

PADS -  
1.43 & 1.37 AC

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

VENTURE

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# Metrics

SWC Central Ave & I-35  
Temple, Texas 76501

## Location

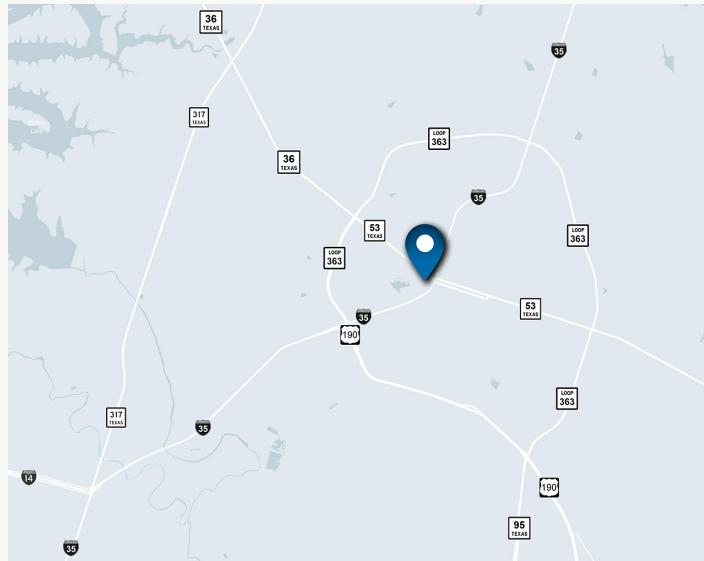
SWC Central Ave & I-35

## Size

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

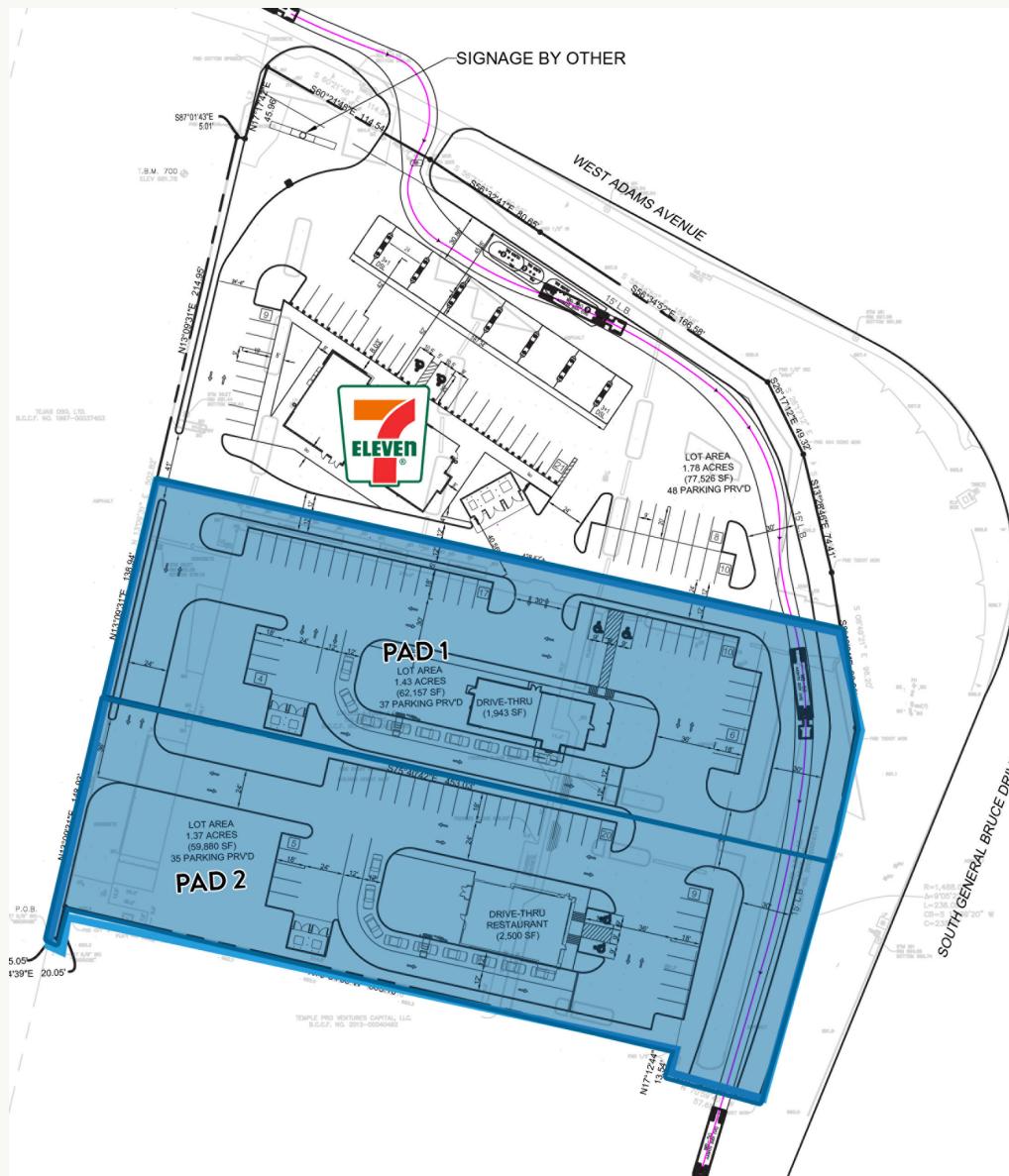
	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,146	56,213	93,379
EST. DAYTIME POPULATION	4,203	27,225	35,041
EST. AVG. HH INCOME	\$81,345	\$80,848	\$96,141

## Area Attractions



# Site Plan

SWC Central Ave & I-35  
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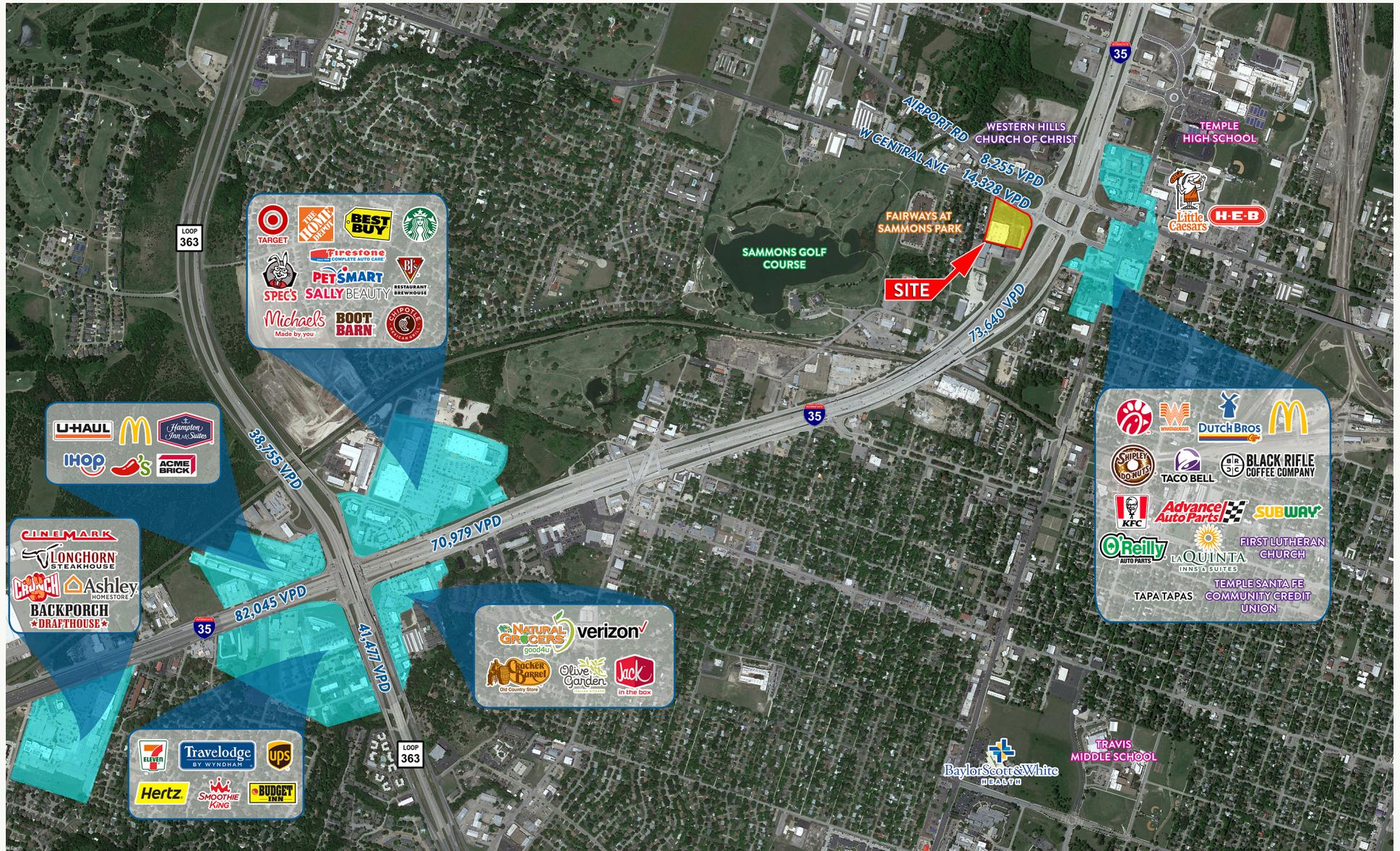


PAD 1  
1.43 AC  
(62,157 SF)

PAD 2  
1.37 AC  
(59,880 SF)

# Aerial

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# 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.*

### 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;
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- 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.**

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

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Designated Broker of Firm	License No.	Email	Phone
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