

Temple Retail

2102 S 31st, Temple, TX 76504



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Temple Retail

2102 S 31st, Temple, TX 76504

For Lease

THE SITE

- S 31st facing Multi-Tenant retail building
- Located in the West Temple retail node

SPACE AVAILABLE

- 1,440 SF
- 1,500 SF

RATES

- Please call for pricing

NEARBY RETAILERS



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



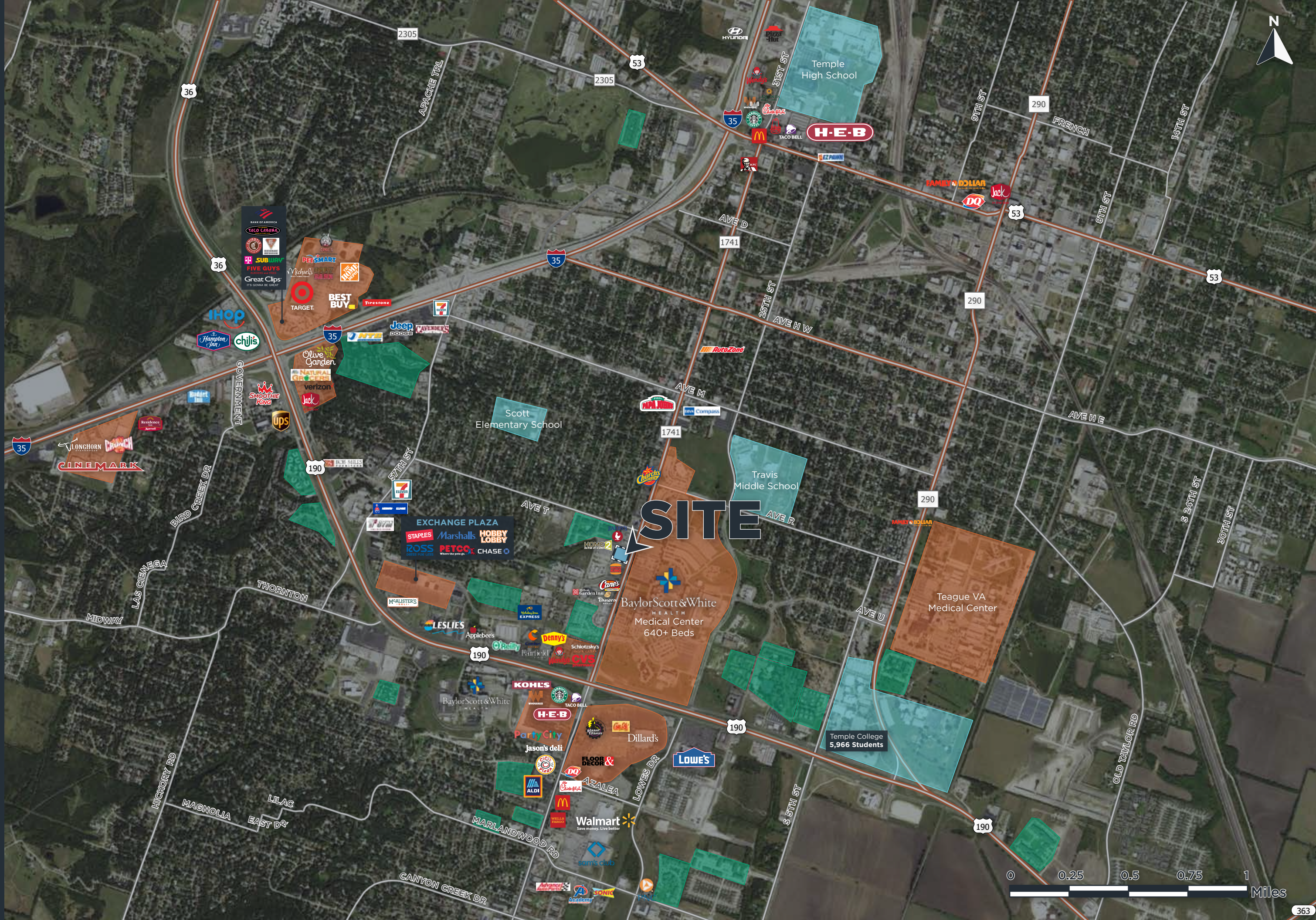
TRAFFIC COUNTS

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

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SITE

Baylor Scott & White
HEALTH
Medical Center
640+ Beds

Temple College
5,966 Students

Teague VA
Medical Center

Temple
High School

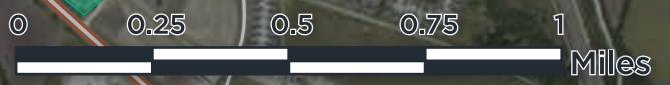
Scott
Elementary School

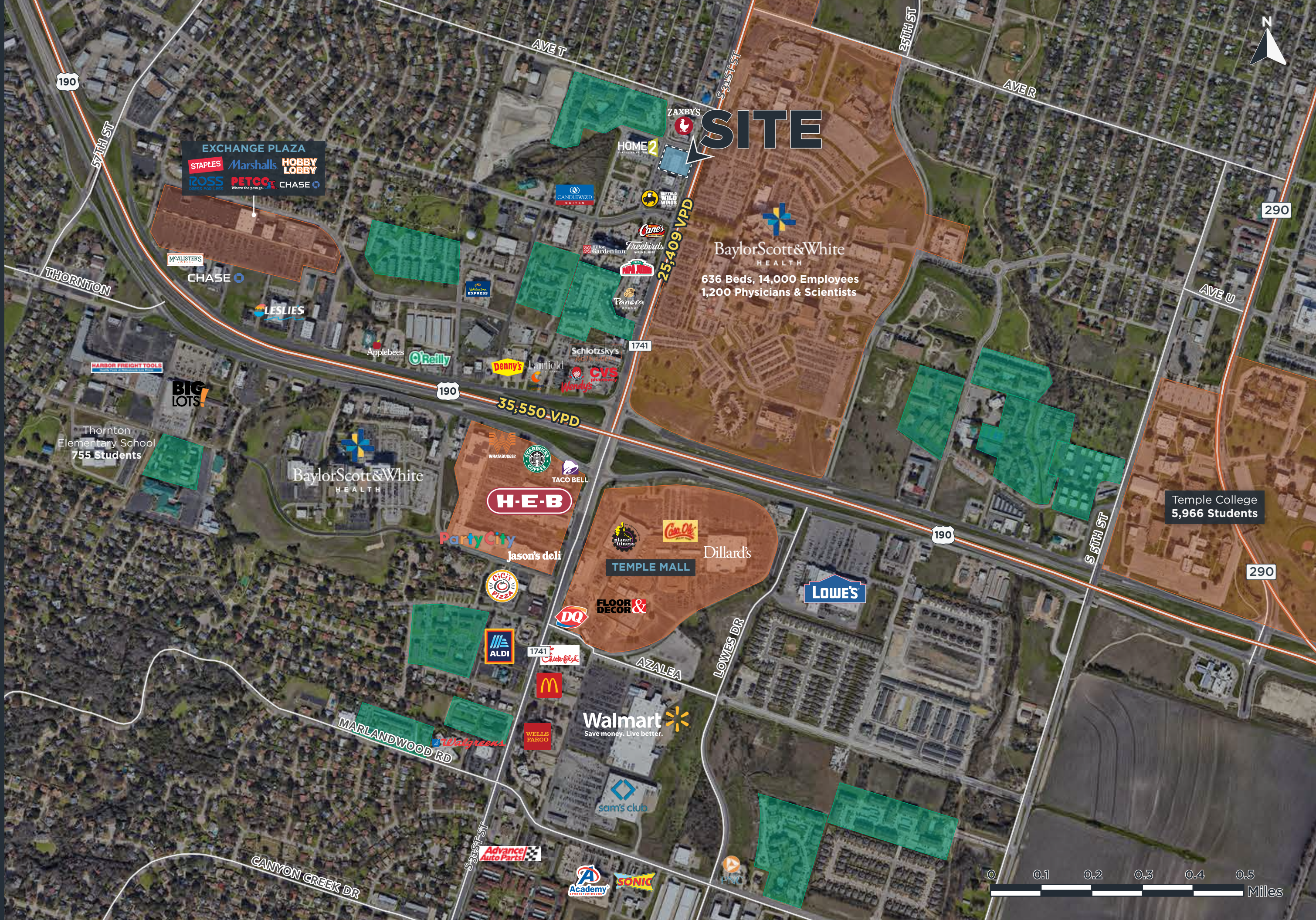
Travis
Middle School

EXCHANGE PLAZA
STAPLES Marshalls HOBBY LOBBY
ROSS PETCO CHASE

BANK OF AMERICA
TACO CABANA
SUBWAY
FIVE GUYS
Great Clips
TARGET
BEST BUY
Firestone
7-ELEVEN
Jeep
DODGE
Olive Garden
NATURAL GROCERIES
verizon
Jack
SMOOTHIE KING
ups

CINEMARK







Temple Medical Centers

190

O'Reilly

Move It Self Storage

Oaks at Creekside
200 Units

Monterey's Little Mexico

Holiday Inn Express
99 Rooms

Temple Veterinary Hospital

Dept. of State Health Services

Mexicano Grille

Swift Uniforms

S 37TH ST

LMS

DIVERGENT

Avenue T Church of Christ

Meebon Thai Cuisine

Law Offices

KOHL'S

190

EVERTON DR

Weston Inn Nursing and Rehabilitation
120 Beds

RVOS INSURANCE

CANDLEWOOD SUITES
76 Rooms

Future Hotel

Azria Temple
200 Units

AVET

Denny's

Fairfield

Megg's Cafe

Villas on the Hill
206 Units

Hilton Garden Inn
133 Rooms

Rosas Cafe

HOME 2 SUITES BY WILTON
100 Rooms

SITE

WALMART

Starbucks

TACO BELL

Wendy's

CVS pharmacy

Schlotzsky's

at&t

Panera BREAD

PAPA JOHN'S

Freebirds

Cane's

BUFFALO WILD WINGS

HUNGER KING

MOD

Jersey Mike's

Fajita Kings

ZAXBY'S

Stratford House Inn

1741

1741

1741

25,409 VPD

1741

1741

190

190

Temple Mall



Baylor Scott & White
HEALTH

636 Beds, 14,000 Employees
1,200 Physicians & Scientists





Rosar's Cafe

CHICKEN SALAD CHICK (Future)

HOME 2 SUITES BY HILTON

Azria Temple 200 Units



SITE



BUFFALO WILD WINGS

BURGER KING ZALES THE DIAMOND STORE



sleep number

Fajita Kings

ZAXBY'S

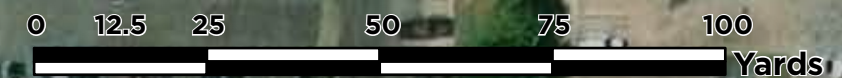


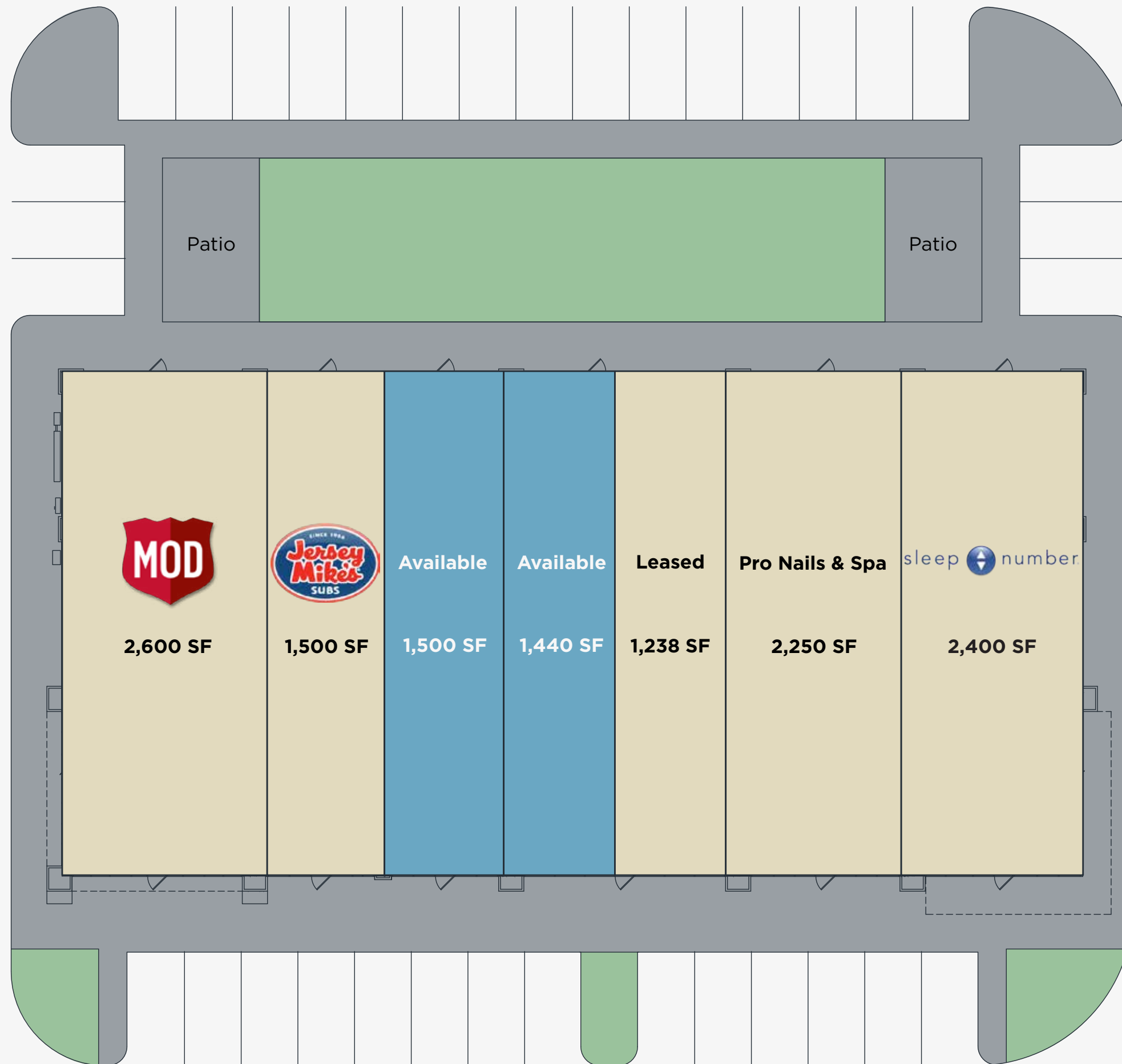
AVET

1741

S 31ST ST 25,409 VPD

1741





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.

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.

Endeavor 2015 Management LLC

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Buyer/Tenant/Seller/Landlord Initials

Date

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

