

AVAILABLE

8,186 SF  
Central Area Zoning

119 West French Avenue  
Temple, Texas 76501





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San Antonio, TX 78258  
210.477.9400 | [naiexcel.com](http://naiexcel.com)

119 W French Avenue  
Temple, TX 76501

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# Offering Memorandum

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

## Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

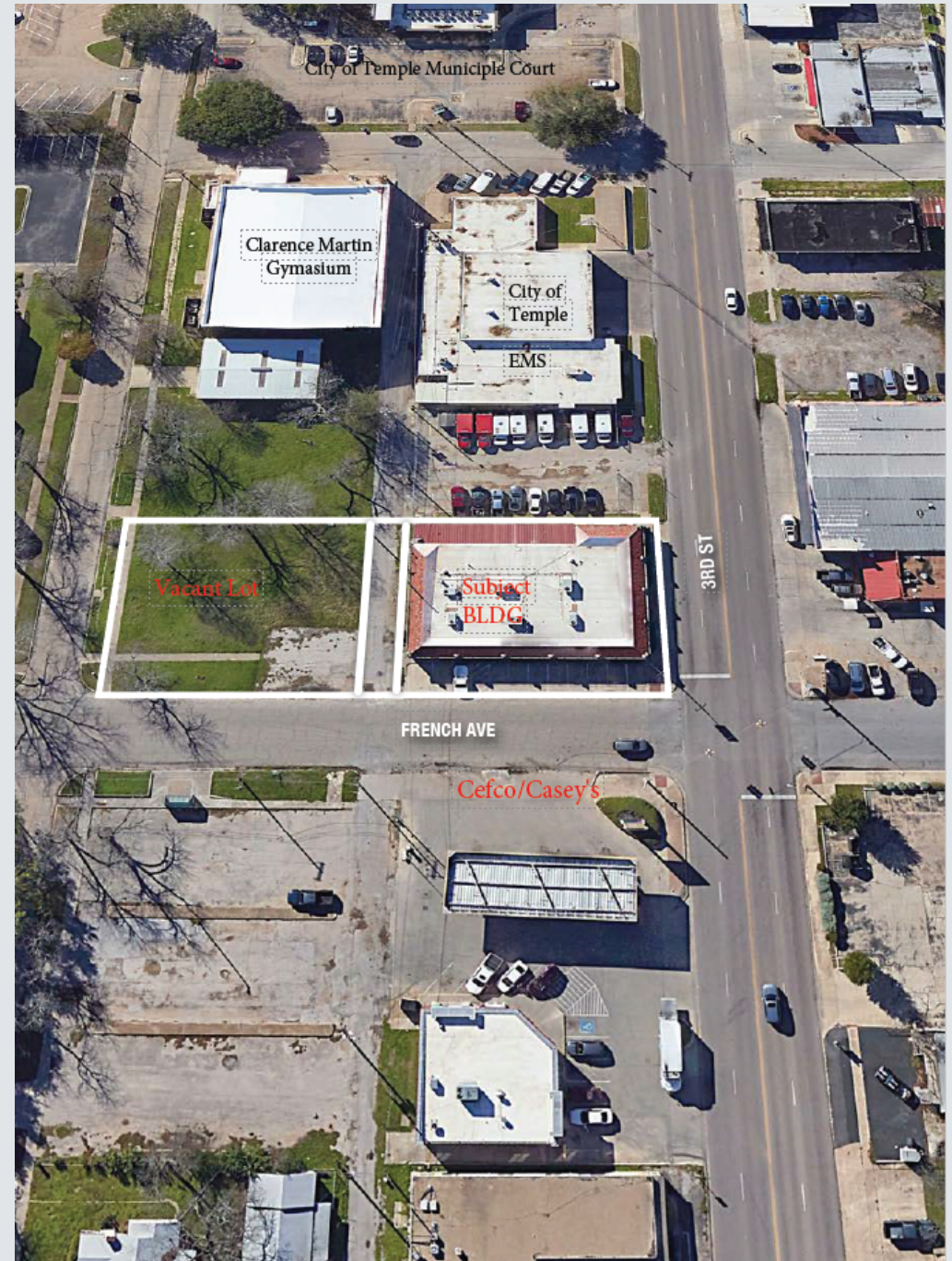
## Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

# Property Highlights

Sale Price	<b>\$789,500</b>
Building Size	<b>8,186 SF</b>
Lot Size (two lots)	<b>16,500 SF</b>
Zoning	<b>Central Area 1st &amp; 3rd Street Overlay</b>

- Situated at the southeast corner of the signalized intersection of North 3rd street and West French Avenue.
- Located at the north end of Central Area (downtown) Temple, along Temple's major North-South traffic artery.
- Located at the entrance of Temple's Historic Neighborhood District.
- Central Area is experiencing considerable growth with major improvements being made by both public and private investments, such as Hawn Plaza, offering residential apartments, the revitalized Arcadia Theater, adding to the entertainment amenities, new multi-purpose fairgrounds and parks, Santa Fe Plaza, the Santa Fe Depot and Temple Railroad and Heritage Museum, Czech Heritage Museum and Genealogy Center, Temple Children's Museum, numerous restaurants and bars supporting the nightlife in downtown, and two multi-story parking garages to meet the requirement of both downtown residents and visitors.
- Vacant Parking Lot Pricing \$40,000
- Subject Property Pricing \$749,500
- Total \$789,500



# Property Information

## Building

- The Subject Property consist of an 8,186 square foot of retail building currently used as the SPJST Czech Museum and Genealogy Center, showcasing the culture of Czech peoples from Bohemia, Moravia and Silesia who settled in Texas. The interior is divided into multiple exhibits and activity rooms, and includes a full kitchen and large ADA restrooms.
- The building was constructed in 1931 by Dr. Hubert B. Mason. The brick masonry with ornate mosaic work and tiled roof provide a unique architectural character that attracts all passing by.

## Parking

- A total of 15 spaces currently provide customer parking for the building. With the adjacent vacant lot to the east of the building, another 42 parking spaces could be potentially added.
- Parking for building is 3 space on 3rd St. and 12 space on French Ave. With the addition of the lot next store. Parking can be increased by 42 spaces, with a total of 57 parking spaces. Parking lot part of the sale. Lot can be developed for Parking.
- Vacant Parking Lot Pricing \$40,000

## Potential Financing

- The Owner will consider financing up to 80% of the sales price, amortized over 15 years at 6% interest.





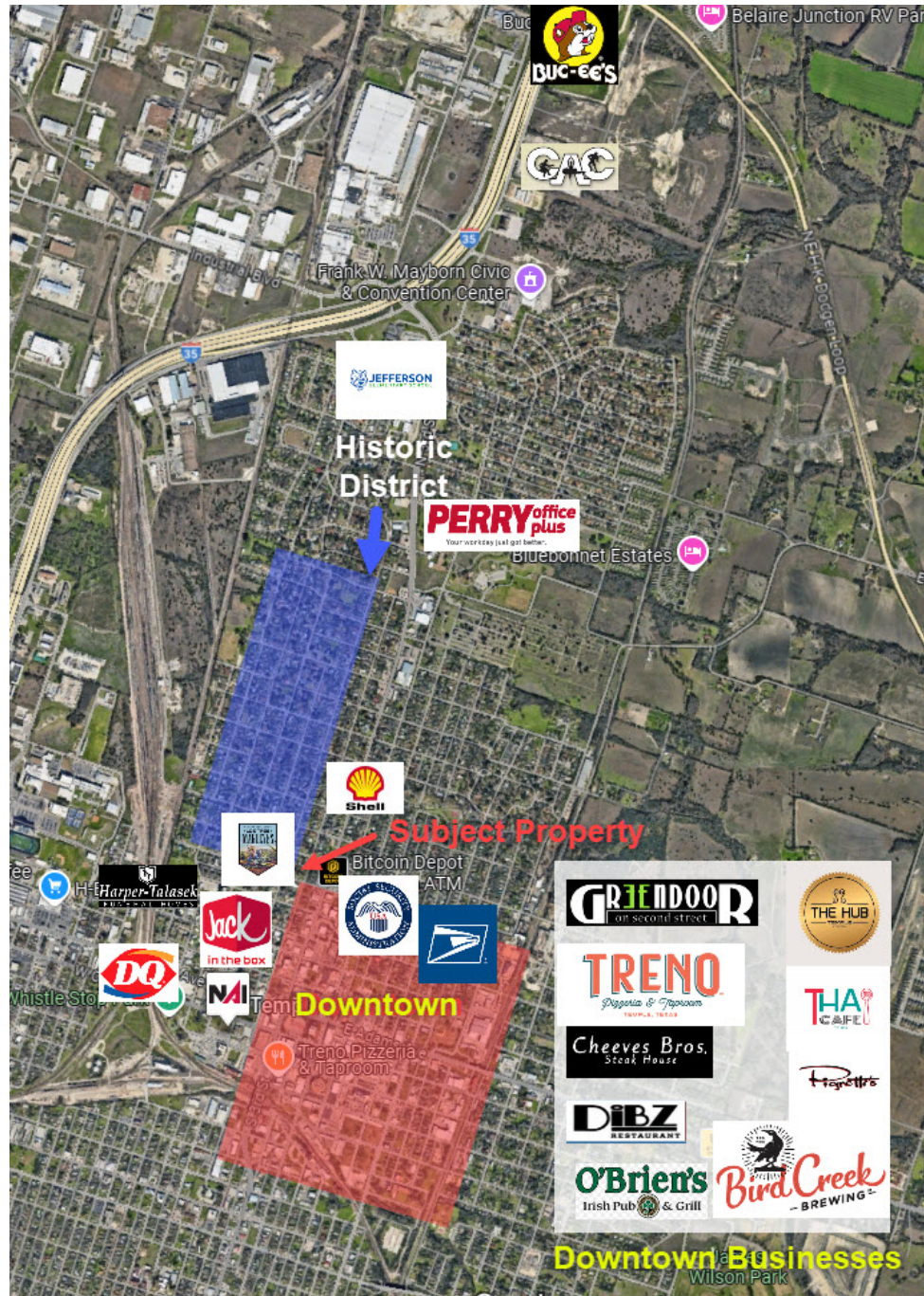


# Neighborhood Map



# Area Map

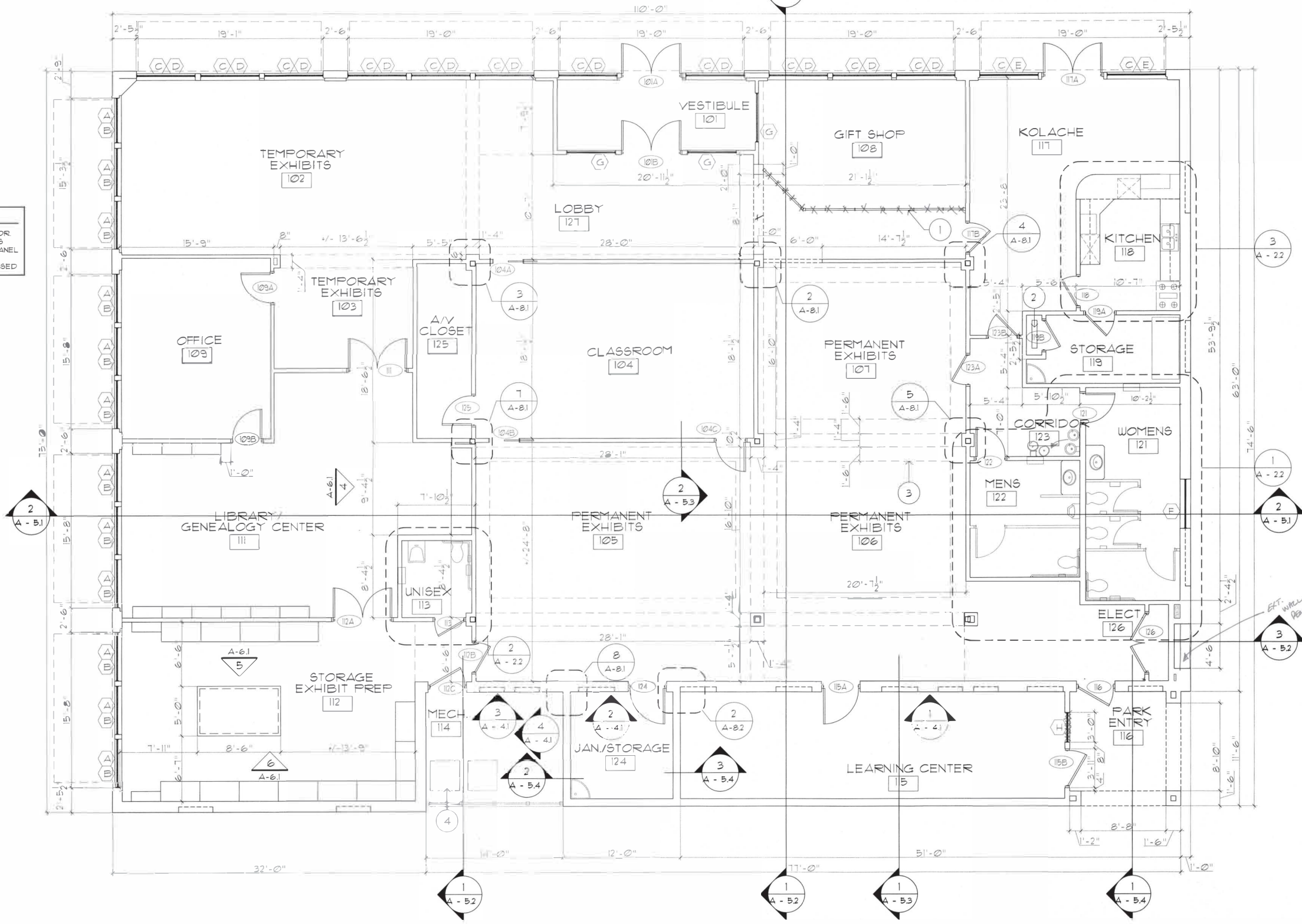
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings



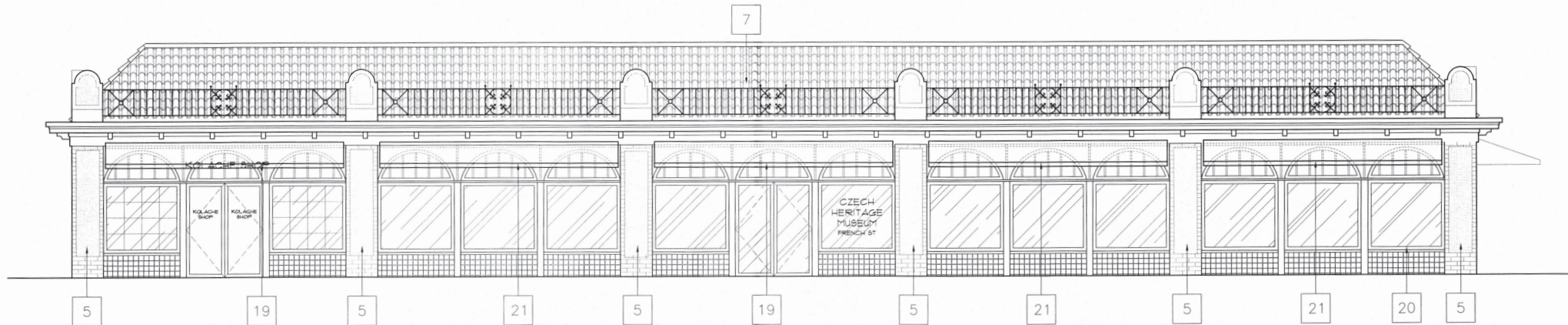


- PLAN NOTES**
- GLASS PARTITION WALL W/LOCKING DOOR REFER TO SPECIFICATIONS FOR DETAILS
  - LOCATION OF KOLACHE ELECTRICAL PANEL
  - LINE OF SOFFIT ABOVE
  - EXISTING MECHANICAL UNITS TO BE REUSED

- NOTATION LEGEND**
- PLAN NOTE
  - ▲ INTERIOR ELEVATION
  - ▽ ACCESSORY
  - ◆ SECTION
  - ◻ WINDOW
  - ▭ DOOR
  - DETAIL



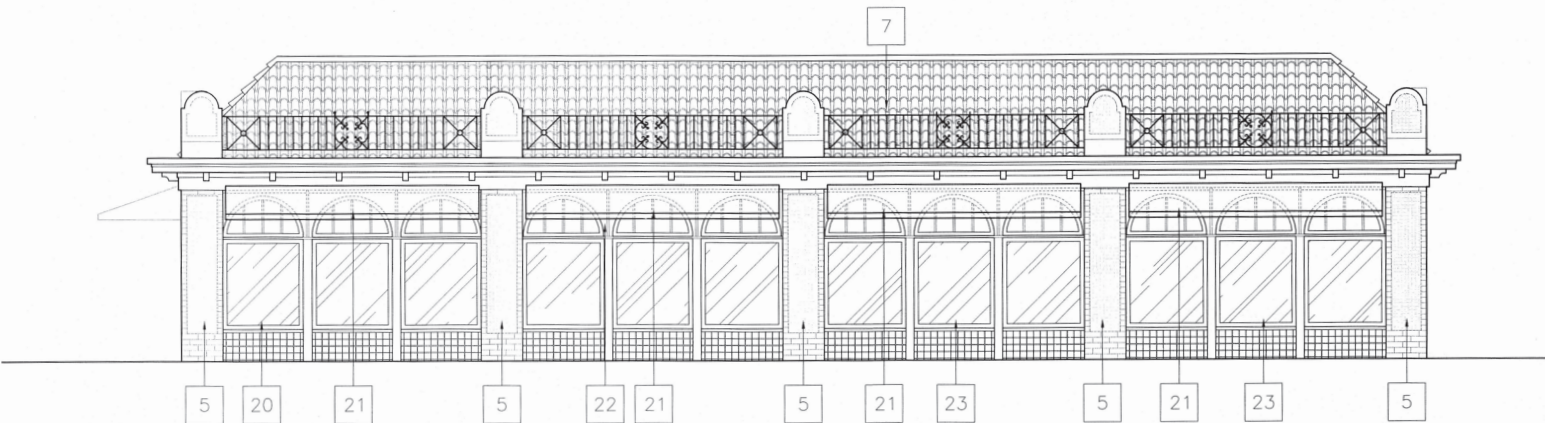
**1 FLOOR PLAN**  
3/16" = 1'-0"



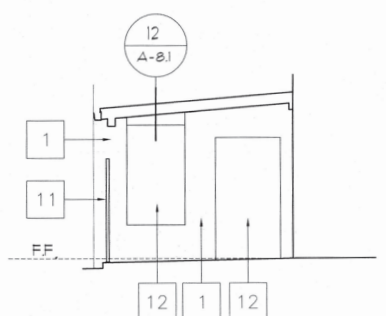
6 FRONT ELEVATION  
3/16" = 1'-0"

NOTATION LEGEND	
#	ELEVATION NOTE
⊙	DETAIL

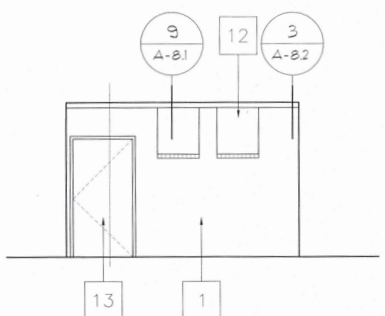
- ELEVATION NOTES**
- EXISTING BRICK - REMOVE ALL FASTENERS, CONDUIT, & WIRING. PATCH AS NECESSARY WITH SAME COLOR MORTAR AND TROWEL ALL MORTAR JOINTS TO FILL IN CRACKS.
  - NEW GUTTER SYSTEM
  - DOWNSPOUT
  - TILE PATTERN
  - EXISTING MOSAIC TILE TO BE PATCHED
  - NEW MOSAIC TILE PATTERN (ALTERNATE - REFER TO SPECIFICATIONS)
  - EXISTING ROOF TO REMAIN
  - NEW DOOR
  - STUCCO WALL
  - METAL ROOF
  - WROUGHT IRON FENCE
  - STUCCO INFILL FOR EXISTING OPENINGS - REFER TO SECTIONS & DETAILS
  - REPLACE EXISTING DOOR - REFER TO DOOR SCHEDULE.
  - NEW WINDOW IN EXISTING OPENING
  - PATCH HOLES IN GUTTER/BOND BEAM TO DRAIN WATER ACCORDING TO ROOF PLAN UTILITY PANEL IN NEW RECESS
  - REPLACE GUTTER W/ NEW
  - ROOF DRAIN PIPE
  - STANDARD AWNING - REFER TO DETAILS AND SPECIFICATIONS
  - NEW WINDOW / WALL - MATCH ADJACENT WINDOW / WALL.
  - ALTERNATE AWNING - SEE SPECIFICATIONS FOR DETAILS
  - WOOD PANEL TO BE REMOVED IN ALTERNATE



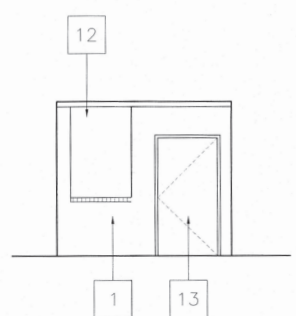
5 RIGHT ELEVATION  
3/16" = 1'-0"



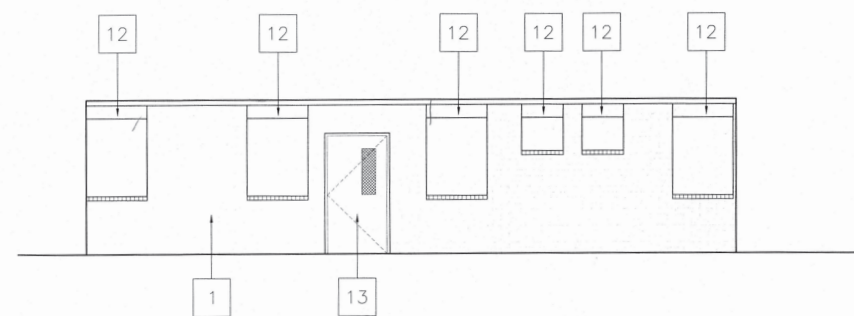
4 MECHANICAL  
A-2.1 3/16" = 1'-0"



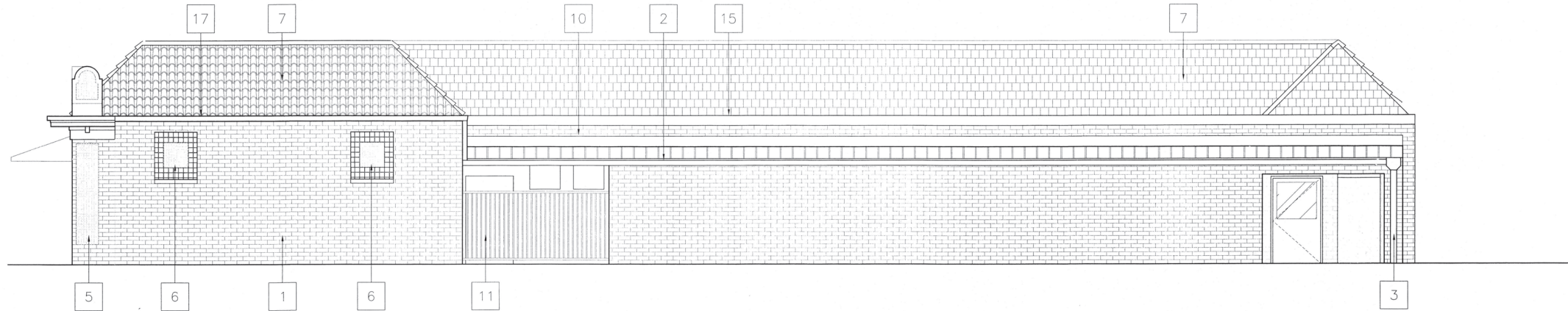
3 MECHANICAL  
A-2.1 3/16" = 1'-0"



2 JAN./STORAGE  
A-2.1 3/16" = 1'-0"



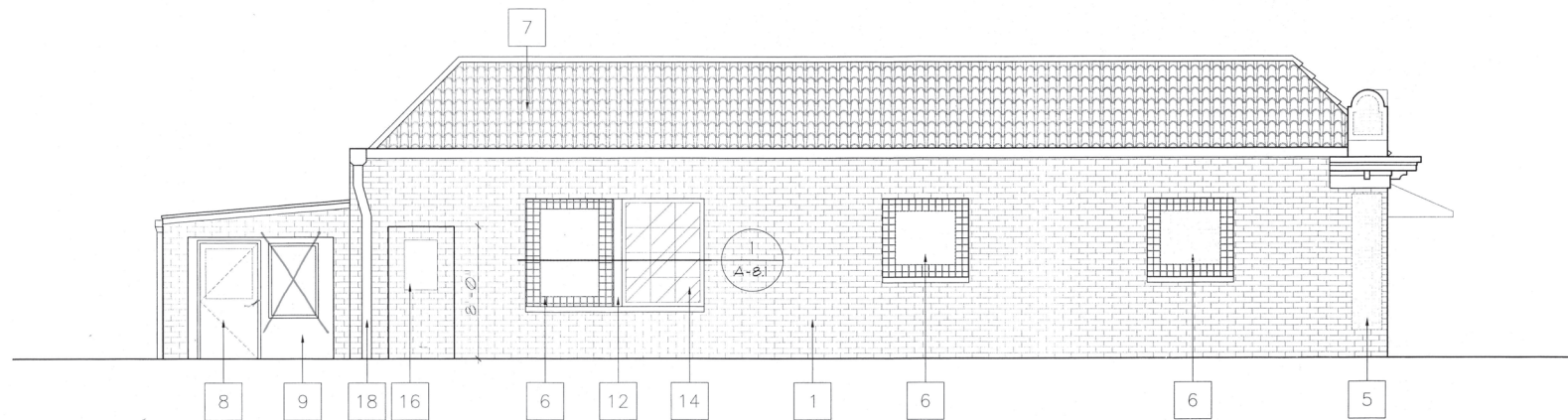
1 LEARNING CENTER  
A-2.1 3/16" = 1'-0"



2 REAR ELEVATION  
3/16" = 1'-0"

ELEVATION NOTES

1. EXISTING BRICK - REMOVE ALL FASTENERS, CONDUIT, & WIRING. PATCH AS NECESSARY WITH SAME COLOR MORTAR AND TROWEL ALL MORTAR JOINTS TO FILL IN CRACKS.
2. NEW GUTTER SYSTEM
3. DOWNSPOUT
4. TILE PATTERN
5. EXISTING MOSAIC TILE TO BE PATCHED
6. NEW MOSAIC TILE PATTERN (ALTERNATE - REFER TO SPECIFICATIONS)
7. EXISTING ROOF TO REMAIN
8. NEW DOOR
9. STUCCO WALL
10. METAL ROOF
11. WROUGHT IRON FENCE
12. STUCCO INFILL FOR EXISTING OPENINGS - REFER TO SECTIONS & DETAILS
13. REPLACE EXISTING DOOR - REFER TO DOOR SCHEDULE.
14. NEW WINDOW IN EXISTING OPENING
15. PATCH HOLES IN GUTTER/BOND BEAM TO DRAIN WATER ACCORDING TO ROOF PLAN
16. UTILITY PANEL IN NEW RECESS
17. REPLACE GUTTER W/ NEW
18. ROOF DRAIN PIPE
19. STANDARD AWNING - REFER TO DETAILS AND SPECIFICATIONS
20. NEW WINDOW / WALL - MATCH ADJACENT WINDOW / WALL
21. ALTERNATE AWNING - SEE SPECIFICATIONS FOR DETAILS
22. WOOD PANEL TO BE REMOVED IN ALTERNATE



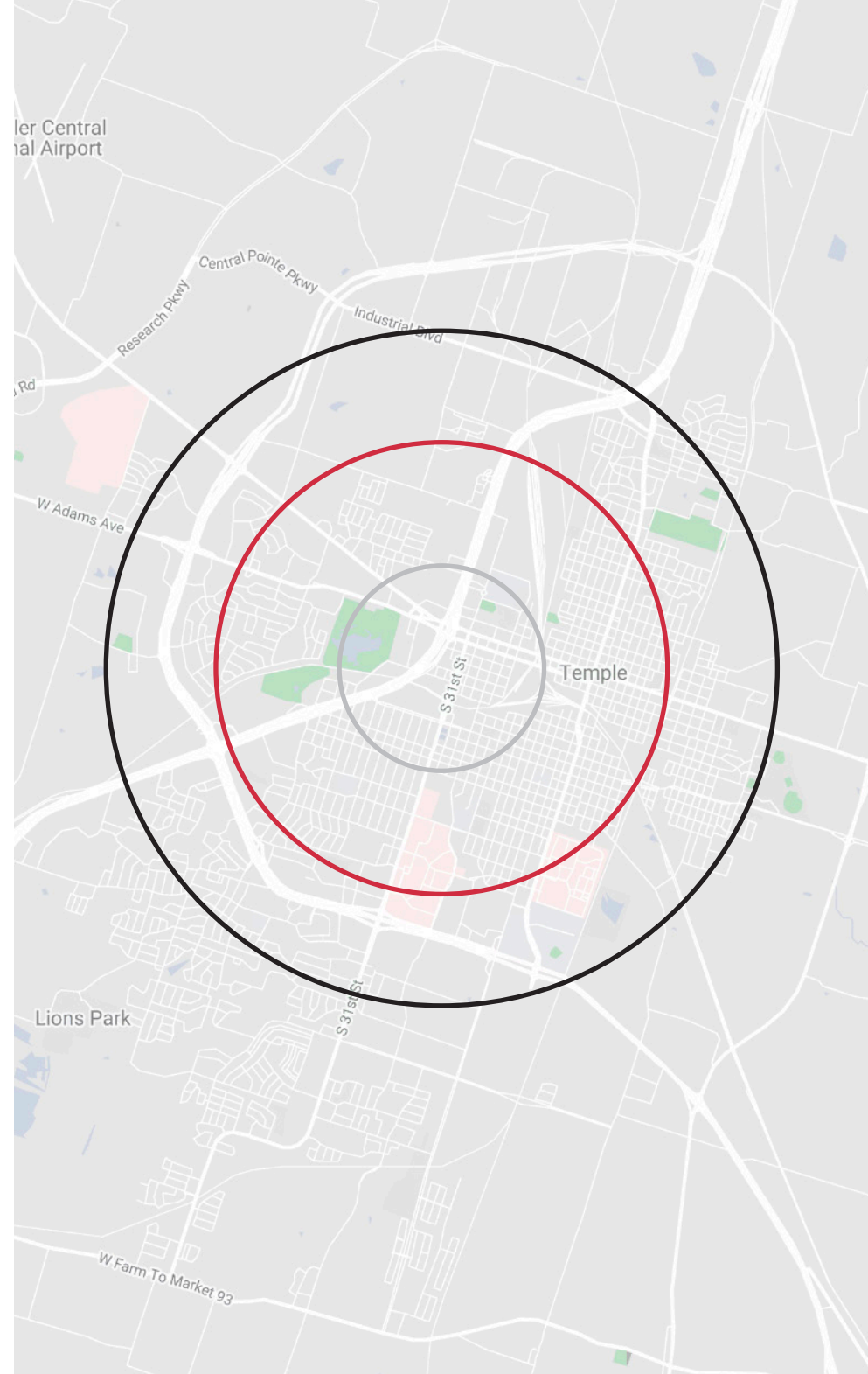
1 LEFT ELEVATION  
3/16" = 1'-0"

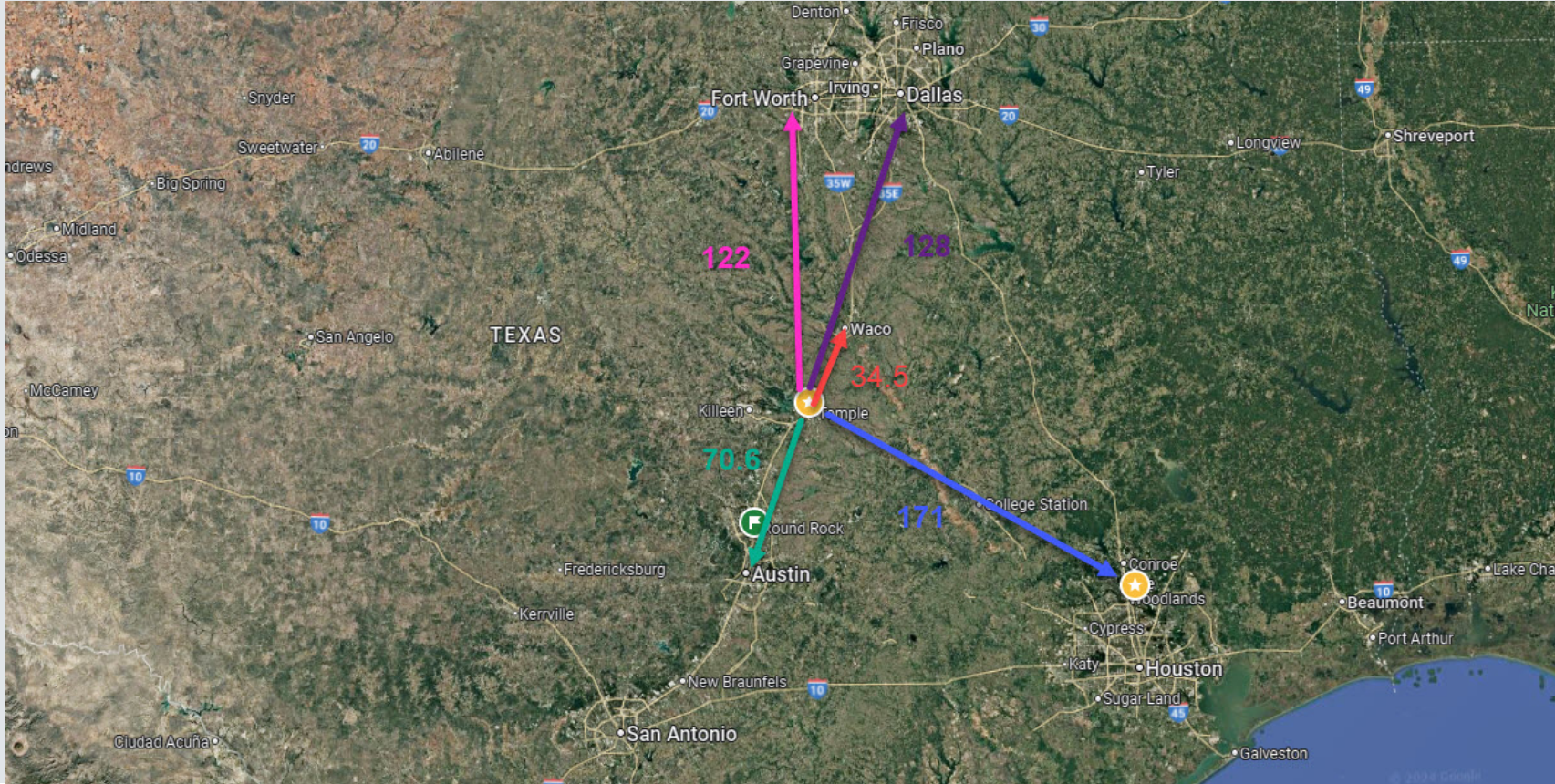
# Demographics

<b>POPULATION</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2023 Population	7,089	40,864	71,561
<b>HOUSEHOLDS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2023 Households	2,933	17,387	29,738
<b>INCOME</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2023 Average HH Income	\$57,660	\$58,408	\$71,115

## Traffic Counts

<b>STREET</b>	<b>AADT</b>
W French Ave.	2,950
N 3rd St.	12,700





## Distance to Major Cities

Waco, Texas	34.5 miles
Austin, Texas	70.6 miles
Houston, Texas	171 miles
Dallas, Texas	128 miles
San Antonio, Texas	165 miles
Fort Worth, Texas	122 miles

## Market Research

Our offices publish commercial and residential market research across Utah, Nevada and Texas. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City and from San Antonio to Austin, through our affiliate.

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FOR OFFICE, RETAIL,  
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



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