

TEMPLE

DEVELOPMENT SITE
12.2 ACRES



Marcus & Millichap
MYERS MULTIFAMILY
GROUP

MegaTravel
TRAVEL SPECIALIST
EST. 1988

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MARKETING MATERIALS

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ACTIVITY ID:

Marcus & Millichap
MYERS MULTIFAMILY
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Executive Summary



LAND PARCEL
AVAILABLE

Multifamily 12.2ac

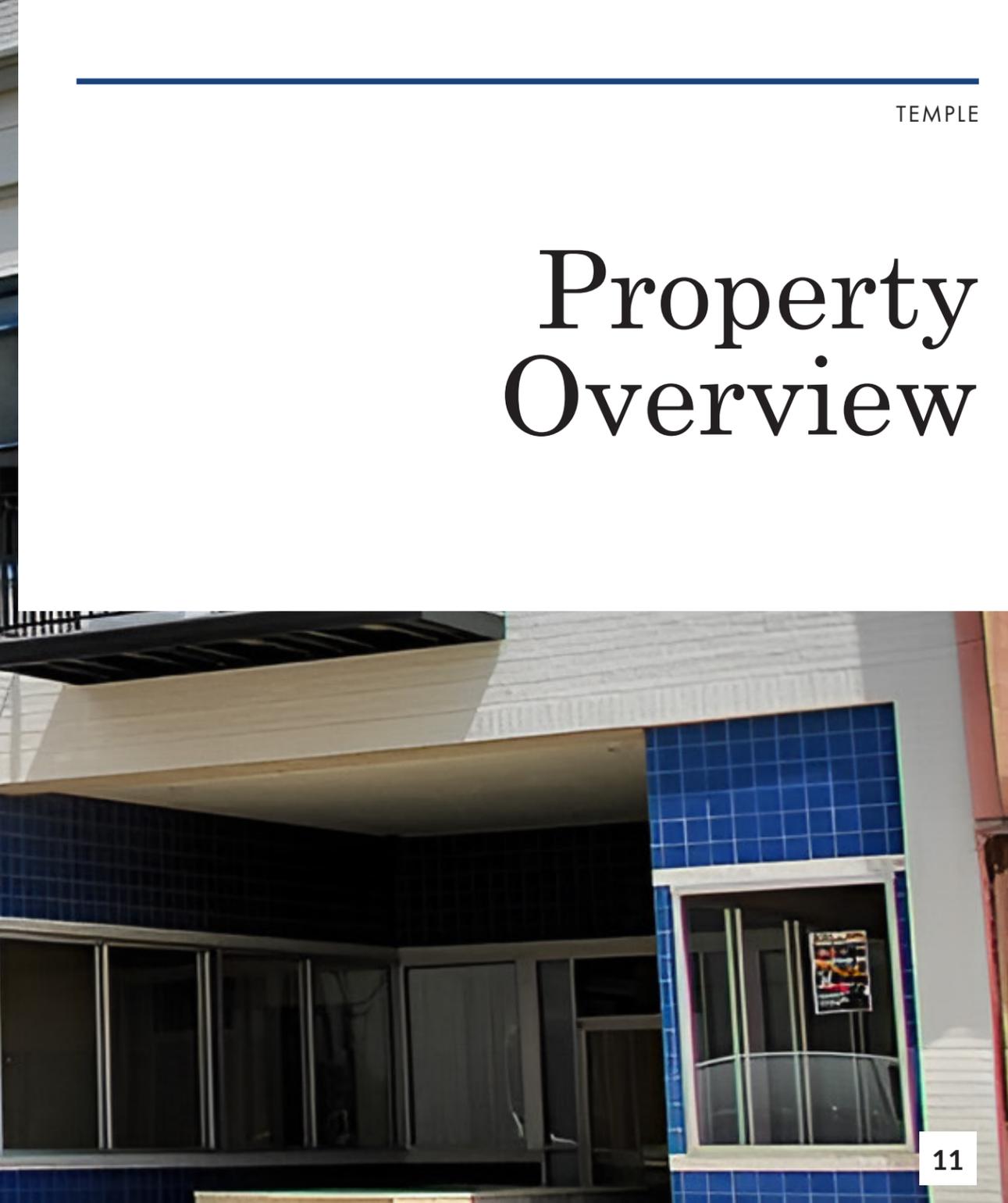
Temple Land Development

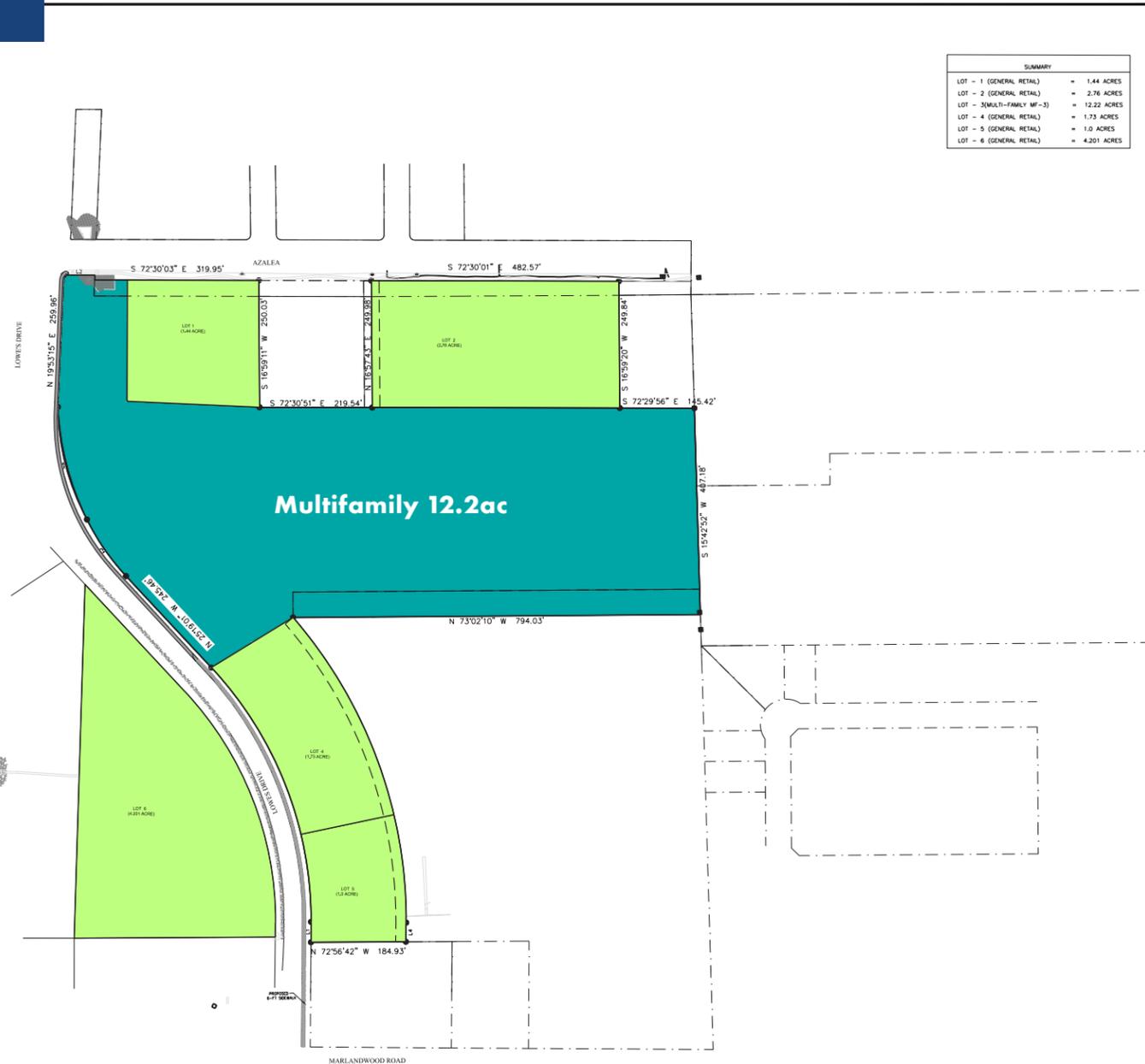
Acreage	12.2 Acres
Location	A 12.22-acres tract (Lot-3 as shown on the exhibit-5) out of 19.159-acres situated in the Maximo Moreno Survey, Abstract No. 14, Bell County
Current Entitlements	350 units- \$10,000 per unit
Per Square Foot	\$6.57





Property Overview





SUMMARY	
LOT - 1 (GENERAL RETAIL)	= 1.44 ACRES
LOT - 2 (GENERAL RETAIL)	= 2.76 ACRES
LOT - 3 (MULTI-FAMILY MP-3)	= 12.22 ACRES
LOT - 4 (GENERAL RETAIL)	= 1.73 ACRES
LOT - 5 (GENERAL RETAIL)	= 1.0 ACRES
LOT - 6 (GENERAL RETAIL)	= 4.201 ACRES

REV. NO.	DESCRIPTION	DATE

NOTES:

LEGEND:

SIGNATURE/SEAL:

RCE RAO'S CONSULTING ENGINEERS
P.O. BOX 30081 SAN ANTONIO TX 78230
 PHONE (214) 355-1100 FAX (214) 355-1101
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PROJECT DESCRIPTION:
 LOWES & AZALEA
 TEMPLE TX

TITLE: MASTER DEVELOPMENT PLAN
 2018-1078



LOCAL ATTRACTIONS



TEMPLE LAND DEVELOPMENT

Myers Multifamily Group is pleased to present the exclusive listing of the Temple Development Site, strategically located at the corner of Lowes Drive and Azalea Drive in Temple, Texas. This prime offering consists of approximately 12.2 shovel-ready acres, presenting a compelling opportunity for multifamily development. Positioned in one of Temple's most rapidly growing corridors, the site benefits from direct access to key retail, medical, and employment hubs, including proximity to Baylor Scott & White Medical Center and the Temple Mall area.

Temple continues to experience robust growth driven by its central location along the I-35 corridor and expanding health, education, and manufacturing sectors. The area boasts strong demographics, a rising median home price, and limited competition in new multifamily inventory. With no market-rate multifamily units currently under construction nearby, the Temple Development Site offers developers a rare opportunity to capitalize on immediate demand in one of Central Texas' most active submarkets.



Baylor Scott and White Medical Center
1.8 Miles



Temple College
1.5 Miles



HEB Distribution Center
8.6 Miles

I-35 CORRIDOR

The I-35 corridor serves as a critical economic spine for Texas, linking the major metro areas of Dallas-Fort Worth, Austin, and San Antonio. This region is experiencing rapid population growth, business expansion, and infrastructure investment, making it one of the most sought-after areas for real estate development in the nation. Temple, situated directly along I-35 between Dallas and Austin, is uniquely positioned to benefit from this momentum while offering a more accessible and cost-effective entry point for multifamily investors.

 Approximately 86% of Texas residents live along the I-35 corridor

 \$1.2 Trillion in Gross Domestic Product

 Over 6.7 Millions Jobs

 Approximately 220,000 vehicles travel the I-35 corridor

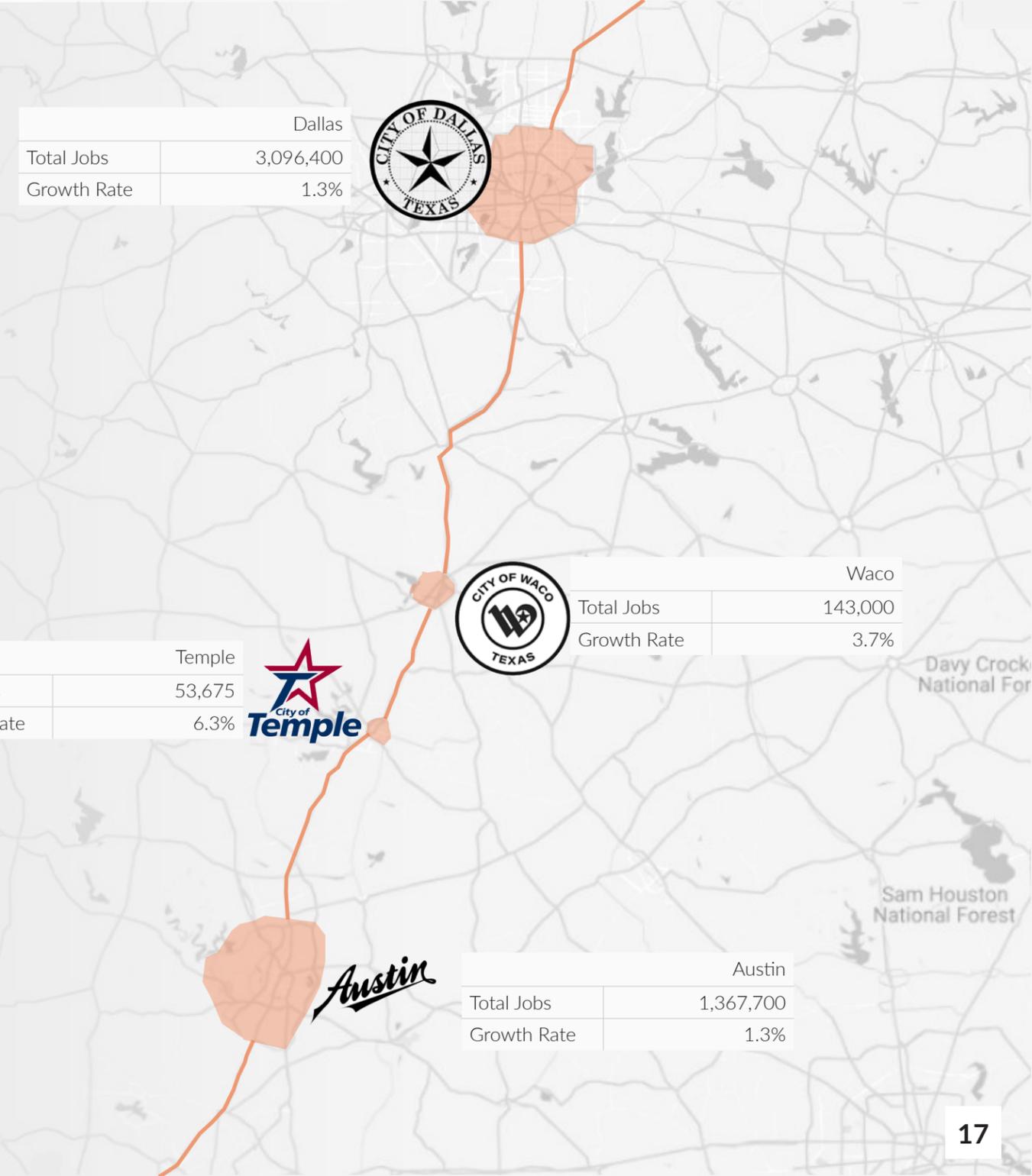


Dallas	
Total Jobs	3,096,400
Growth Rate	1.3%

Temple	
Total Jobs	53,675
Growth Rate	6.3%

Waco	
Total Jobs	143,000
Growth Rate	3.7%

Austin	
Total Jobs	1,367,700
Growth Rate	1.3%



BLUEPRINTS

Located at the corner of Lowes Drive and Azalea Drive in Temple, Texas, this 12.22-acre parcel presents a compelling opportunity for commercial or mixed-use development in a high-growth corridor. Situated just minutes from major thoroughfares and surrounded by residential neighborhoods and retail amenities, the site offers both visibility and accessibility—key factors for businesses, service providers, or residential developers. With utilities nearby and flat, buildable terrain, this property is ready for immediate planning and execution. Its prominent frontage and convenient location make it ideal for a wide range of uses, from retail centers to office parks or healthcare facilities.

The strategic placement of this land within a rapidly expanding area of Temple further enhances its long-term value. Just blocks from major employers, medical hubs, and existing multifamily communities, the site is well-positioned for rezoning potential or phased development. Investors and developers alike will appreciate the scalability and flexibility of this parcel, whether looking to establish a flagship commercial presence or meet the increasing demand for housing in Central Texas. With ample space and strong surrounding growth trends, this 12.22-acre site represents a rare chance to secure a footprint in one of Temple's most dynamic areas.





Market Overview

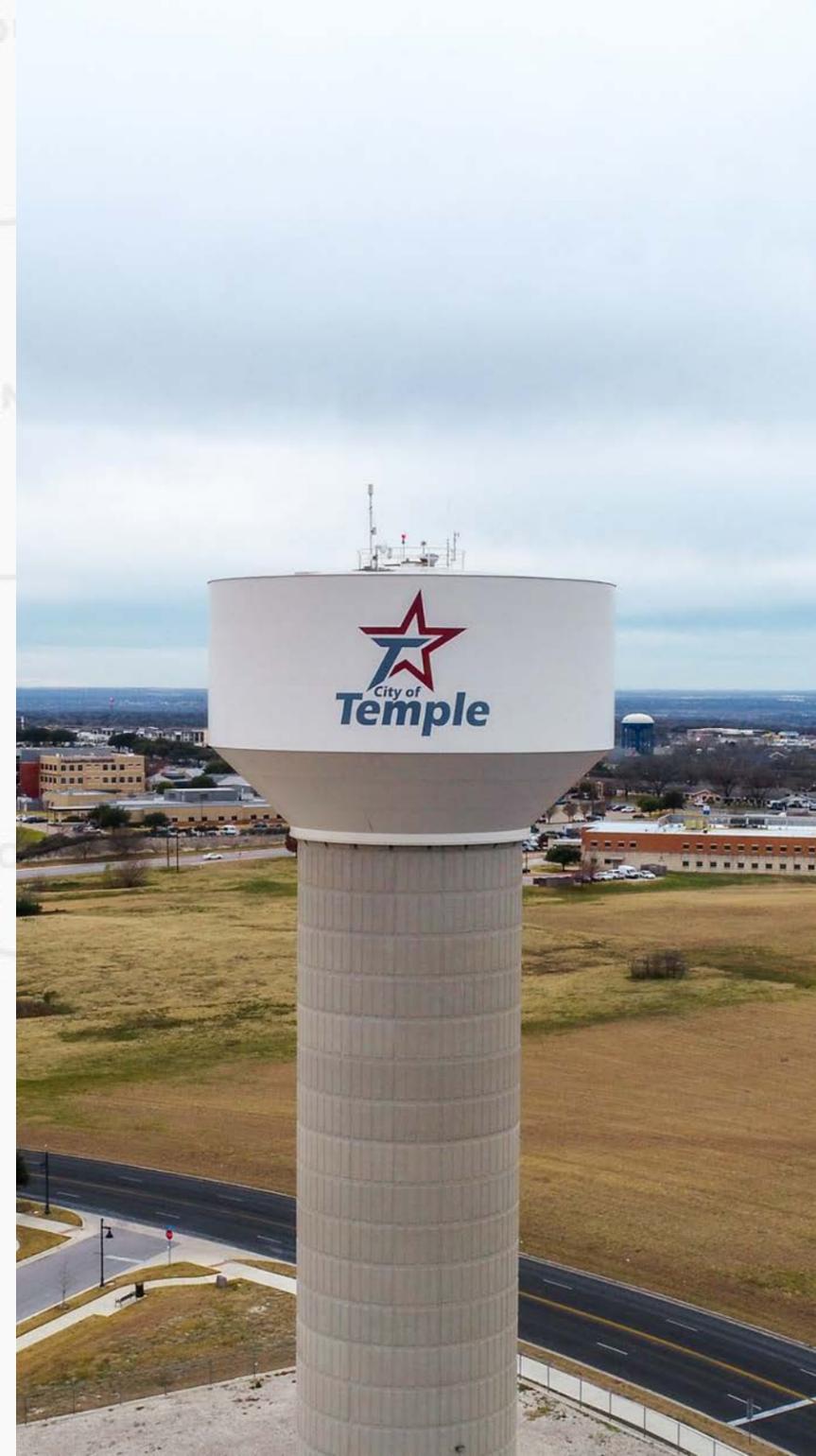
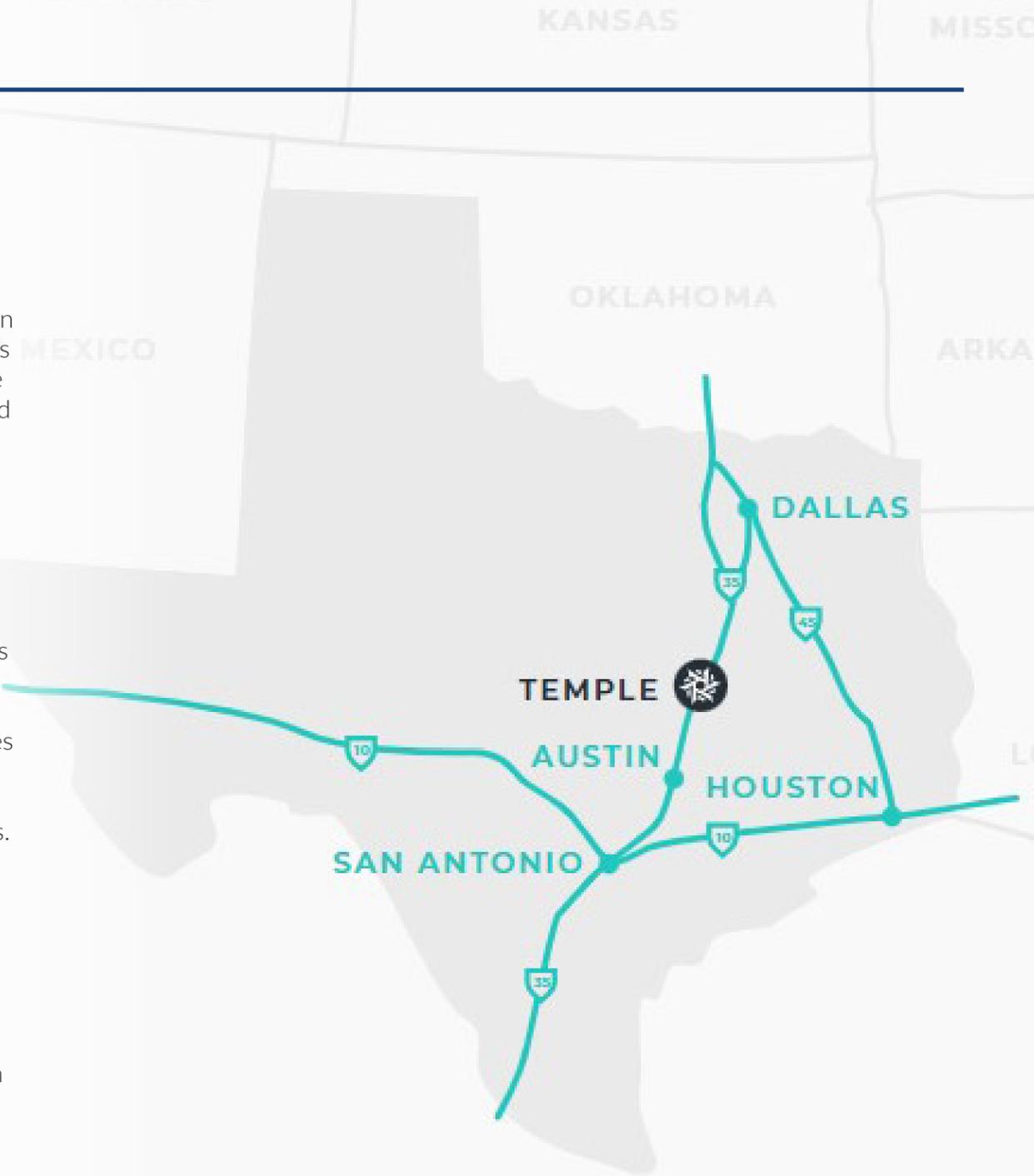
City of Temple

Located 45 minutes north of Texas' capital, the city of Temple is a launchpad for companies at the crossroads of I-35 and the planned I-14 slated to run from El Paso, Texas to Georgia. Home to 2,000 acres of shovel-ready land prime for development, Temple beckons to companies looking to establish or expand manufacturing and distribution operations.

With costs 10% below the national average, doing business in Temple means outlays are far from outrageous. Adjust your bottom line for significant savings when it comes to land, real estate and utilities in this burgeoning metro area with a low price tag, in a state with valuable business incentives and competitive taxes.

Expanding career opportunities, diversified industries and a low cost of living are attracting the next generation of skilled workers. Temple is a regional employment hub on the rise with 501,333 residents. Savvy college grads, highly trained military veterans and technical expertise are powering business in Temple.

More than \$2 billion in private investment over the last 10 years is fueling Temple's appeal with new business, talent and residents. Enhancements to hospitality, amenities, transportation and downtown are part of the progress behind the Temple transformation, with \$366 million in quality of life improvements currently underway.



Projected Job Growth

Temple is a corporate sweet spot for tapping into shovel-ready sites, well-trained workforce and an interconnected transportation network of air, rail and road. Doing business in Temple means businesses are positionally primed between Dallas and Austin and have access to 28 million people within two-and-a-half hours.



Life sciences logistics boost industry success in

Temple, TX

Texas is an emerging hub for life sciences, and the state’s talent pipeline – rated No. 1 for medical and clinical lab technologists – includes six medical schools that rank in the country’s top 100.

While the entire state can lay claim to the ongoing boom, Central Texas has long invested in the success of its health and life sciences industry. As a result, the Temple community formed a nexus between education, talent and business resources, helping to shape the future of this key industry.



Education and Talent Pipeline-

Temple institutions like Temple College and the upcoming Baylor College of Medicine offer top-tier health science programs, drawing talent and producing graduates who often remain in the area. The Temple Medical and Educational District (TMED) and the Temple Health and Bioscience District (THBD) further support this ecosystem through medical education, business development, and research initiatives.

Skilled Workforce-

With 30% of residents working in healthcare and a diverse, youthful population, Temple provides businesses access to a robust and growing talent pool supported by local higher education institutions.

Strategic Location-

Located between Austin and Dallas along the I-35 corridor, Temple reaches 80% of Texas’ population within a few hours and maintains a lower-than-average cost of living. This accessibility and affordability make it a prime location for healthcare growth.

BSWH’s continued investment—including one of Texas’ 21 Level I trauma centers—demonstrates the region’s long-term commitment to health and life sciences. Temple offers the infrastructure, workforce, and environment to help companies thrive.



Temple Medical & Educational District (TMED)

The City of Temple joined in partnership with key public and private entities to jointly promote education and medical activities of Scott and White, the VA, Temple College, the Bioscience District, and Texas A&M Health Science Center and to advance the redevelopment of both residential and commercial neighborhoods surrounding the campuses. This community-wide redevelopment effort, entitled “TMED”, is aimed at ensuring the long term economic vitality of a critical area in our City.



The Story-

The TMED South strategic plan presents a bold, forward-looking vision that reimagines how the Temple region can grow in a way that honors its past while embracing future opportunity. It seeks to position TMED and TMED South not as isolated nodes of development, but as vital connectors between the expanding southern parts of Temple and the historic downtown core. This integrated approach has the potential to redefine broader development patterns across the city, creating a cohesive urban fabric that bridges new and old.

Key recommendations in the plan focus on stitching together proposed and existing neighborhoods, strengthening physical, social, and cultural connections within the urban core. A thoughtfully layered framework of circulation, open space, and streetscapes serves not only as the physical infrastructure for growth, but also as a catalyst for economic development—linking three distinct districts into a dynamic regional destination with complementary experiences for residents, workers, and visitors alike.



Proposed Projects-

Friars Creek Neighborhood Projects

1. Find developer to complete Friars Creek Neighborhood Vision
2. Partner with Housing Authority to relocate or redevelop Willow Brook Development
3. Adjust zoning to allow live/work along 5th Street
4. Extend Friars Creek Park to the southwest and Friars Creek Trail to the south
5. Strengthen and extend infrastructure connections
 - Extend S 9th Street and S 7th Street south
 - Connect W Avenue U to SW North Loop
 - Connect S 13th Street and W Avenue U / SW North Loop via roundabout
 - Connect Fryers Creek Drive across Friars Creek

Southern Proposed Projects

1. Construct 1st Street connection to TMED South
 - Blackland Agrilife Research Center Partners
2. Find Development Partners for TMED South
3. Phase road and infrastructure for 1st and 5th Street reconfiguration
4. Reconfigure 5th Street to connect to 1st Street
5. Design and construct TMED South Plaza
6. Design and construct Northern TMED (South) Gateway
7. Design and construct Southern gateway



Community Heart

The Community's Heart is located within the Residential North Area, east of 1st Street, it serves as the hub of community activities and has the potential of becoming a "third place" for residents and users. The "third place" is one that is separate from the tacit social environments of home and work—the first two places—it contributes to civil society, democracy, civic engagement and creating a sense of place. The Heart consists of the following: The Civic Plaza is intended to be a major draw for district residents, employees, students, visitors and commuters walking to nearby destinations along 1st Street. It should include an event green and flexible space for the neighborhood to come together to participate in community-inspired activities like concerts, food truck dining and programs uniquely suited for the district. The use of water features, shade, lighting, enhanced planting and a high-performing urban tree canopy are necessary for the comfort of users. A school with adjoining athletic fields will help forge partnerships, provide context and an environment that will reinforce the values, culture, and learning of the community. A Performing & Fine Arts Magnet School will complement Travis STEM School located within TMED. Additionally, school facilities, fields and playgrounds could be open for recreational use benefiting the entire community. The Farm and Community Gardens offer a unique setting within the urban landscape to tie to the area's agricultural past and connect the community to current research being conducted by BREC. This program will provide a great opportunity for the community to partner with BREC to come together in research and practice to support public health and stewardship of nature as well as sustainable food production. Facilities should include indoor/outdoor classrooms, space for food preparation and pavilions for outdoor dining.

Residential North

The Residential North area provides an opportunity to create a large tree-lined residential community comprised of predominantly traditional single-family homes that integrates pocket parks and a landscape buffer along 1st Street. It also provides diverse residential options including attached housing that fronts streets designated as neighborhood collectors. The northeast portion of the development adjacent to TMED Gateway offers higher density housing like flats and lofts as well as flexibility for live-work units along 1st Street and neighborhood collector streets. The southern portion fronting 1st Street linear park is comprised of 3-5 story residential/townhomes/condos. Development of the plan requires a land exchange and partnership with BREC since approximately 70 acres of land within the area is owned by the research center.

Canyon Creek Roadway

The intersection of Canyon Creek and 1st Street will become a civic icon within the district for people to orient themselves. Buildings fronting the boulevard along the west portion of the roadway consist of a mix of townhomes, retail and single-family residential. Future plans call for a flyover of the railway on the east portion of the road section. Residential development adjacent to this portion of the roadway will back due to grade level changes and to allow privacy for the residents.

TMED Gateway

The vision for the TMED Gateway is for a Conference Center based development to become an “entry” for TMED South by providing a strong street presence with architecture fronting Loop 363 and the 1st Street extension, as well as integrated entry signage / monumentation to help reinforce TMED’s identity. Close proximity between buildings, building placement close to the street, and locating unsightly surface parking away from the street will enhance the character of the Gateway. By blending a combination of residential, commercial, cultural and institutional uses, the gateway has the opportunity to become a successful mixed-use development for the community and a hub for visitors. Medium to high density development allows a variety of community services as well. The Conference Center Complex will serve the three districts best by providing hotel, conference and meeting space, which is currently lacking in the urban core.

5th Street Entry

The 5th Street Entry is the essential medium to high density multifamily development needed to encourage livability on a slightly more urban setting. The density and adjacency to the TMED Gateway encourages greater community interaction. The realignment of 5th Street attracts and shifts development patterns towards a denser, people-oriented destination. The concept stems from the pent-up demand for student and young professional housing needed for TMED employees and students. The multi-family buildings in this area will tuck parking in the back and front a tree-lined neighborhood collector that connects residents to 5th Street, the Friars Creek Trail and neighborhood amenities on 1st Street and the TMED Gateway.



Residential South

The Residential South Area consists of predominantly single family housing and attached residential units fronting a series of pocket parks. Three to five story residential/townhomes/condos front 1st street trail. The utility easement which cuts through this portion of the study area will serve as additional open space.

Southern Gateway

The Southern Gateway will serve as another community icon and entry that will strengthen the TMED identity through the use of district signage and mounumentation. The Gateway includes one neighborhood street segment of single family housing and multifamily mixed-use housing. The lofts and flats with ground floor retail are organized along 1st and 5th Streets which intersect at the site of the Friars Creek Trailhead and Park; parking is buffered and planned for low impact to the site. Restricted small parking lots will be nestled between and around buildings. The gateway also promotes a mix of uses which help establish neighborhood character and encourages walking and bicycling, reducing the distance between “home, work play and learn” as it locates essential services close to the community.

Demographics



75,700

Total Population Within 5 Mile Radius



\$78,189

Average Household Income within 5 Mile Radius



31,405

Total Households Within 5 Mile Radius



\$203,961

Median Property Value

7.0%

Projected Household Growth Through 2029



Female 48.6%



Male 51.4%

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	9,676	53,372	80,484
2024 Estimate			
Total Population	9,238	50,044	75,700
2020 Census			
Total Population	8,362	45,226	68,972
2010 Census			
Total Population	6,237	39,725	60,231
Daytime Population			
2024 Estimate	18,100	68,027	92,330
HOUSEHOLDS			
2029 Projection			
Total Households	4,299	22,833	33,599
2024 Estimate			
Total Households	4,050	21,241	31,405
Average (Mean) Household Size	2.2	2.3	2.4
2020 Census			
Total Households	3,708	19,065	28,406
2010 Census			
Total Households	2,703	16,131	24,249
Growth 2024-2029	6.1%	7.5%	7.0%
HOUSING UNITS			
Occupied Units			
2029 Projection	4,569	24,887	36,658
2024 Estimate	4,306	23,168	34,277
Owner Occupied	1,233	9,909	15,696
Renter Occupied	2,768	11,337	15,624
Vacant	256	1,927	2,872
Persons in Units			
2024 Estimate Total Occupied Units	4,050	21,241	31,405
1 Person Units	36.0%	33.4%	30.9%
2 Person Units	35.7%	36.2%	36.1%
3 Person Units	12.0%	13.4%	14.2%
4 Person Units	8.7%	9.2%	10.1%
5 Person Units	4.3%	4.7%	5.2%
6+ Person Units	3.3%	3.1%	3.4%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	4.7%	4.9%	4.7%
\$150,000-\$199,999	3.9%	5.8%	6.0%
\$100,000-\$149,999	13.3%	13.3%	14.2%
\$75,000-\$99,999	12.3%	12.4%	13.3%
\$50,000-\$74,999	25.8%	17.9%	18.4%
\$35,000-\$49,999	12.7%	13.4%	13.2%
\$25,000-\$34,999	8.8%	9.4%	9.3%
\$15,000-\$24,999	8.2%	11.1%	10.0%
Under \$15,000	10.3%	11.8%	11.0%
Average Household Income	\$76,238	\$76,927	\$78,189
Median Household Income	\$59,995	\$59,337	\$62,326
Per Capita Income	\$33,160	\$32,579	\$32,198
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	9,238	50,044	75,700
Under 20	26.1%	25.4%	26.3%
20 to 34 Years	27.5%	22.2%	22.1%
35 to 39 Years	6.8%	6.3%	6.6%
40 to 49 Years	9.7%	10.5%	10.9%
50 to 64 Years	14.2%	16.5%	16.4%
Age 65+	15.6%	19.1%	17.8%
Median Age	37.0	39.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	6,032	33,964	50,750
Elementary (0-8)	2.7%	5.4%	5.0%
Some High School (9-11)	3.5%	8.0%	7.4%
High School Graduate (12)	27.5%	24.4%	25.7%
Some College (13-15)	21.0%	23.2%	23.8%
Associate Degree Only	14.1%	9.2%	9.9%
Bachelor's Degree Only	17.3%	16.9%	16.9%
Graduate Degree	13.8%	12.9%	11.2%
Population by Gender			
2024 Estimate Total Population	9,238	50,044	75,700
Male Population	53.5%	51.9%	51.4%
Female Population	46.5%	48.1%	48.6%



Information About Brokerage Services

2-10-2025

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 counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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