

5902 W Adams Ave Temple, TX 76502

For Lease

TEMPLE

- Located in the West Temple retail node
- Adjacent to H-E-B owned land

SPACE AVAILABLE

- 3,710 SF | 0.87 ac. for lease

RATES

- Please call for pricing

NEARBY RETAILERS



FUTURE
H-E-B

DEMOGRAPHICS (2024)



POPULATION ESTIMATE

1 mi	3 mi	5 mi
3,197	42,044	102,905



DAYTIME POPULATION

1 mi	3 mi	5 mi
3,270	39,518	120,341



MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$63,734	\$70,893	\$69,562



TRAFFIC COUNTS

- 34,987 VPD (W Adams Ave, E of site)
- 35,741 VPD (W Adams Ave, W of site)



SITE

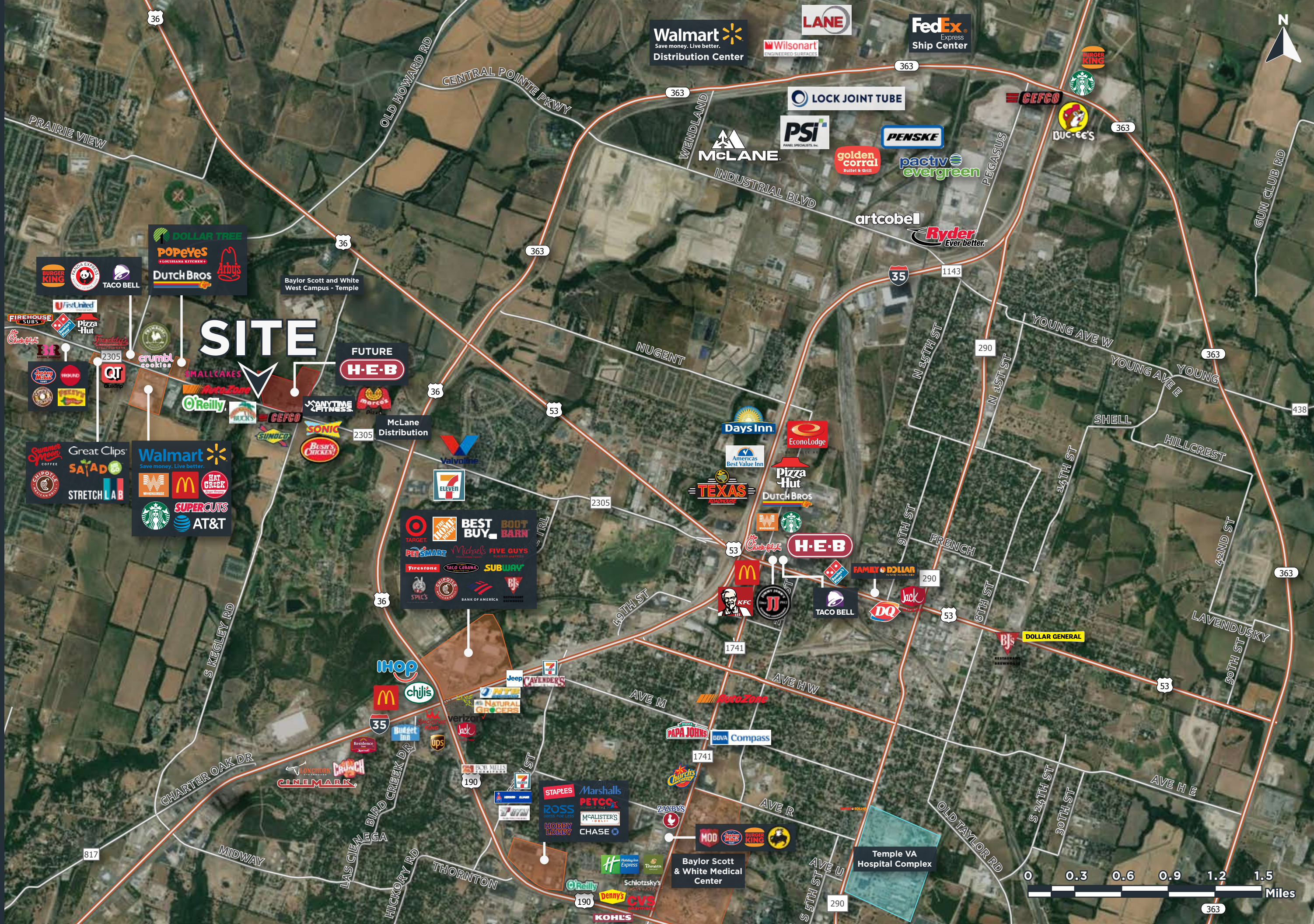
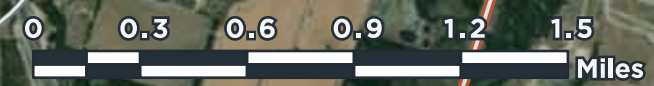
Baylor Scott and White West Campus - Temple

FUTURE H-E-B

McLane Distribution

Temple VA Hospital Complex

Baylor Scott & White Medical Center





Tarver Elementary
732 Students

Barks + Bliss
Veterinary Care

Baylor Scott and White
West Campus - Temple

2305

36

36

S PEA RIDGE RD

HILLIARD RD

S KEGLEY RD

FIREHOUSE SUBS

First United

BURGER KING
PANDA EXPRESS
TACO BELL

DOLLAR TREE
POPEYES
DUTCH BROS
Arby's

Chick-fil-A
FUTURE
BASKIN-ROBBINS

Pizza Hut
FREDDY'S
STEAKBURGERS

PALM ROSE
SCHOOLS

9ROUND
Jersey Mike's
SUBS
FULTON'S

Summer Moon
Great Clips
CHIPOTLE
SAJAD GO
STRETCH LAB

SHIPLEY
DONUTS

QT
QuikTrip

PENFED
CREDIT UNION

HAT CREEK
Steak Company

Big Red Barn
Self Storage

SMALLCAKES
AutoZone

FUTURE
H-E-B

O'Reilly
BUCK'S

CEFCO
SUNOCO

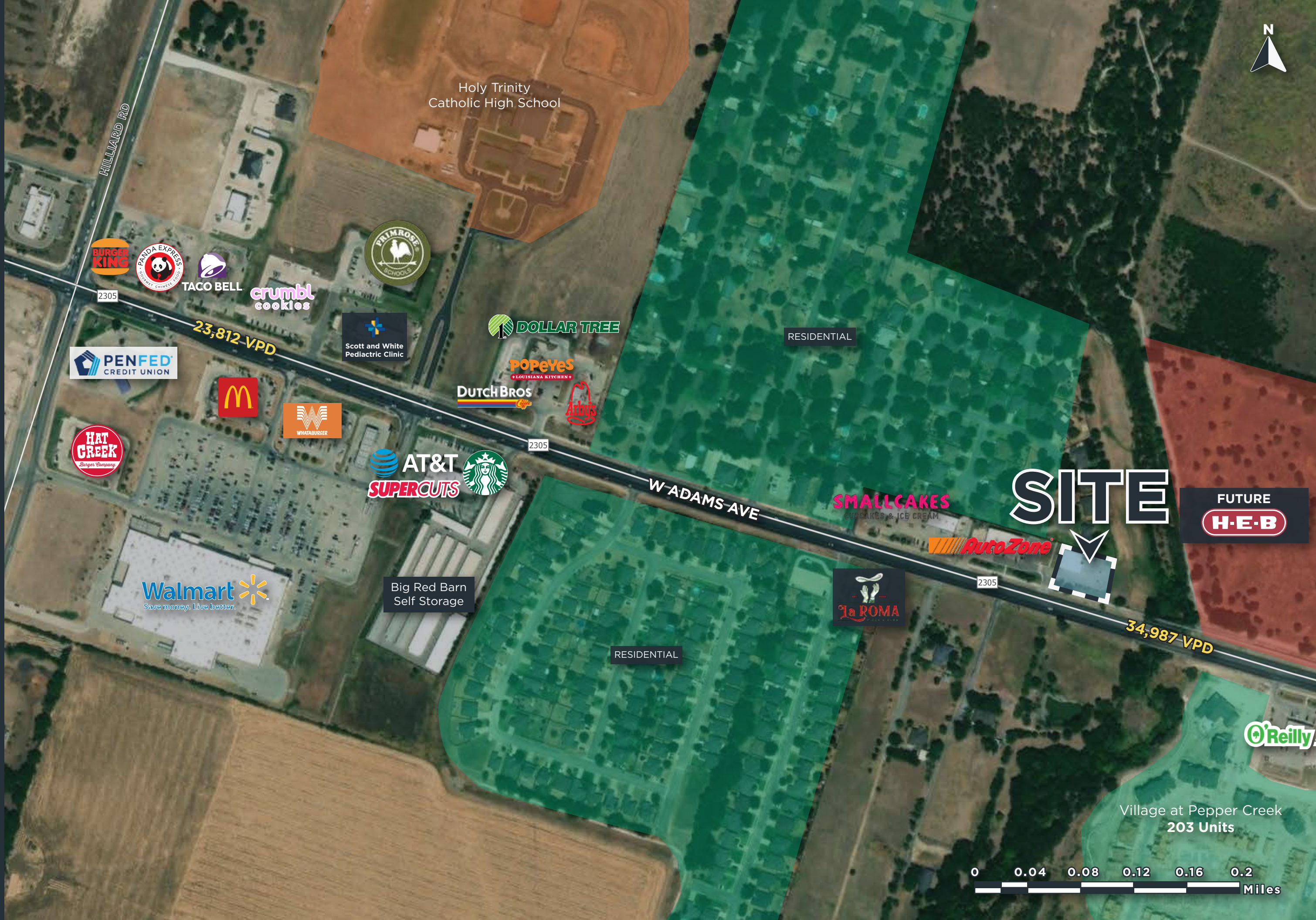
spare time
ANYTIME FITNESS
SONIC
BUSBY'S CHICKEN

McLane
Distribution

SITE

2305

36



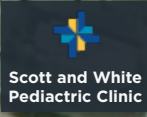
HILLIARD RD

Holy Trinity Catholic High School



2305

23,812 VPD



RESIDENTIAL



2305

W ADAMS AVE



SITE



Big Red Barn Self Storage

RESIDENTIAL

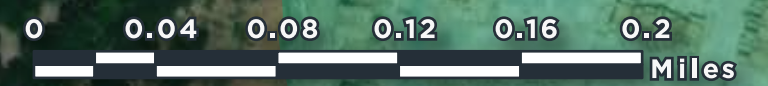


2305

34,987 VPD



Village at Pepper Creek 203 Units





FUTURE
H·E·B

SITE

AutoZone

SMALLCAKES
 CUPCAKES & ICE CREAM

LOCHER ROOM
 HAIRCUTS

La ROMA

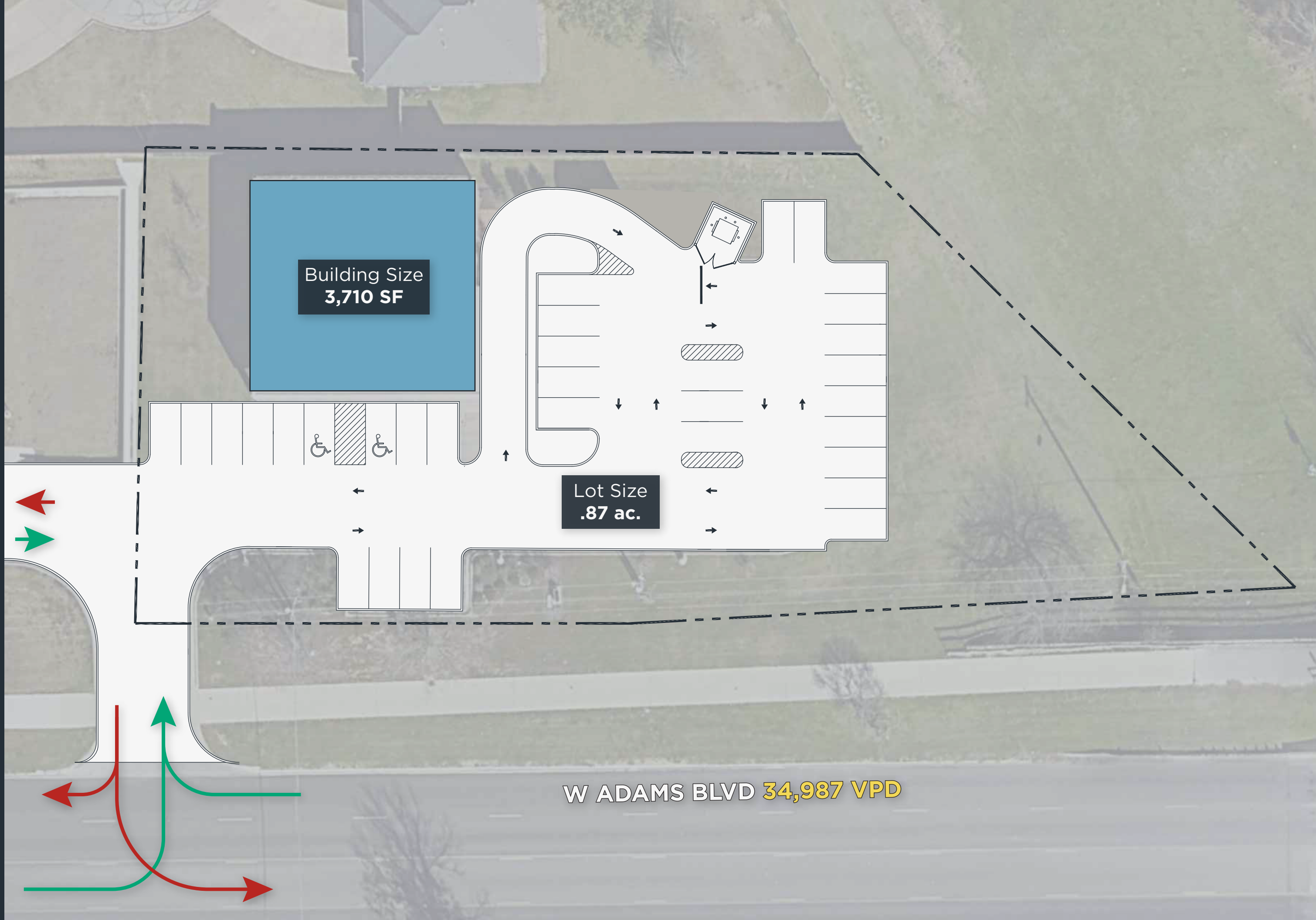
W ADAMS AVE **34,987 VPD**

2305

Village at Pepper Creek
 203 Units

O'Reilly

0 25 50 75 100 125
 Yards



Building Size
3,710 SF

Lot Size
.87 ac.

W ADAMS BLVD 34,987 VPD

Information About Brokerage Services

Texas law requires all real estate license holders 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 counteroffer 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.

Endeavor 2015 Management LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003900

License Number

Robert Charles Northington

Designated Broker of Firm

374763

License Number

Evan Gray Deitch

Licensed Supervisor of Sales Agent/Associate

662260

License Number

Alexa Mathias O'Mary

Sales Agent/Associate's Name

800442

License Number

Buyer/Tenant/Seller/Landlord Initials

Date

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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Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

