

AUBREY'S CROSSING

3809 GENERAL BRUCE DR - TEMPLE, TEXAS 78502
SEC I-35 & SOUTHWEST H K DODGEN LOOP

FOR LEASE

\$18.00 PSF NNN

*NNNs- \$2.00 PSF

(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE:

1,000 sf - 11,310 sf

PAD SITES AVAILABLE

PROPERTY HIGHLIGHTS

- Recently constructed shopping center located at the corner of I-35 & SW H K Dodgen Loop.
- Parking Ratio of 1:175 sf
- Exposure to over 92,000 VPD on Interstate 35
- Less than 2 miles from Scott & White Hospital

Available Space:

- 11,310 sf (divisible to 1,600 sf)
- 1,000 sf (up to 4,120 sf contiguous)
- 3,120 sf (divisible to 1,600 sf)
- Pad Sites (Call for Pricing)

Area Retailers:



Alan Rust, CCIM
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 512.474.5557

David Simmonds
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 512.474.5557

CALL TODAY FOR MORE INFORMATION



DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
2009 Population	6,668	44,859	69,033
Average HH Income	\$70,989	\$64,558	\$62,920
Total Daytime Population	7,842	52,562	77,698

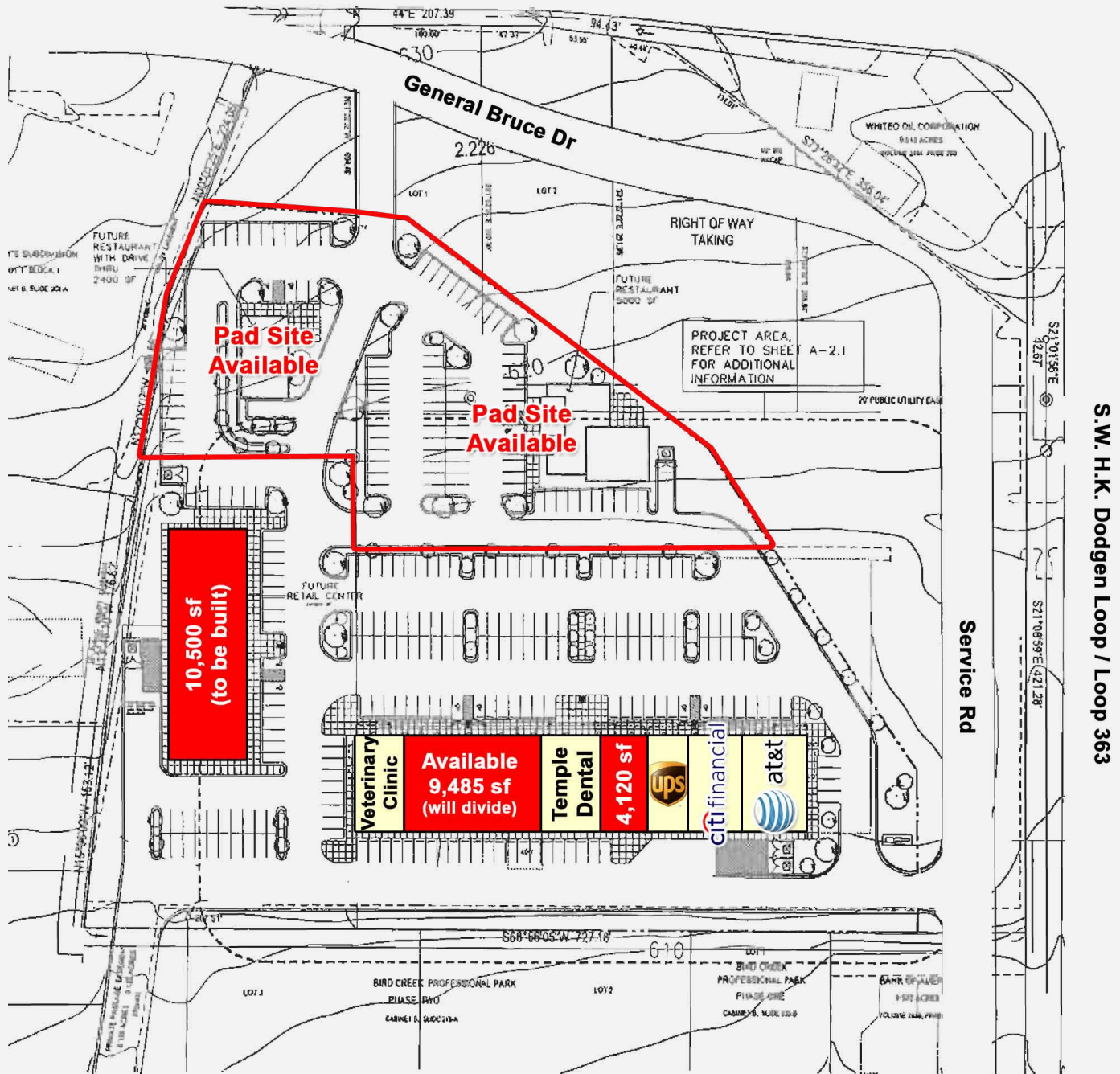


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SWC I-35 & SOUTHWEST H K DODGEN LOOP

Interstate 35



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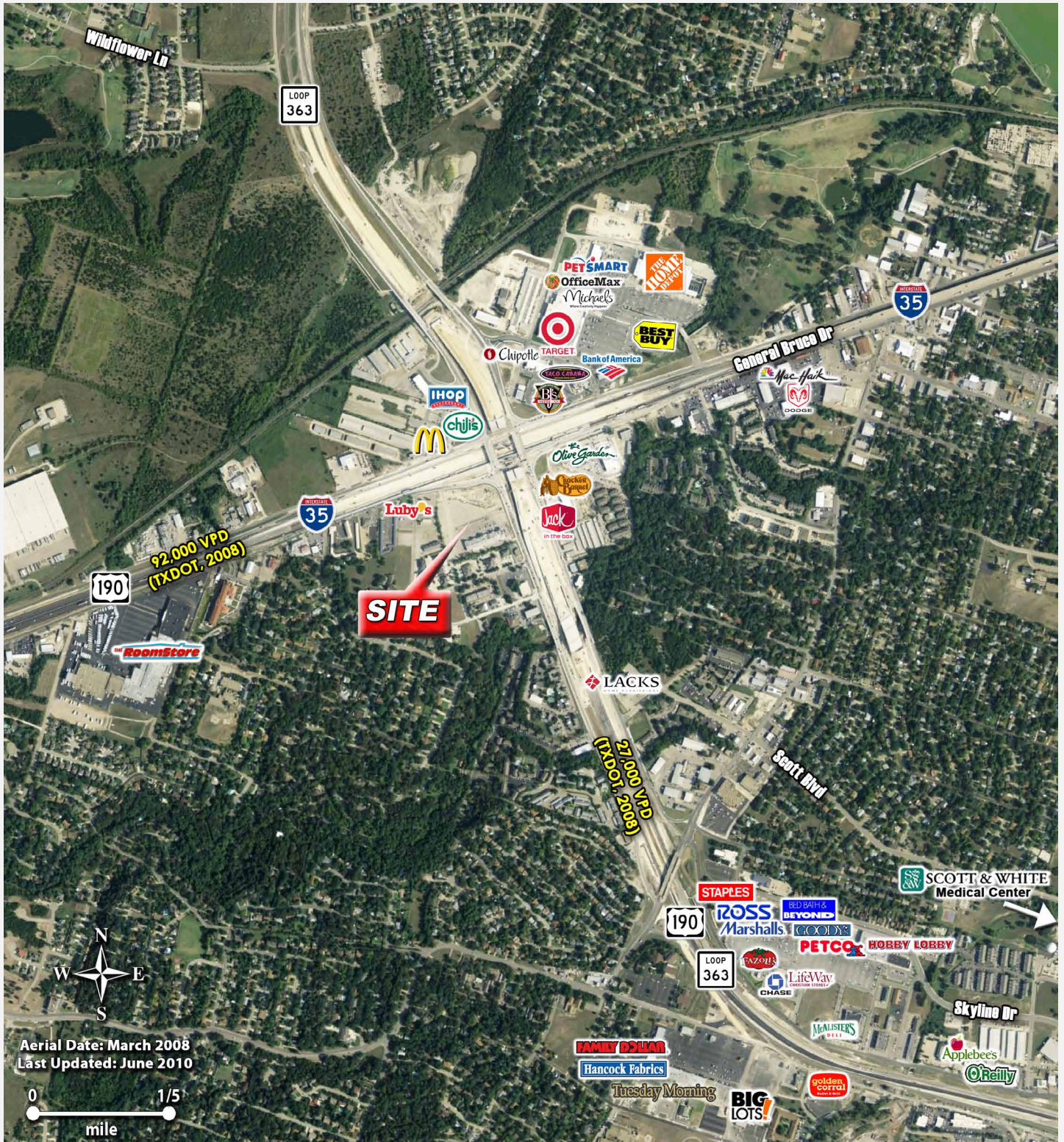
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HEB to build big in Temple

\$20M refrigerator as big as three grocery stores
Date: Friday, September 30, 2011, 5:00am CDT

HEB's new cold-storage facility will serve areas north of Austin and employ about 40 people. It'll be built near an existing distribution center.

HEB Grocery Co. plans to build a \$20 million, 300,000-square-foot frozen food distribution center in Temple to supply 50 HEB stores from Austin to Dallas.

The project, scheduled to break ground in October and be completed in June 2012, will adjoin HEB's existing 450,000-square-foot distribution center there. The cold distribution center is expected to employ 40 additional workers.

HEB is building the facility to save mileage, labor and environmental costs, company officials said. The facility will be hiring order selectors, forklift operators, refrigeration maintenance technicians and management.

The grocer chose to build in Temple, among other reasons, because it offers a central location not far from North Texas, a region rumored to be part of HEB's expansion plans.

Temple incentivized HEB with a 10-year property tax cut while selling the company 135 acres of land for the facility. There is hope the company will expand there in the future. When the company built its existing facility in 2010, HEB officials told the Temple Economic Development Corp. that they'd bring 130 jobs. With the additional cold storage facility, the number of employees will grow to 200. Another plus for the city: HEB's upcoming project doesn't require the city to make further infrastructural improvements, said Lee Peterson, president of the Temple Economic Development Corp.

Peterson, who called the proposed facility a "showcase workplace," expects HEB to exceed its projection to hire 40 new workers. "They always do more than they say," he said.

Founded as a rail town in 1881, Temple has a large Burlington Northern Santa Fe Corp. switching station and rail yard that companies with distribution requirements like HEB often choose to build near. And the capability exists to extend a rail line to HEB's distribution center "when they are ready for it," said Charley Ayres, director of business development for the Temple EDC.

"There aren't that many rail sites around Austin, which is another reason we think Temple is such a good site for distribution facilities and other companies that require access to transportation," Ayres said.

The biggest challenge faced by the Taylor EDC has been a lack of available buildings, although there is land ripe for development. "We have been consistently getting requests for properties from companies that are looking to move quickly, in a 12- to 18-month period, but we just don't have the facilities to accommodate a lot of that," Ayres said. "If they want to build from the ground up, then we can certainly move quickly on that."

HEB named Griffco Design as architects and Build Inc. as the lead construction contractor for the new project.

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solutions

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solutions

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

