

For Sale - 6 W. French – Temple, Tx.



For more information,
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AVERAGE DAILY TRAFFIC VOLUME

W. French Ave – 2,950 VPD

N. 3rd Ave – 12,700 VPD

SALES PRICE: **\$275,000**

Land Size: 19,380SF

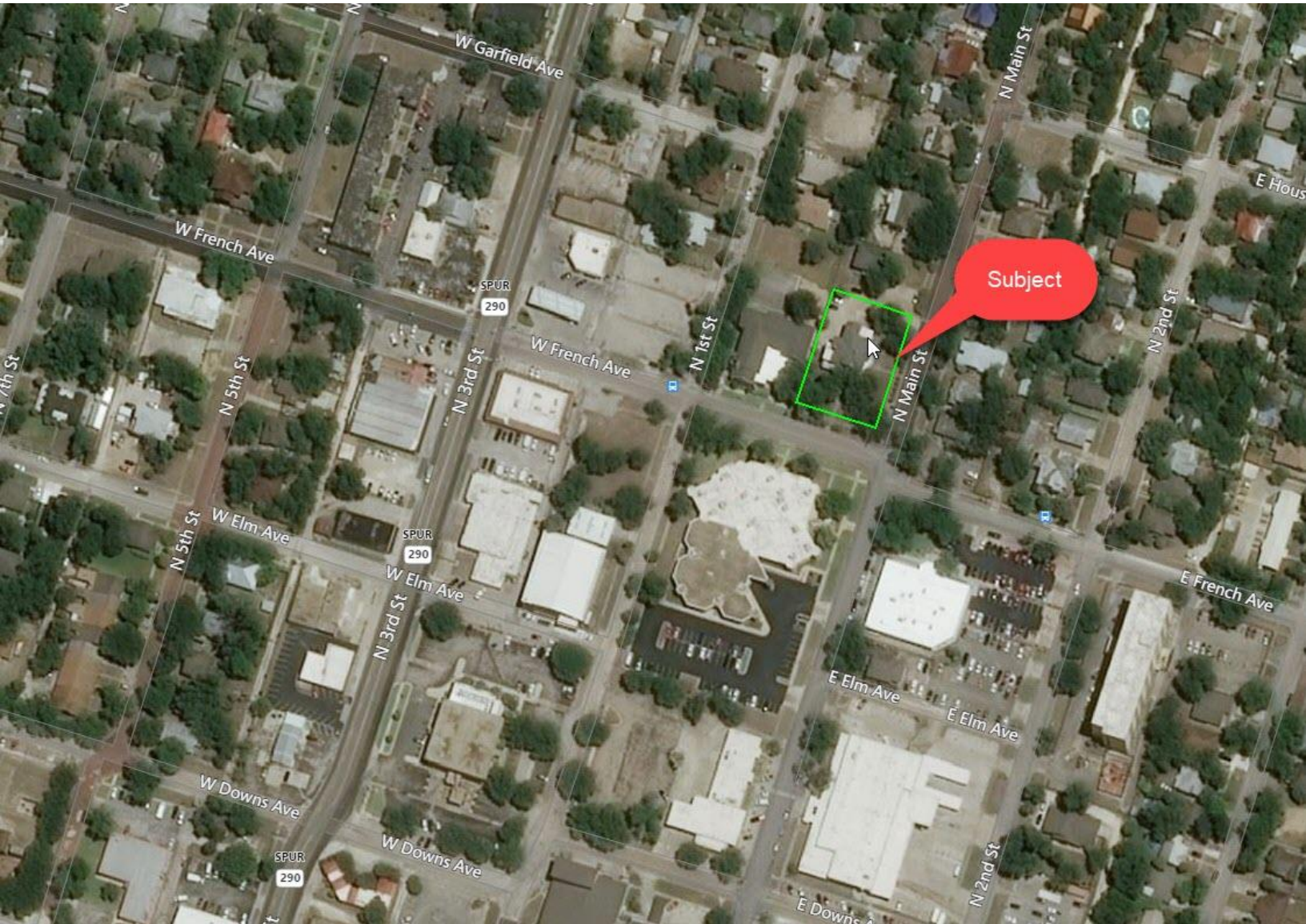
Building Size: 6,270 SF

18 North Third Street - Temple, Texas 76501 - 254-773-4901 - FAX 254-773.0376

www.aldrich-thomas.com

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AERIAL MAP



EXECUTIVE SUMMARY

Location: This property is located at 6 W. French Street in downtown Temple, Texas near the beautiful historical District. This Office Building is 6,270 SF (Bell CAD). It has 14 separate offices of varying sizes and a unique wood paneled Attic office. Beautiful wood flooring and some carpeting, 12 foot ceilings, small elevator, Grand Entrance with Classic Staircase. Central heat/air and on site parking. Five bathrooms, kitchen and large Breakroom or Conference room. One block north of the Post Office.

Walking distance to many downtown businesses and quaint restaurants including the Public Library, Social Security Office and Post Office.

Ideal for large firms, (Lawyers, CPA's, Etc.) easily converted to Executive Office Operation, Child Care Operation, etc.

Seller will lease back property for 6-9 months at \$2,500.00 per month to allow time to relocate or build another facility.

Building size: 6,270 SF

Utilities: Water available through the City of Temple. Electric available through Oncor or a provider of your choice.

Zoning: NS – (Neighborhood Service)

Sales Price: \$275,000

PHOTOS



PHOTOS



PHOTOS



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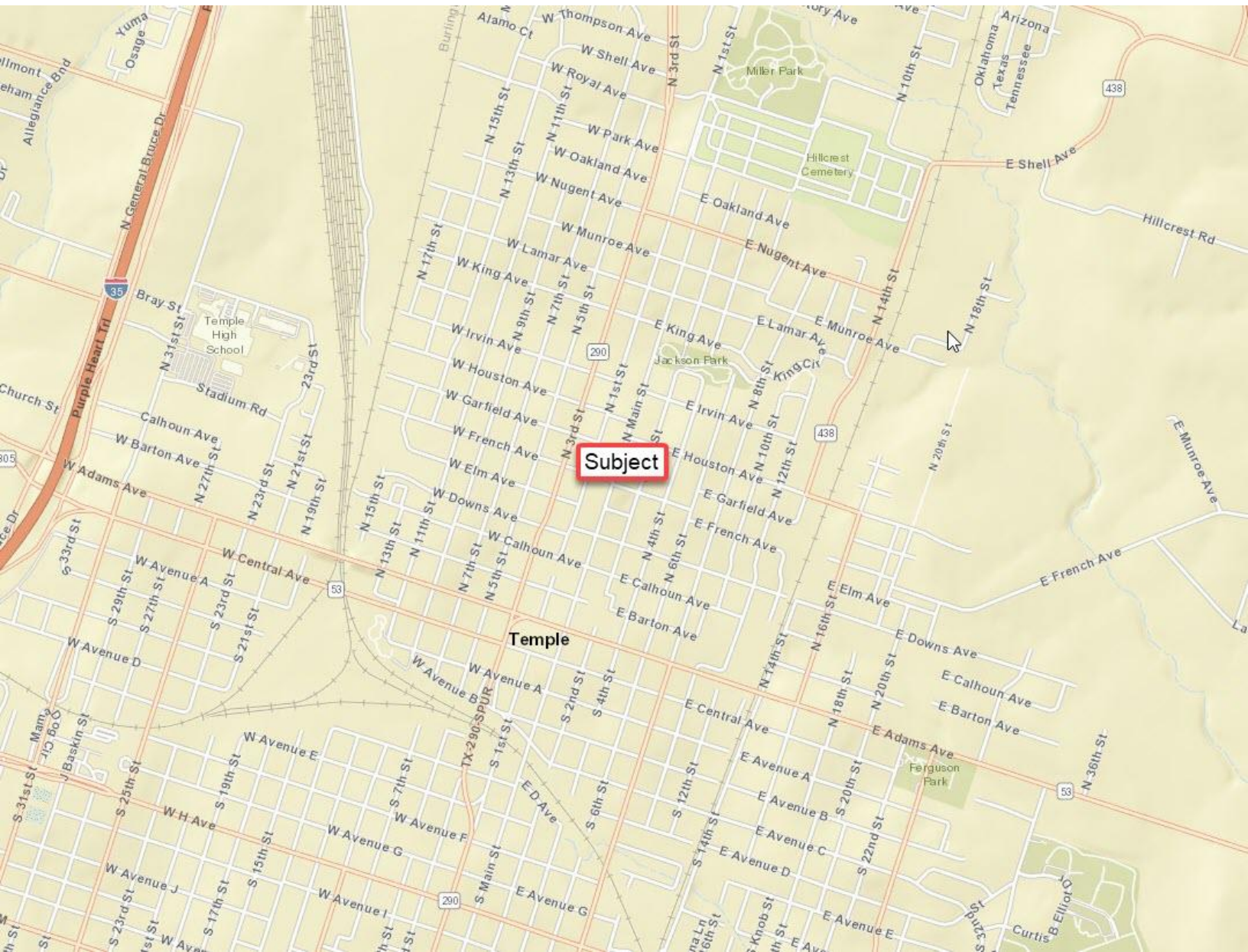
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PHOTOS



LOCATION MAP





Information About Brokerage Services

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.

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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>NAI Aldrich Thomas Group</u>			
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<u>Ronnie Tynes</u>	<u>91756</u>	<u>rtynes@aldrich-thomas.com</u>	<u>(254)773-4901</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

IABS 1-0 Date