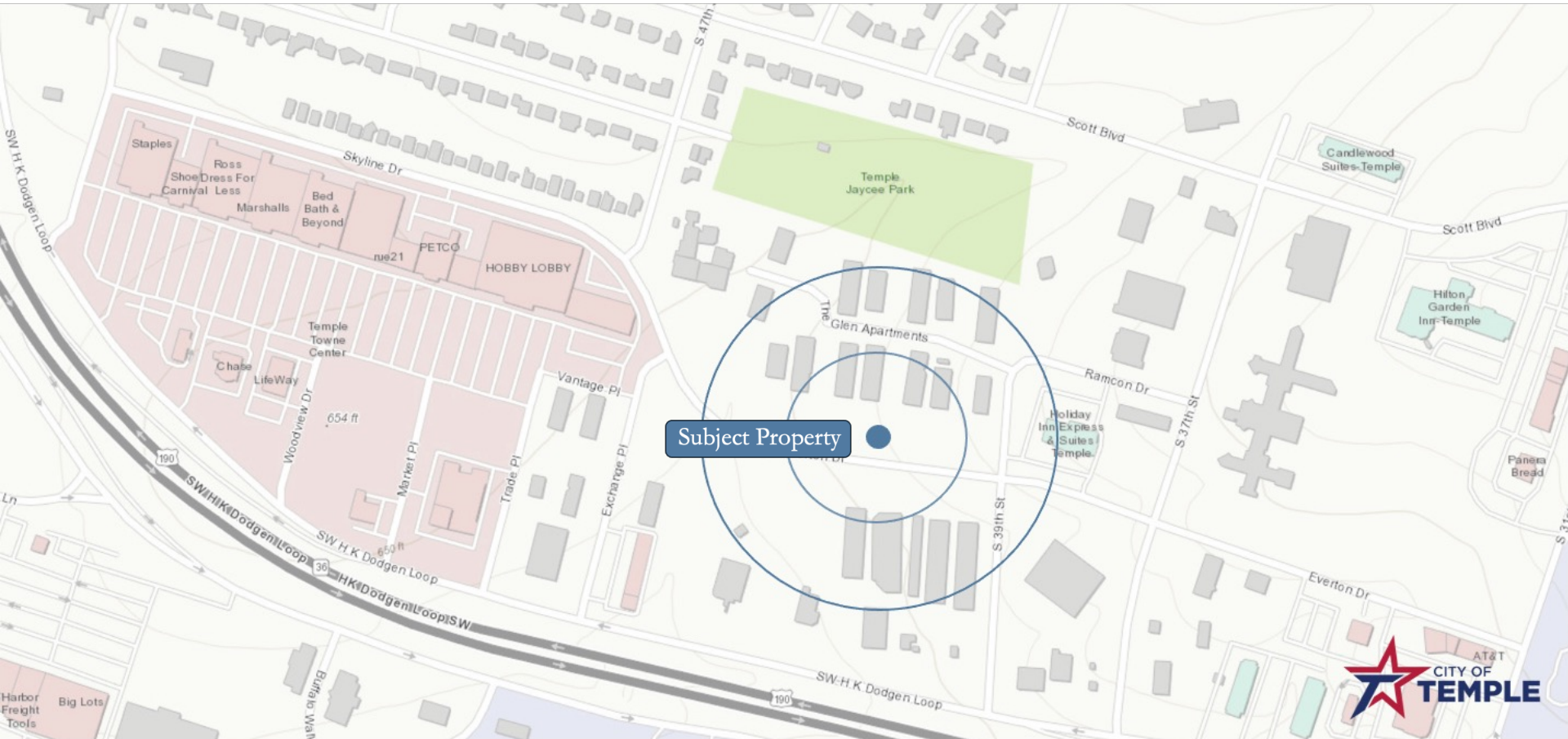
2608 S. 39th St., Temple, TX – City Planning, Zoning & Land Use Designations



2608 S. 39th St., Temple, TX – City Public Utility Map



2608 S. 39th St., Temple, TX – City Topographic Map



2608 S. 39th St., Temple, TX – northwest view



2608 S. 39th St., Temple, TX – south view



2608 S. 39th St., Temple, TX – southwest view



2608 S. 39th St., Temple, TX – west view



2608 S. 39th St., Temple, TX – north view



2.376 ACRES ZONED COMMERCIAL

605'

128'

2608 S. 39th St., Temple, TX – east view



2.376 ACRES ZONED COMMERCIAL

605'

138'

2608 S. 39th St., Temple, TX – southeast view



2608 S. 39th St., Temple, TX – northeast view



2608 S. 39th St., Temple, TX – northwest view





Information About Brokerage Services

11/2/2015

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>Independence Commercial Real Estate, LLC</u>	<u>9006585</u>	<u>erik@ind-re.com</u>	<u>(254)239-9299</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Erik W. Ray</u>	<u>575358</u>	<u>erik@ind-re.com</u>	<u>(254)239-9299</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Michael Boyd</u>	<u>685426</u>	<u>michael@ind-re.com</u>	<u>(254)319-7744</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