



PADS -
1.43 & 1.37 AC

For lease or sale:
SWC Central Ave & I-35
Temple, Texas 76501

Metrics

SWC Central Ave & I-35
Temple, Texas 76501

Location

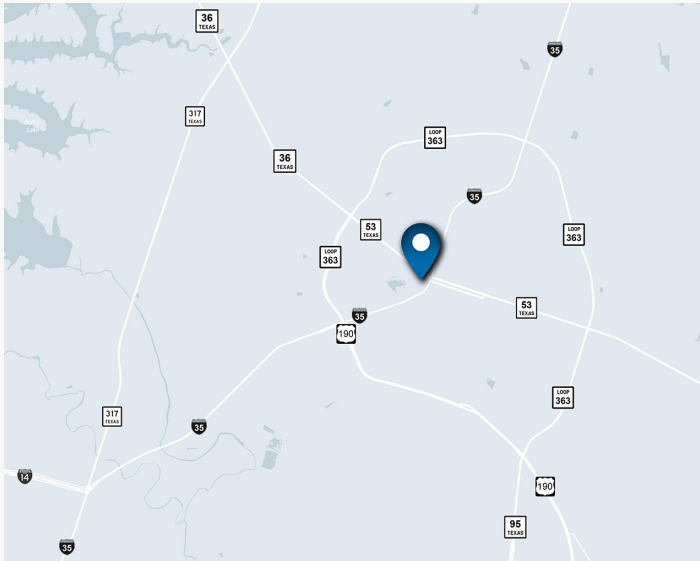
SWC Central Ave & I-35

Size

Pad 1	Pad 2
1.43 AC	1.37 AC
(62,157 SF)	(59,880 SF)

Traffic Counts

I-35	Central Ave
73,640 VPD	14,328 VPD



Property Highlights

1. I-35 visibility
2. Easy access
3. Temple's major thoroughfare
4. 7-11 now open

2025 Demographic Summary

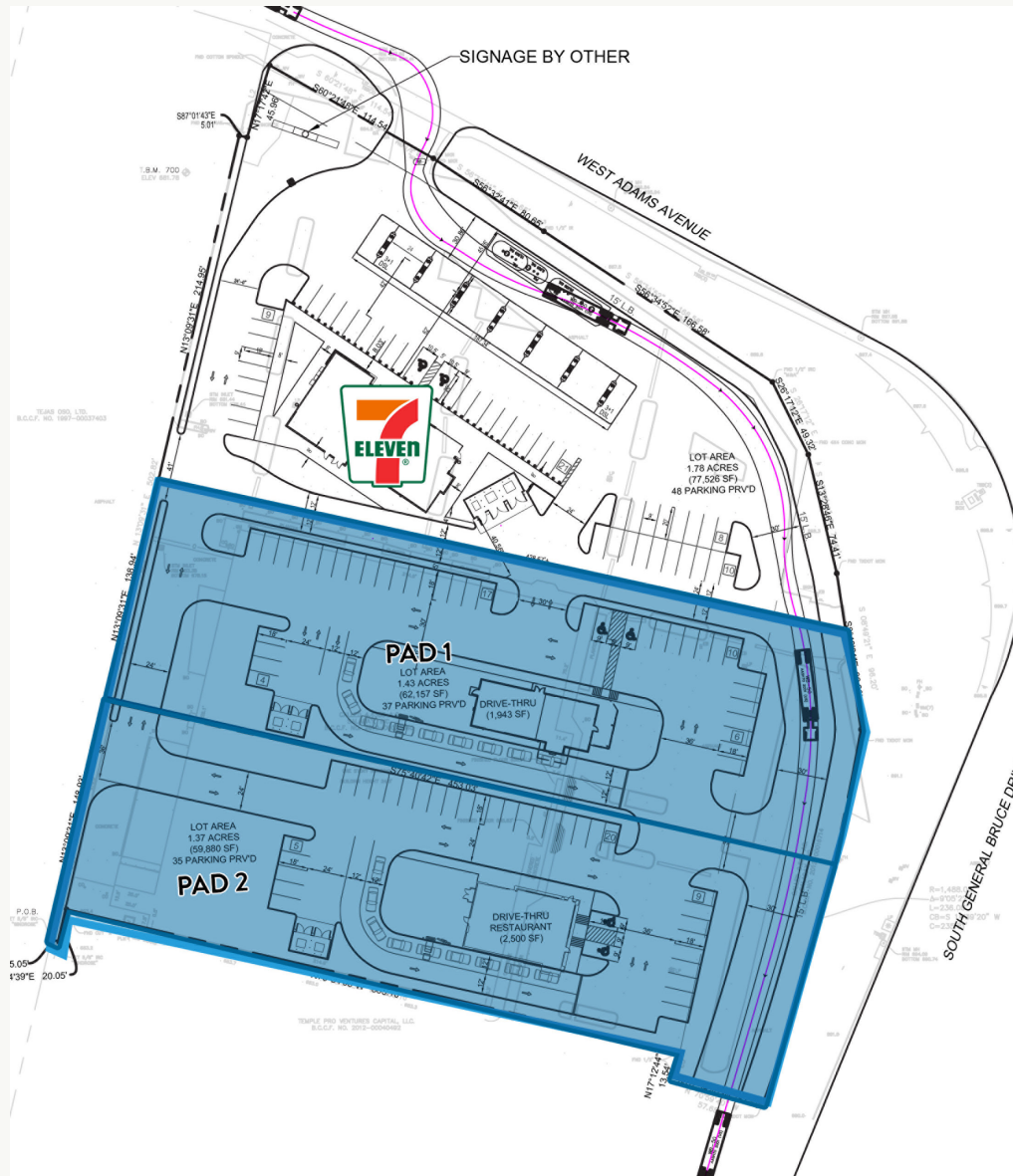
	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,146	56,213	93,379
EST. DAYTIME POPULATION	4,203	27,225	35,041
EST. AVG. HH INCOME	\$81,345	\$80,848	\$96,141

Area Attractions



Site Plan

SWC Central Ave & I-35
Temple, Texas 76501



PAD 1

1.43 AC

(62,157 SF)

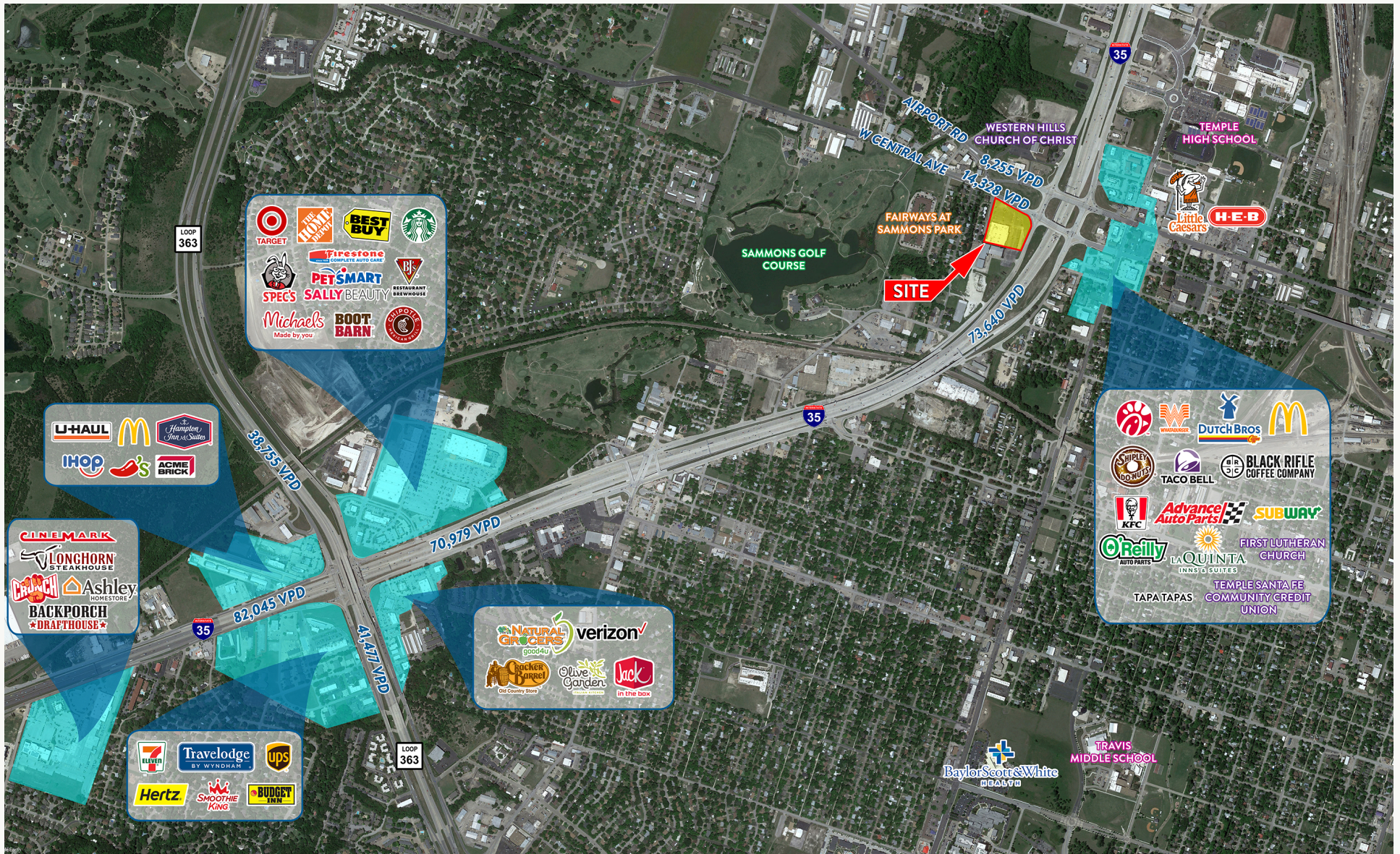
PAD 2

1.37 AC

(59,880 SF)

Aerial

SWC Central Ave & I-35
Temple, Texas 76501



VENTURE

JOHN CHRISTON
JCHRISTON@VENTUREDFW.COM

SAMARA JANOWSKI
SJANOWSKI@VENTUREDFW.COM

BENJAMIN HINES
BHINES@VENTUREDFW.COM

SWC Central Ave & I-35
Temple, Texas 76501

John Christon
Senior Vice President
jchriston@venturedfw.com

Samara Janowski
Vice President
sjanowski@venturedfw.com

Benjamin Hines
Partner
bhines@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

VENTURE

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Venture Commercial Real Estate, LLC.
Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

476641
License No.

info@venturedfw.com
Email

214-378-1212
Phone

Michael E. Geisler
Designated Broker of Firm

350982
License No.

mgeisler@venturedfw.com
Email

214-378-1212
Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

John Christon
Sales Agent/Associate's Name

471769
License No.

jchriston@venturedfw.com
Email

214-378-1212
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Email

Phone

Samara Janowski
Sales Agent/Associate's Name

739321
License No.

sjanowski@venturedfw.com
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Associate

License No.

Email

Phone

Benjamin Hines
Sales Agent/Associate's Name

667680
License No.

bhines@venturedfw.com
Email

214-378-1212
Phone

Buyer/Tenant/Seller/Landlord Initials

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