

FOR SALE

±0.97 Acres

Land | Retail/Office

2101 Birdcreek Terrace,
Temple, TX 76502

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

67097

19230 Stone Oak Pkwy, Ste. 200
San Antonio, TX 78258
210.477.9400 | naiexcel.com

2101 Birdcreek Terrace,
Temple, TX 76502

A. LLOYD THOMAS

254.770.8287
lthomas@naiexcel.com

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 Summary

OFFERED PRICE

Call for pricing

LOT SIZE | ACRES

±0.97

LOT SIZE | SF

±42,253

TYPE

Land | Retail/Office

- In the heart of Temple, Texas, a unique opportunity awaits for businesses and investors alike. A platted lot zoned for office use is now available, strategically located off the intersection of Interstate 35 and Loop 363. This prime location offers unparalleled access and visibility, making it an ideal spot for your next office building.
- The lot is nestled within a professional hub, surrounded by a variety of established businesses. From real estate title companies to law firms, this area is a bustling center of commerce and industry. The presence of these successful businesses not only adds to the prestige of the location but also provides a potential network of clients and partners right at your doorstep.
- The platted lot itself offers flexibility in terms of development. Whether you're planning to build a multi-story office complex or a single-story building, the zoning allows for various possibilities. This gives you the freedom to design an office space that suits your business needs perfectly.
- Moreover, being surrounded by professional office buildings creates an atmosphere conducive to productivity and success. Imagine walking out of your office and being just steps away from potential collaborations with attorneys, real estate professionals, and other businesses. It's more than just an office location; it's an opportunity to be part of a thriving professional community.
- In conclusion, this platted lot off the intersection of Interstate 35 and Loop 363 in Temple, Texas, presents a golden opportunity for businesses seeking to establish a strong presence in a vibrant and growing city. With its strategic location, flexible zoning, and professional surroundings, it's more than just a piece of land; it's a stepping stone towards your business's future success. Don't miss out on this chance to make your mark in Temple, Texas.
- The Subject Property is rectangular in shape and measures approximately 135 feet along Bird Creek Terrace by 289 feet deep backing up to Bird Creek. There are no improvements situated on the lot.
- The lot is served with public utilities and is conveniently located in one of Temple's most popular office parks.
- The property's location on Bird Creek also provides added attraction of being able to overlook the creek.

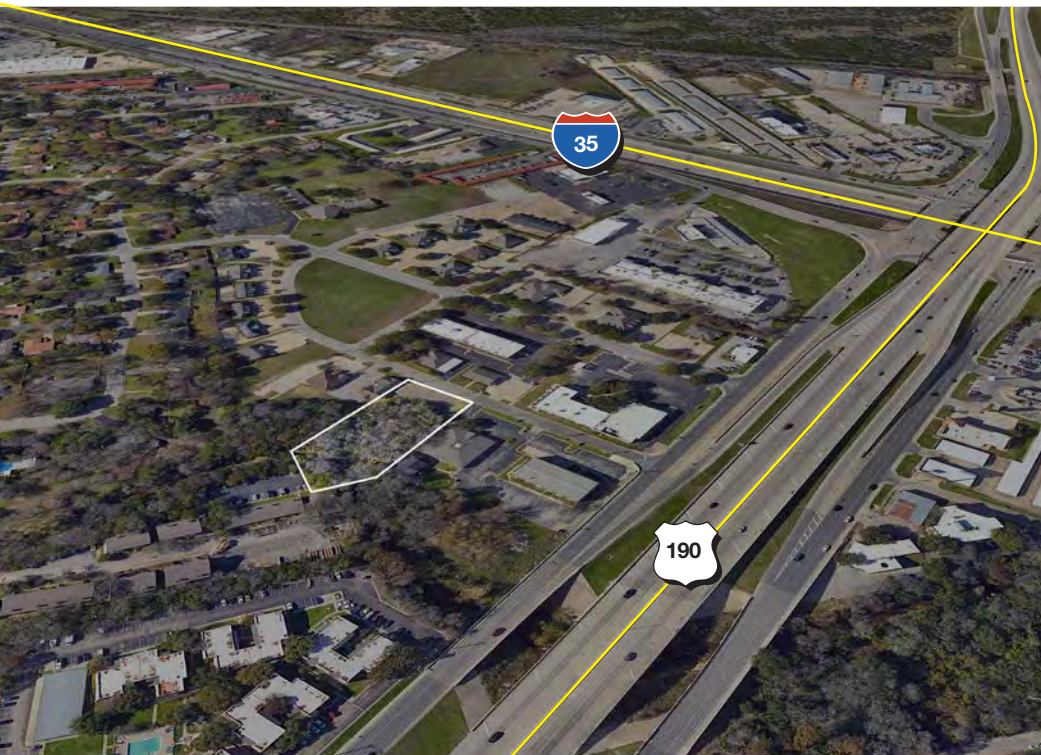
FOR MORE INFORMATION



CLICK HERE

OR TEXT 21955 TO 39200



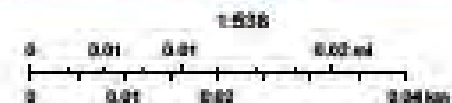


2101 BIRDCREEK TERRACE



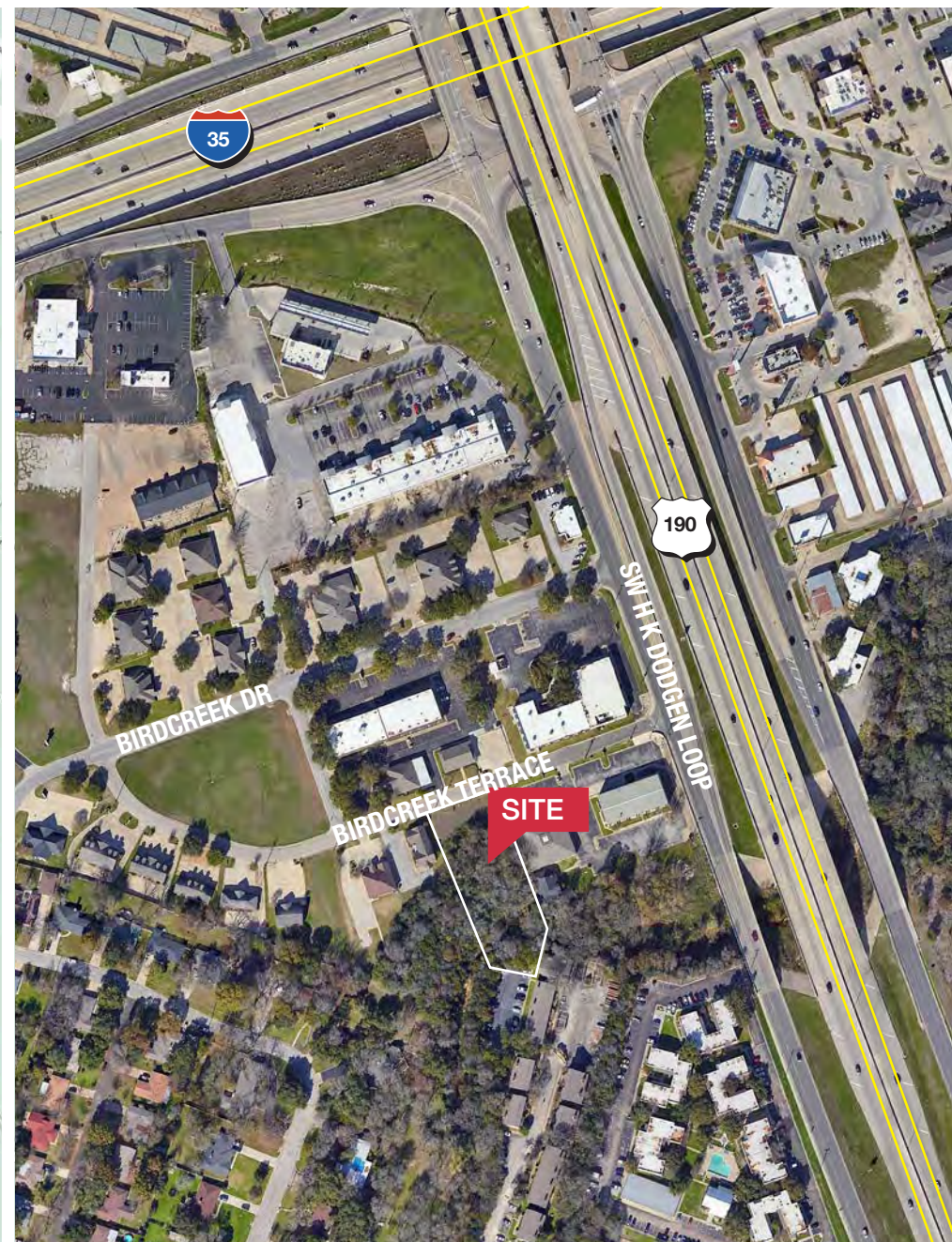
10/20/2011, 8:30:55 PM

Path Labels: UE - PG BP-2 BP-3 MP-1 - CUP D-1 AS GA - PG D - CUP U - CUP, PG MH
 BP-1 BP-2 - PG BP-3 - PG MP-1 - PG D-1 - CUP AS - CUP GA - CUP, PG D - PG H MH - CUP
 BP-1 - CUP BP-2 - CUP, PG 2P MP-2 D-1 - PG AS - PG GA D - CUP, PG H - PG MH - PG
 ETJ Boundary: BP-1 - PG BP-2 2P - CUP MP-2 - CUP D-2 AS - CUP, PG GA - CUP U AG MJ
 BP-2 BP-3 2P - PG MP-2 - PG D-2 - CUP GA GA - PG U - CUP AG - CUP MJ - CUP
 BP-3 - PG BP-3 - PG MP-1 MP-2 - PG D-2 - PG GA - CUP C U - PG AG - PG BP-C
 UE



Case Example

Area Map



Area Map

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

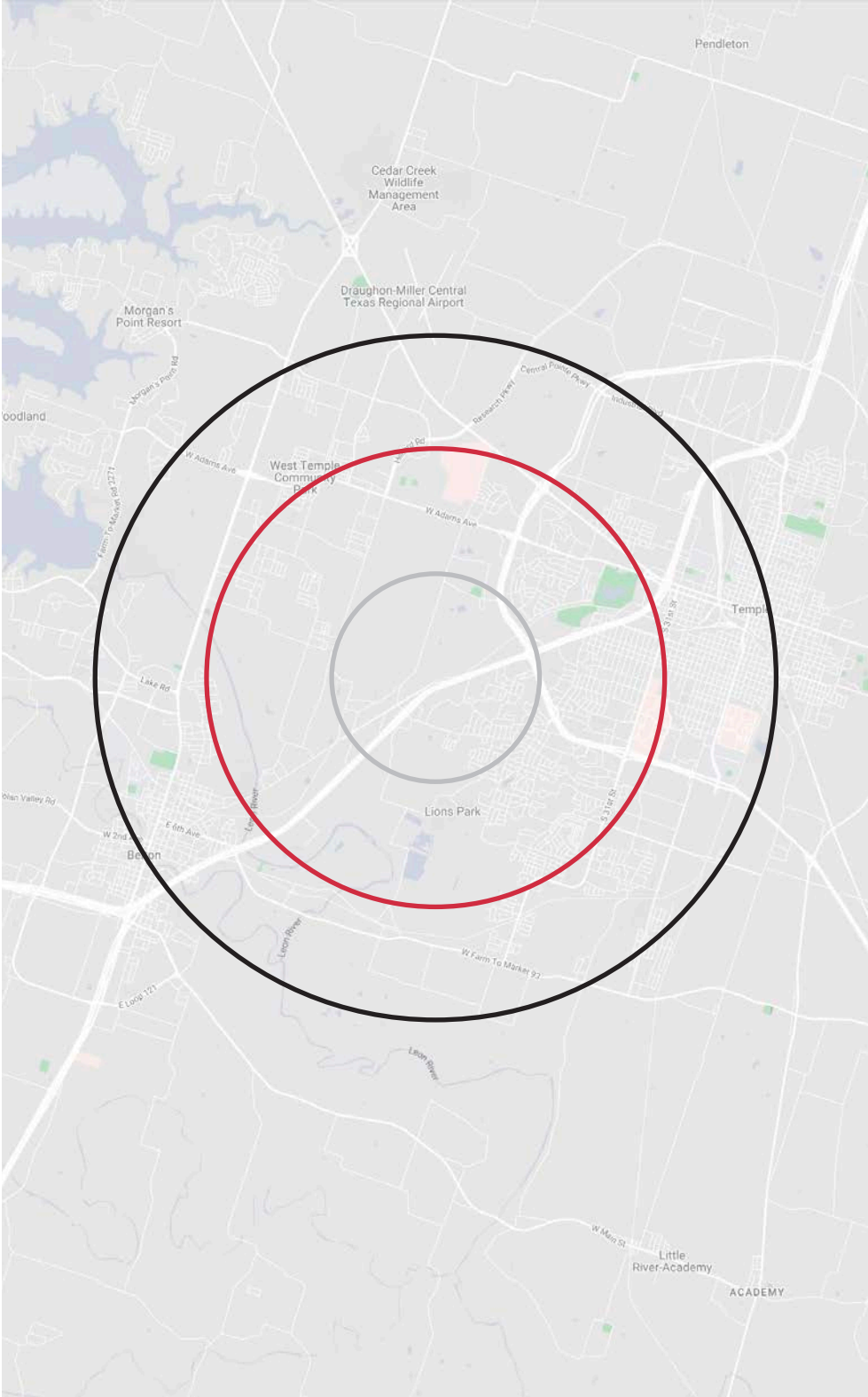


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	7,387	52,960	98,081
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	3,358	22,511	38,835
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$73,912	\$73,445	\$78,639

Traffic Counts

STREET	AADT
Birdcreek Dr.	2,300
SW H K Dodgen Loop	15,445





Distance to Major Cities

Waco, Texas	38 miles
Austin, Texas	67 miles
Houston, Texas	167 miles
Dallas, Texas	132 miles
San Antonio, Texas	156 miles
Fort Worth, Texas	126 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.

CLICK HERE



**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

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



19230 Stone Oak Pkwy, Ste. 200
San Antonio, TX 78258
210.477.9400 | naiaexcel.com

A. LLOYD THOMAS

254.770.8287
lthomas@naiaexcel.com