



OFFERING MEMORANDUM

1506 N 3RD

TEMPLE, TX 26501

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



EXCLUSIVELY LISTED BY

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BROKER OF RECORD

KYLE MATTHEWS

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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS



±3,600

GROSS BUILDING SIZE



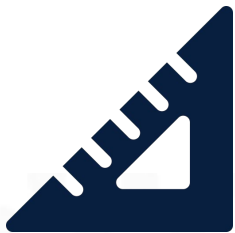
\$369,000

LIST PRICE



4

UNITS



±900

AVG UNIT SIZE



TEMPLE, TEXAS

CITY, STATE



4

2 BED/1 BATH

MAGNOLIA SQUARE

- **Location:** Situated in Temple, Texas, a city experiencing robust population growth and economic expansion. The property is strategically located near major employers, educational institutions, healthcare facilities, and retail centers.
- **Occupancy:** The property currently boasts a high occupancy rate, reflecting the strong demand for rental housing in the area.
- **Economic Growth:** Temple is part of the Killeen-Temple-Fort Hood Metropolitan Statistical Area (MSA), which has shown consistent job growth, low unemployment rates, and a diverse economic base, including healthcare, education, manufacturing, and retail sectors.
- **Demographics:** Temple's population is growing steadily, driven by a combination of local employment opportunities and an influx of residents from nearby metropolitan areas seeking more affordable living options.
- **Education and Healthcare:** Home to Baylor Scott & White Health, Temple College, and Texas A&M University-Central Texas, the area benefits from a stable base of healthcare and educational institutions that contribute to local economic stability.

COMMUNITY AMENITIES

Shopping and Dining

- **Downtown Temple:** Features a variety of local shops, boutiques, and restaurants offering diverse cuisines.
- **Temple Mall:** Provides a range of retail stores, dining options, and entertainment venues.
- **Market Loop:** Home to big-box retailers, grocery stores, and casual dining establishments.
- **Temple Public Library:** Offers a vast collection of books, digital resources, and community programs for all ages.
- **Temple College:** A community college offering a range of associate degrees, certificate programs, and continuing education courses.

APARTMENT AMENITIES

- Recently renovated
- On site washer dryer with opportunity to convert to an extra unit
- Located on one of the main thoroughfares in Temple
- Proximity to I-35





190

REGENCY MANOR
HEALTHCARE CENTER

TEMPLE HIGH SCHOOL
2,300 STUDENTS

LAMAR MIDDLE SCHOOL
532 STUDENTS



**SUBJECT
PROPERTY**

TARGET
Michaels
CVS pharmacy
PET SMART
BEST BUY
SALLY BEAUTY
Starbucks
Firestone

SAMMONS GOLF COURSE

LAQUINTA
Chick-fil-e
INNS & SUITES

H-E-B

Domino's
Pizza

Bird Creek
- BREWING -

PREWITT PARK

± 82,700 VPD

SCOTT ELEMENTARY
462 STUDENTS

Jack
DQ
in the box

HECTOR P GARCIA ELEMENTARY
394 STUDENTS

SUNOCO

BJ's
RESTAURANT
BREWHOUSE

Olive Garden
ITALIAN KITCHEN

7
ELEVEN

TRAVIS MIDDLE SCHOOL
638 STUDENTS

WILSON PARK RECREATION CENTER

± 35,100 VPD

Schlotsky's
Denny's
Wendy's

BaylorScott & White
MEDICAL CENTER
TEMPLE

FAMILY
DOLLAR

TEMPLE MALL

Dillard's
planet fitness
planet fitness
FLOOR & DECOR
TREME
A TRAIL OF HITS
FAMILY
FOOD

VA

MERIDITH-DUNBAR EARLY CHILDHOOD
393 STUDENTS

Orangetheory
Starbucks
SHOE DEPT. ENCORE
TACO BELL
SUBWAY
Party City

190

TEMPLE COLLEGE
6,000 STUDENTS

FINANCIAL OVERVIEW



VALUATION SUMMARY



\$369,999
LIST PRICE



\$92,500
PRICE/UNIT



5.82%
CAP RATE

INVESTMENT SUMMARY

ADDRESS	1506 N 3rd Temple, TX 26501
NUMBER OF UNITS	4
YEAR BUILT	1977
APN	132237
GROSS SF	0±3400
AVERAGE SF PER UNIT	±850
LOT SIZE (ACRES)	±0.37

UNIT MIX & SCHEDULED INCOME

TOTAL UNITS	UNIT MIX	UNIT MIX %	AVG SF	CURRENT		MARKET	
				AVG RENT	MONTHLY RENT	RENT	MONTHLY RENT
4	2x1	100	±850	±772	\$3088	866	\$6928

AREA OVERVIEW



AREA OVERVIEW

Temple, Texas is a vibrant city located in the heart of Central Texas. Known for its strategic location along the I-35 corridor, Temple serves as a significant hub for business, healthcare, education, and cultural activities. The city boasts a diverse and robust economy, making it an attractive destination for residents, businesses, and investors alike. It is ripe for growth in population and as a satellite to both Austin and Waco MSA's

ECONOMY

Baylor Scott & White Health: Temple is home to the largest not-for-profit health system in Texas. The Baylor Scott & White Medical Center is a major employer and provides comprehensive medical services, research, and education, significantly contributing to the local economy.

Temple College: A community college offering a wide range of associate degrees, certificate programs, and continuing education courses. It plays a vital role in workforce development and community enrichment.

Wilsonart International: A leading manufacturer of engineered surfaces, headquartered in Temple. The company is a significant employer and contributes to the city's industrial base.

Manufacturing Sector: Temple hosts various manufacturing companies that produce goods ranging from automotive parts to consumer products, supported by the city's strategic transportation links.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	9,884	60,565	77,316
Current Year Estimate	9,451	57,558	73,098
Growth Current Year-Five-Year	0.9%	1.0%	1.2%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,727	24,265	30,862
Current Year Estimate	3,561	23,042	29,163
Growth Current Year-Five-Year	0.9%	1.1%	1.2%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$37,918	\$63,079	\$70,723

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1506 N 3rd Temple, TX 26501** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

OFFERING MEMORANDUM

TEMPLE FOURPLEX

TEMPLE, TEXAS

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REAL ESTATE INVESTMENT SERVICES



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.

11-2-2015



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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date