

TEMPLE

DEVELOPMENT SITE
RENT COMPARABLES



Marcus & Millichap
MYERS MULTIFAMILY
GROUP

MegaTravel
TRAVEL SPECIALIST
EST. 1988

PROPERTY	BUILT	UNITS	AVG SQ FT	MARKET		EFFECTIVE		OCCUPANCY
				RENT	RENT/SF	RENT	RENT/SF	
1 MARIPOSA AT SCOTT & WHITE BLVD	2024	140	812	\$1,347	\$1.66	\$1,347	\$1.66	93%
2 VIRTU ON AZALEA	2023	223	761	\$1,235	\$1.62	\$1,235	\$1.62	99%
3 ARIZA SCOTT BLVD	2024	260	851	\$1,375	\$1.62	\$1,375	\$1.62	95%
4 THE HUDSON AT CROSSROADS DISTRICT	2024	265	942	\$1,518	\$1.61	\$1,328	\$1.41	90%
5 BEYOND THE BEND	2025	250	900	\$1,445	\$1.60	\$1,204	\$1.34	77%
6 BANDERA RIDGE	2025	216	982	\$1,571	\$1.60	\$1,440	\$1.47	69%
7 VILLAGE ON PEPPER CREEK	2024	208	1,078	\$1,675	\$1.55	\$1,675	\$1.55	89%
8 BELL TOWER	2020	216	929	\$1,315	\$1.42	\$1,227	\$1.32	98%
WEIGHTED AVERAGES			907	\$1,448	\$1.58	\$1,364	\$1.49	89%



1

Mariposa at Scott & White Blvd
640 SW HK Dodgen Loop
Temple, TX

Year Built 2024
Occupancy 93%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	50	700	\$1,350	\$1.93
1 Bed x 1 Bath	44	777	\$1,611	\$2.07
1 Bed x 1 Bath	6	895	\$1,453	\$1.62
2 Bed x 2 Bath	20	943	\$1,037	\$1.10
2 Bed x 2 Bath	20	1,014	\$1,037	\$1.02
TOTAL/WTD. AVG.	140	812	\$1,347	\$1.66

2

Virtu on Azalea
720 Azalea Dr
Temple, TX

Year Built 2023
Occupancy 99%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	147	659	\$1,109	\$1.68
2 Bed x 2 Bath	62	901	\$1,399	\$1.55
3 Bed x 2 Bath	14	1,219	\$1,825	\$1.50
TOTAL/WTD. AVG.	223	761	\$1,235	\$1.62

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Ariza Scott Blvd
2102 Scott Blvd
Temple, TX

Year Built 2024
Occupancy 95%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	60	585	\$1,078	\$1.84
1 Bed x 1 Bath	18	587	\$1,144	\$1.95
1 Bed x 1 Bath	10	769	\$1,342	\$1.75
1 Bed x 1 Bath	66	820	\$1,403	\$1.71
2 Bed x 2 Bath	6	994	\$1,575	\$1.58
2 Bed x 2 Bath	30	1,006	\$1,408	\$1.40
2 Bed x 2 Bath	18	1,050	\$1,570	\$1.50
2 Bed x 2 Bath	4	1,085	\$1,755	\$1.62
2 Bed x 2 Bath	36	1,089	\$1,625	\$1.49
3 Bed x 2 Bath	12	1,263	\$1,730	\$1.37
TOTAL/WTD. AVG.	260	851	\$1,375	\$1.62

4

The Hudson at Crossroads District
6611 Abode Ave
Temple, TX

Year Built 2024
Occupancy 90%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	6	678	\$1,190	\$1.76
1 Bed x 1 Bath	9	707	\$1,360	\$1.92
1 Bed x 1 Bath	102	775	\$1,290	\$1.66
2 Bed x 2 Bath	3	940	\$1,460	\$1.55
2 Bed x 2 Bath	34	1,019	\$1,660	\$1.63
2 Bed x 2 Bath	90	1,071	\$1,660	\$1.55
2 Bed x 2 Bath	9	1,232	\$1,840	\$1.49
3 Bed x 2 Bath	12	1,260	\$2,050	\$1.63
TOTAL/WTD. AVG.	265	942	\$1,518	\$1.61

5



Beyond the Bend

5900 Bend of the River Blvd
Temple, TX

Year Built 2025

Occupancy 77% Pre-Leasing

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	51	608	\$1,225	\$2.01
2 Bed x 2 Bath	47	847	\$1,425	\$1.68
2 Bed x 2 Bath	152	1,015	\$1,525	\$1.50
TOTAL/WTD. AVG.	250	900	\$1,445	\$1.60

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Bandera Ridge

3502 S 5th St
Temple, TX

Year Built 2025

Occupancy 69% Pre-Leasing

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	78	774	\$1,375	\$1.78
1 Bed x 1 Bath	42	865	\$1,455	\$1.68
2 Bed x 2 Bath	18	1,124	\$1,655	\$1.47
2 Bed x 2 Bath	54	1,194	\$1,775	\$1.49
2 Bed x 2 Bath	12	1,200	\$1,795	\$1.50
3 Bed x 2 Bath	12	1,365	\$1,975	\$1.45
TOTAL/WTD. AVG.	260	216	\$1,571	\$1.60

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Village on Pepper Creek

5801 W Adams Ave
Temple, TX

Year Built 2024

Occupancy 89%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	36	809	\$1,289	\$1.59
1 Bed x 1 Bath	40	866	\$1,480	\$1.71
2 Bed x 2 Bath	60	1,104	\$1,600	\$1.45
2 Bed x 2 Bath	48	1,257	\$1,996	\$1.59
3 Bed x 2 Bath	24	1,415	\$2,122	\$1.50
TOTAL/WTD. AVG.	208	1,078	\$1,675	\$1.55

8



Bell Tower

3506 S 5th St
Temple, TX

Year Built 2020

Occupancy 98%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	60	738	\$1,125	\$1.52
1 Bed x 1 Bath	66	806	\$1,220	\$1.51
2 Bed x 2 Bath	12	1,029	\$1,454	\$1.41
2 Bed x 2 Bath	54	1,129	\$1,460	\$1.29
2 Bed x 2 Bath	12	1,176	\$1,530	\$1.30
2 Bed x 2 Bath	4	1,197	\$1,579	\$1.32
3 Bed x 2 Bath	8	1,371	\$1,885	\$1.37
TOTAL/WTD. AVG.	216	929	\$1,315	\$1.42

**BROKER OPINION OF VALUE
PRESENTED BY**

INVESTMENT ADVISORS

KENT MYERS

Senior Managing Director Investments

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Marcus & Millichap

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