

FOR SALE
OFFICE BUILDING
TEMPLE, TEXAS



Property Features

Built in 2008, this spacious 3,480 SF office building is located at 2110 Birdcreek Drive in Bird Creek Commercial Park. Only 0.2 miles from Interstate 35, 0.3 miles from SW H K Dodgen Loop, and 2.1 miles from 31st Street. This is an excellent location for any business.



For more information: Contact
Lloyd Thomas, Broker
254-773-4901

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18 N. Third Street
Temple, Texas 76501
www.aldrich-thomas.com

PROPERTY SUMMARY

Description

This turn key office building offers more than enough space for your business. Being located in Bird Creek Commercial Park, surrounded by other established businesses is a substantial advantage. Property features include:

- Lobby
- Reception Area
- 3 Conference Rooms
- 5 private offices
- Media Room
- 2 Restrooms
- Workroom
- Breakroom
- Central Heat and Air

Location

Property is located at 2110 Birdcreek Drive in Temple, Texas.

Size

3,480 SF

Utilities

Water is available through the City of Temple. Electric is through Oncor or a service provider of your choosing.

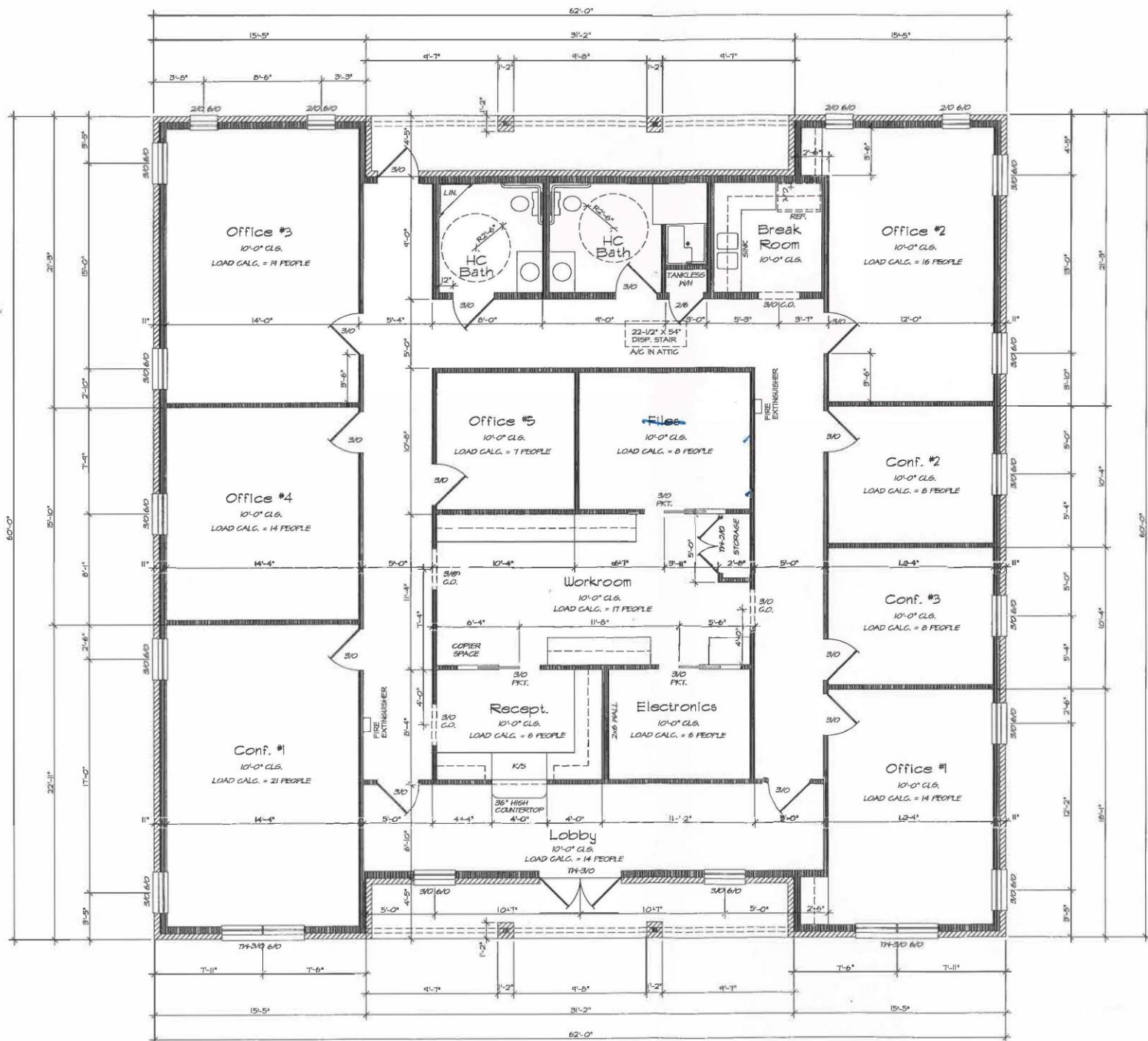
Zoning

Commercial

Price

\$495,000

FLOOR PLAN



MARKET AREA MAP



PHOTOS



PHOTOS



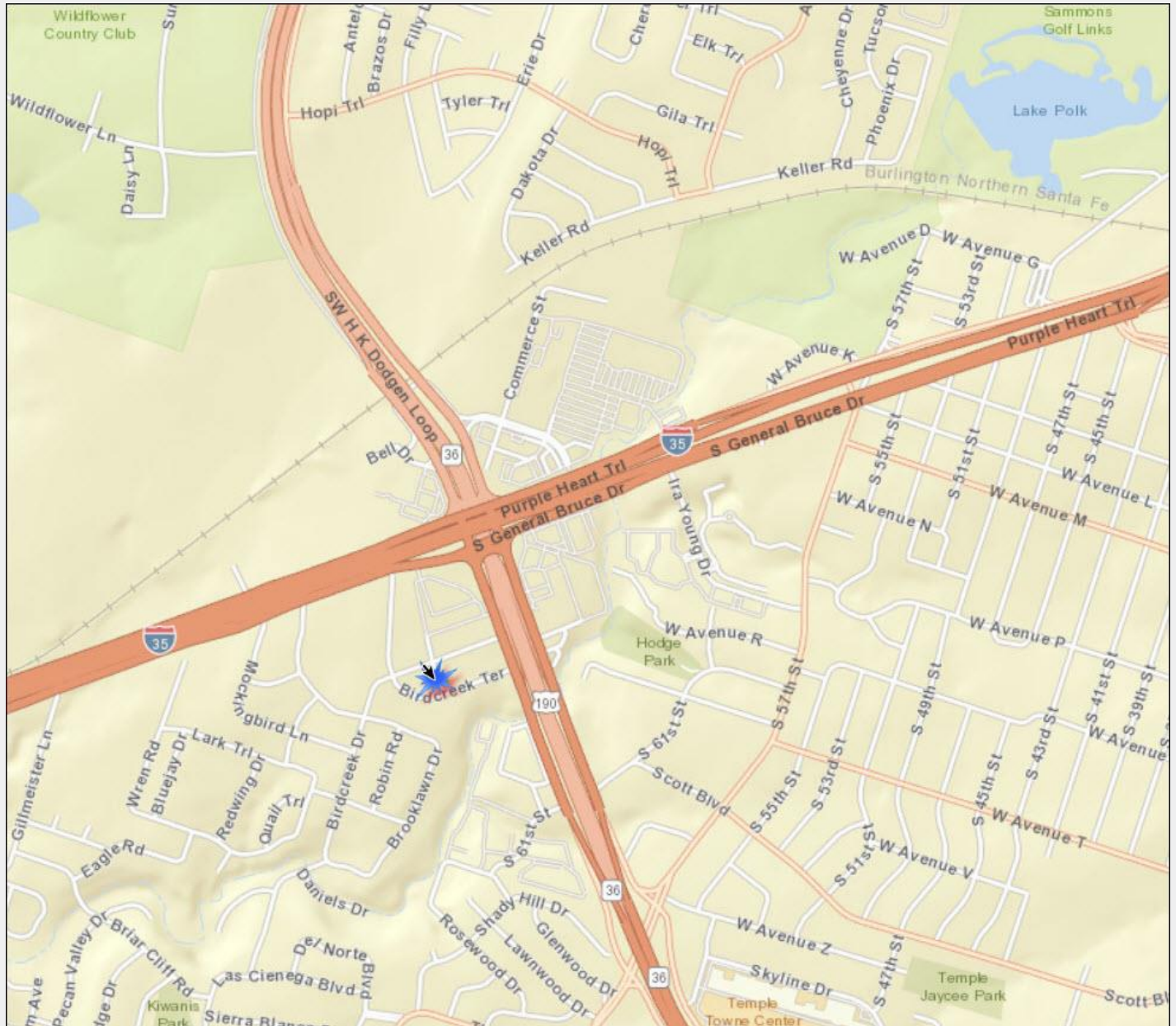
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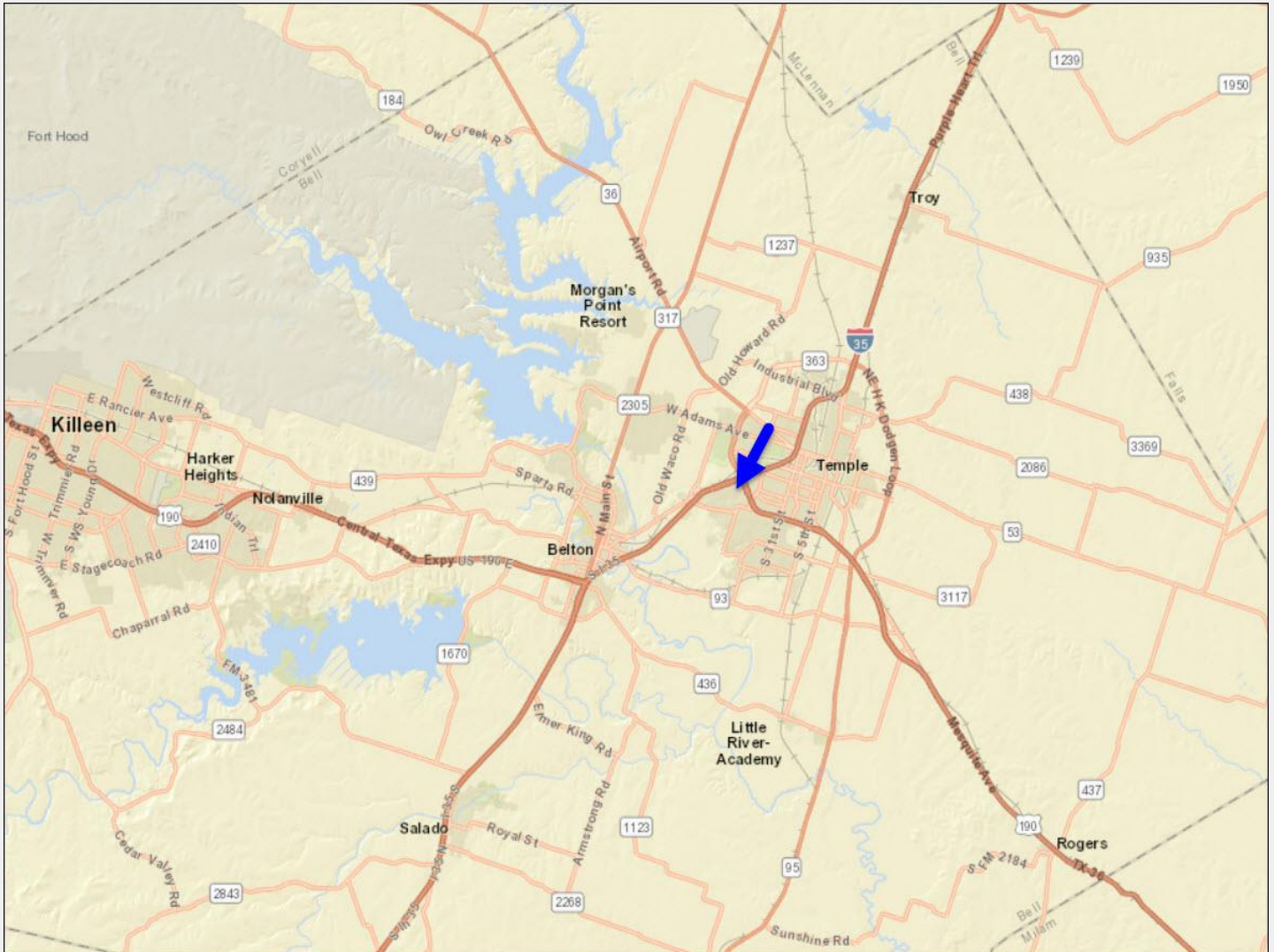
PHOTOS



LOCATION MAP

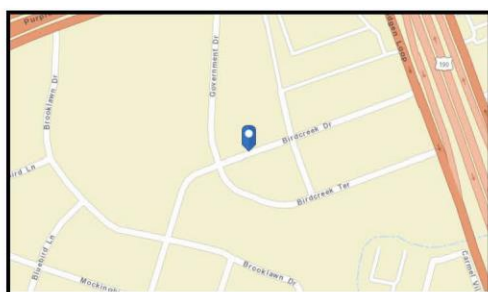
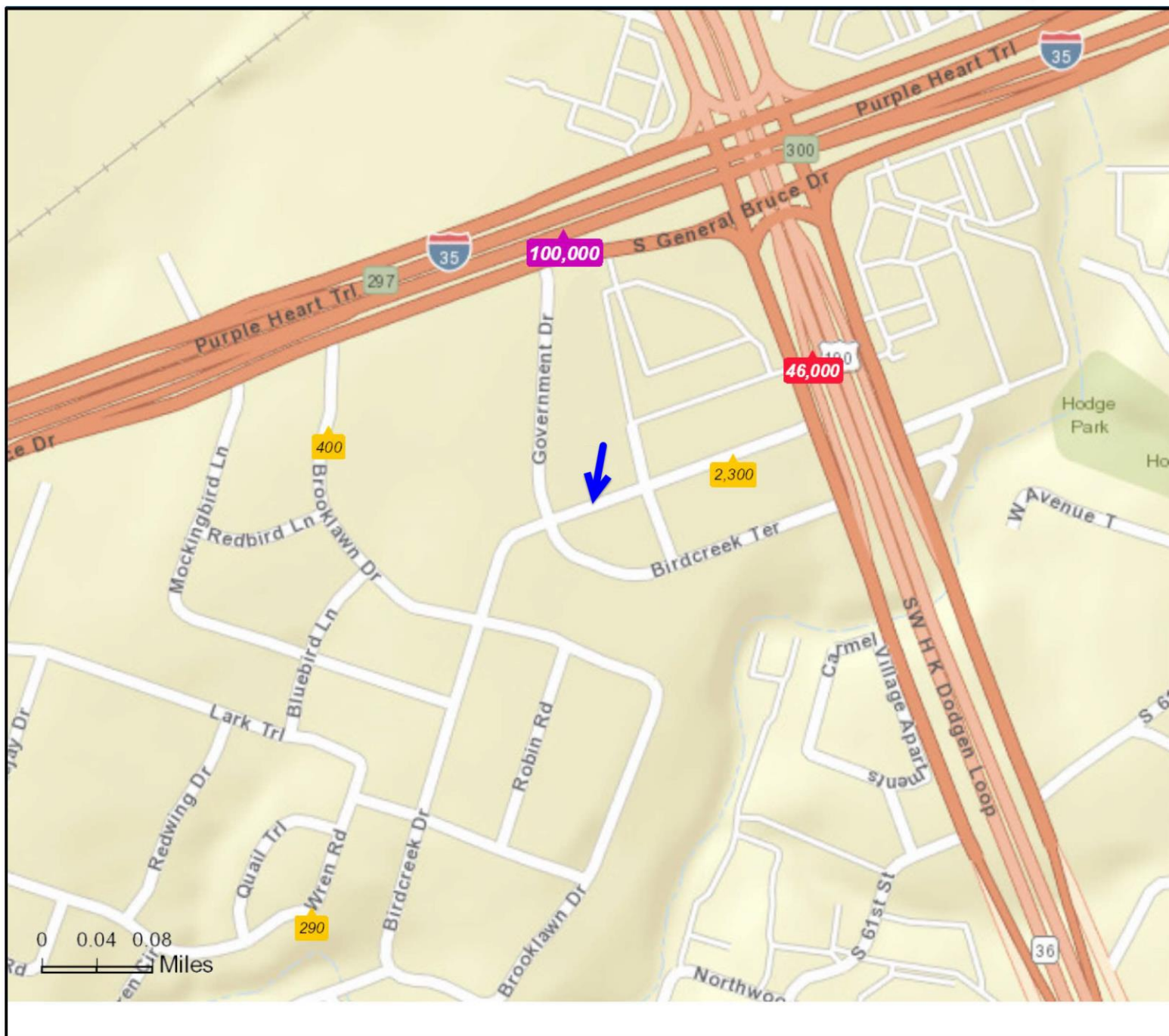


AREA MAP



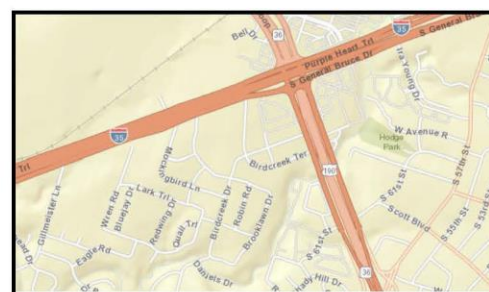
2114 Birdcreek Dr, Temple, Texas, 76502
 Ring Bands: 0-3 mile radii

Prepared by Esri
 Latitude: 31.08703
 Longitude: -97.38912



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q1 2018).

August 17, 2018



Demographic and Income Profile

2114 Birdcreek Dr, Temple, Texas, 76502 2
2114 Birdcreek Dr, Temple, Texas, 76502
Ring: 3 mile radius

Prepared by Esri
Latitude: 31.08703
Longitude: -97.38912

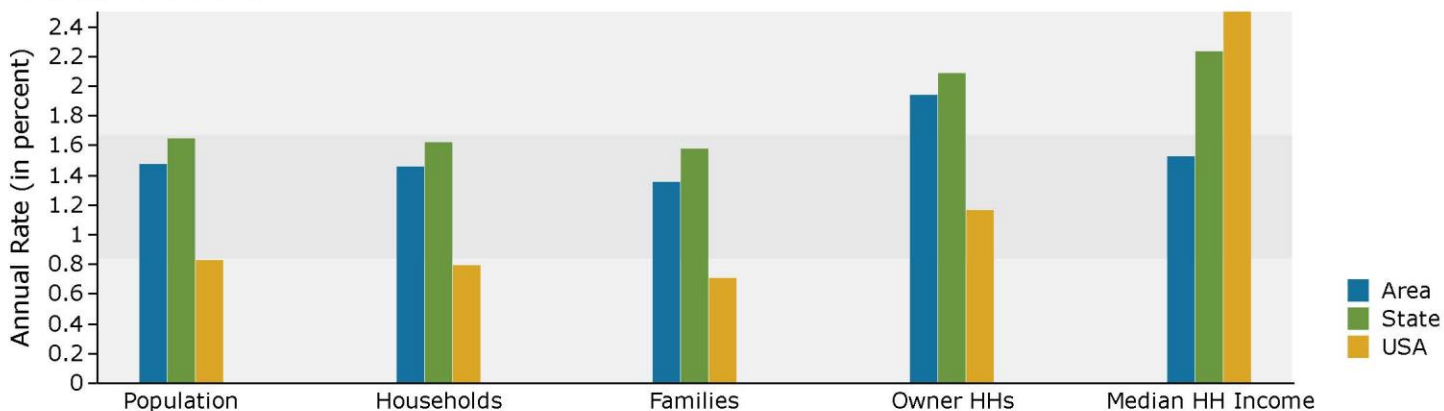
Summary	Census 2010	2018	2023				
Population	44,343	49,165	52,894				
Households	18,243	20,076	21,582				
Families	11,028	11,976	12,806				
Average Household Size	2.36	2.38	2.39				
Owner Occupied Housing Units	9,345	9,430	10,383				
Renter Occupied Housing Units	8,898	10,646	11,199				
Median Age	35.5	36.2	36.2				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	1.47%	1.65%	0.83%				
Households	1.46%	1.62%	0.79%				
Families	1.35%	1.58%	0.71%				
Owner HHs	1.94%	2.09%	1.16%				
Median Household Income	1.53%	2.23%	2.50%				
Households by Income	2018		2023				
	Number	Percent	Number	Percent			
	<\$15,000	2,496	12.4%	2,301	10.7%		
	\$15,000 - \$24,999	2,213	11.0%	2,079	9.6%		
	\$25,000 - \$34,999	1,995	9.9%	1,970	9.1%		
	\$35,000 - \$49,999	3,082	15.4%	3,220	14.9%		
	\$50,000 - \$74,999	3,973	19.8%	4,358	20.2%		
	\$75,000 - \$99,999	2,517	12.5%	2,942	13.6%		
	\$100,000 - \$149,999	2,183	10.9%	2,749	12.7%		
	\$150,000 - \$199,999	735	3.7%	867	4.0%		
\$200,000+	881	4.4%	1,095	5.1%			
Median Household Income	\$51,039		\$55,060				
Average Household Income	\$70,122		\$78,339				
Per Capita Income	\$29,392		\$32,584				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	3,609	8.1%	3,716	7.6%	4,030	7.6%
	5 - 9	3,091	7.0%	3,396	6.9%	3,629	6.9%
	10 - 14	2,633	5.9%	3,023	6.1%	3,338	6.3%
	15 - 19	2,577	5.8%	2,706	5.5%	2,997	5.7%
	20 - 24	3,324	7.5%	3,403	6.9%	3,589	6.8%
	25 - 34	6,695	15.1%	7,625	15.5%	8,029	15.2%
	35 - 44	4,961	11.2%	5,690	11.6%	6,529	12.3%
	45 - 54	5,836	13.2%	5,420	11.0%	5,372	10.2%
	55 - 64	4,871	11.0%	5,674	11.5%	5,630	10.6%
	65 - 74	3,012	6.8%	4,246	8.6%	4,882	9.2%
	75 - 84	2,303	5.2%	2,553	5.2%	3,111	5.9%
85+	1,432	3.2%	1,713	3.5%	1,759	3.3%	
Race and Ethnicity	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	31,349	70.7%	32,859	66.8%	34,263	64.8%
	Black Alone	6,729	15.2%	8,332	16.9%	9,437	17.8%
	American Indian Alone	264	0.6%	296	0.6%	322	0.6%
	Asian Alone	1,023	2.3%	1,308	2.7%	1,527	2.9%
	Pacific Islander Alone	62	0.1%	69	0.1%	76	0.1%
	Some Other Race Alone	3,470	7.8%	4,358	8.9%	4,916	9.3%
	Two or More Races	1,446	3.3%	1,944	4.0%	2,352	4.4%
	Hispanic Origin (Any Race)	10,072	22.7%	12,965	26.4%	15,420	29.2%

Data Note: Income is expressed in current dollars.

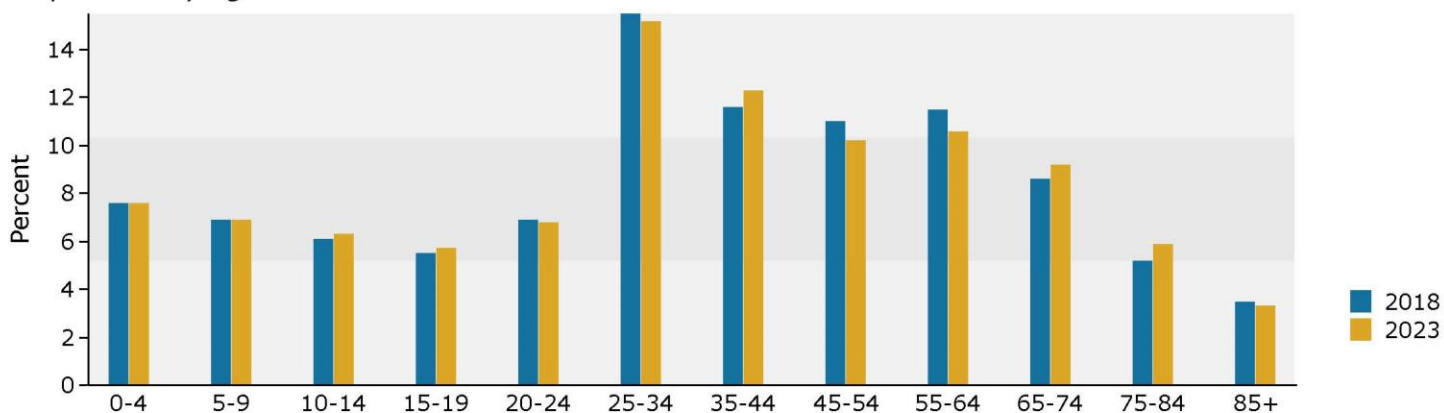
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

August 17, 2018

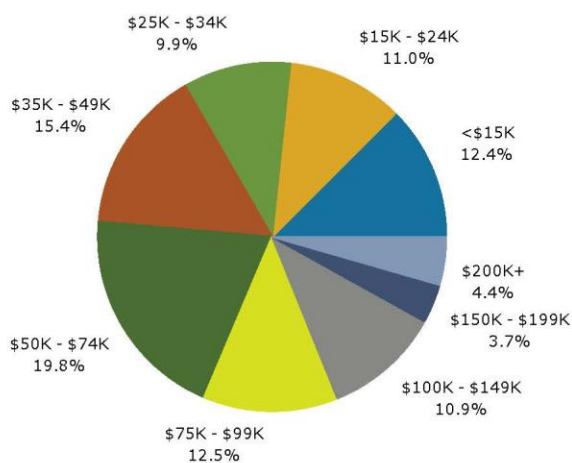
Trends 2018-2023



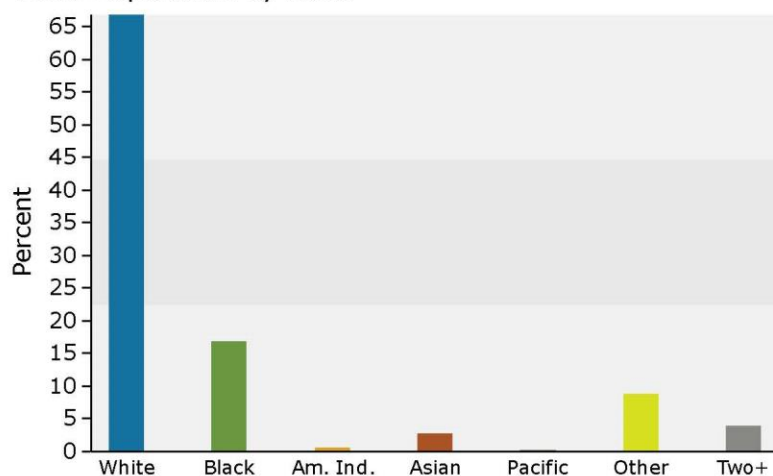
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 26.4%



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 Primary Assumed Business Name	License No.	Email	Phone
NAI Aldrich Thomas Group			
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
A. Lloyd Thomas	203913	althomas@aldrich-thomas.com	(254)773-4901
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