



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	47,015	84,452	124,647
2019 Average HH Income	\$61,986	\$66,441	\$71,042
2019 Daytime Population	50,448	81,165	99,107

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

FOR LEASE

\$16.00 PSF NNN
*NNNs \$4.28 PSF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1,341 SF - 10,346 SF

Inline Space 1,341 - 2,995 SF

Occupied but Available 1,654 - 2,995 SF

Freestanding Building 10,346 SF

PROPERTY HIGHLIGHTS

- Parking Ratio of 1:175 sf
- Less than 2 miles from Baylor Scott & White Hospital

TRAFFIC COUNT

Hwy 190: 44,716 VPD

IH-35: 91,464 VPD

(CoStar 2018)

AREA TRAFFIC GENERATORS



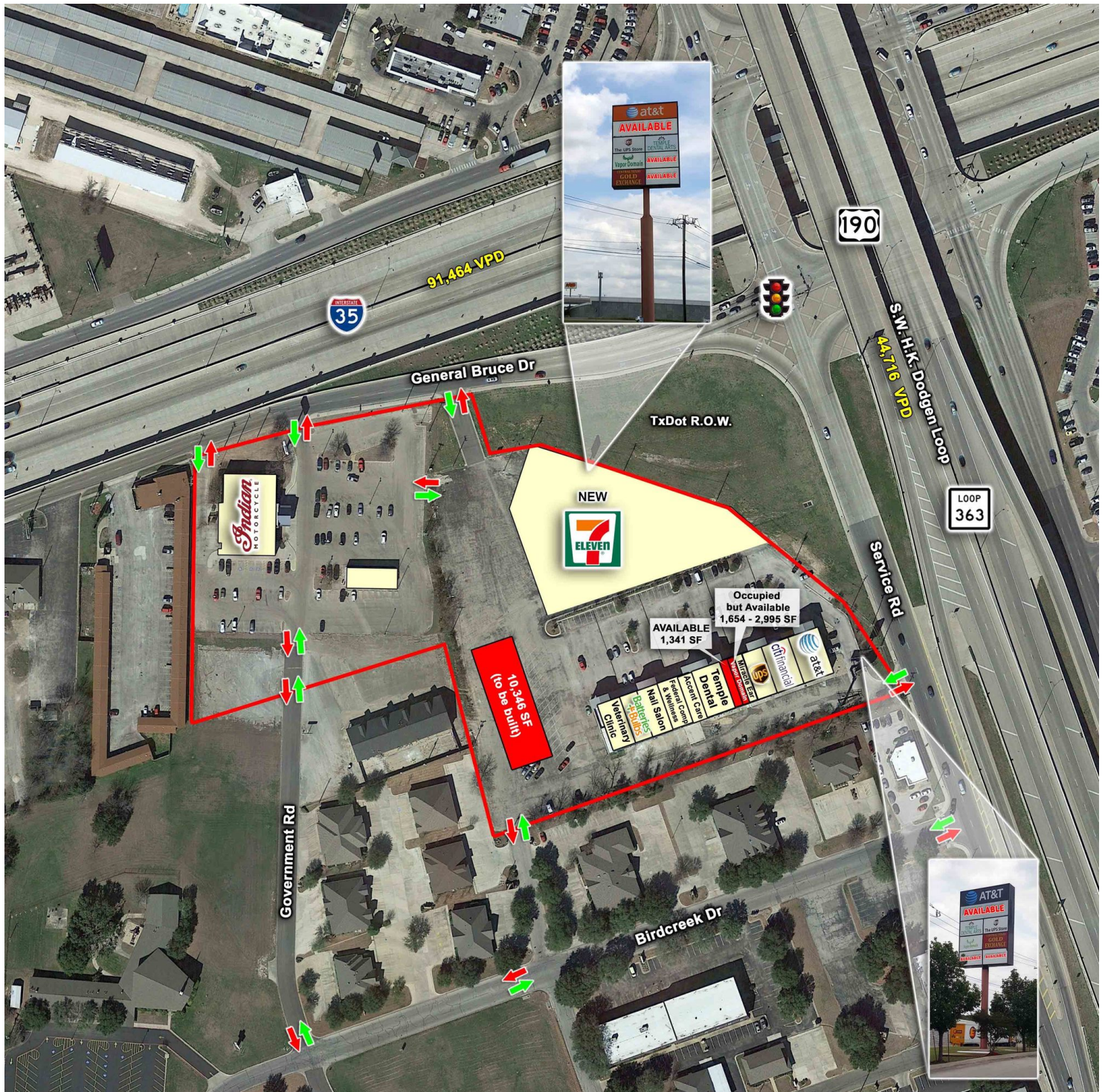
Phil Morris
phil@resolutre.com
512.474.5557

Andrew Perkel
andrew@resolutre.com
512.474.5557

www.resolutre.com

Aubrey's Crossing

SEC I-35 & SOUTHWEST H K DODGEN LOOP
3809 & 3925 S GENERAL BRUCE DR
TEMPLE, TX 76502



Phil Morris
phil@resolutre.com
512.474.5557

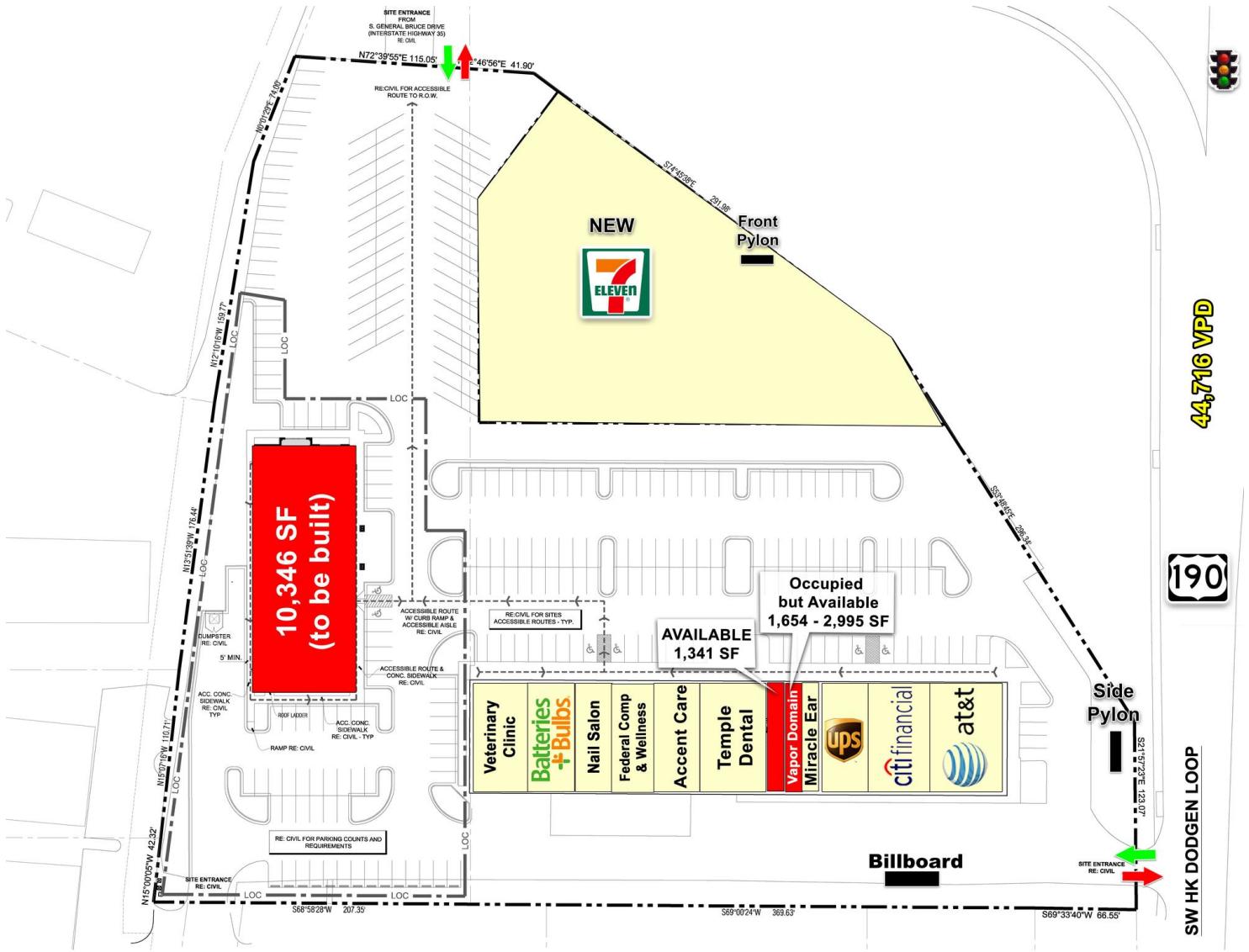
Andrew Perkel
andrew@resolutre.com
512.474.5557
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Aubrey's Crossing

SEC I-35 & SOUTHWEST H K DODGEN LOOP
3809 & 3925 S GENERAL BRUCE DR
TEMPLE, TX 76502



1 SITE DEVELOPMENT PLAN SCALE 1"=30'-0"

Phil Morris
phil@resolutre.com
512.474.5557

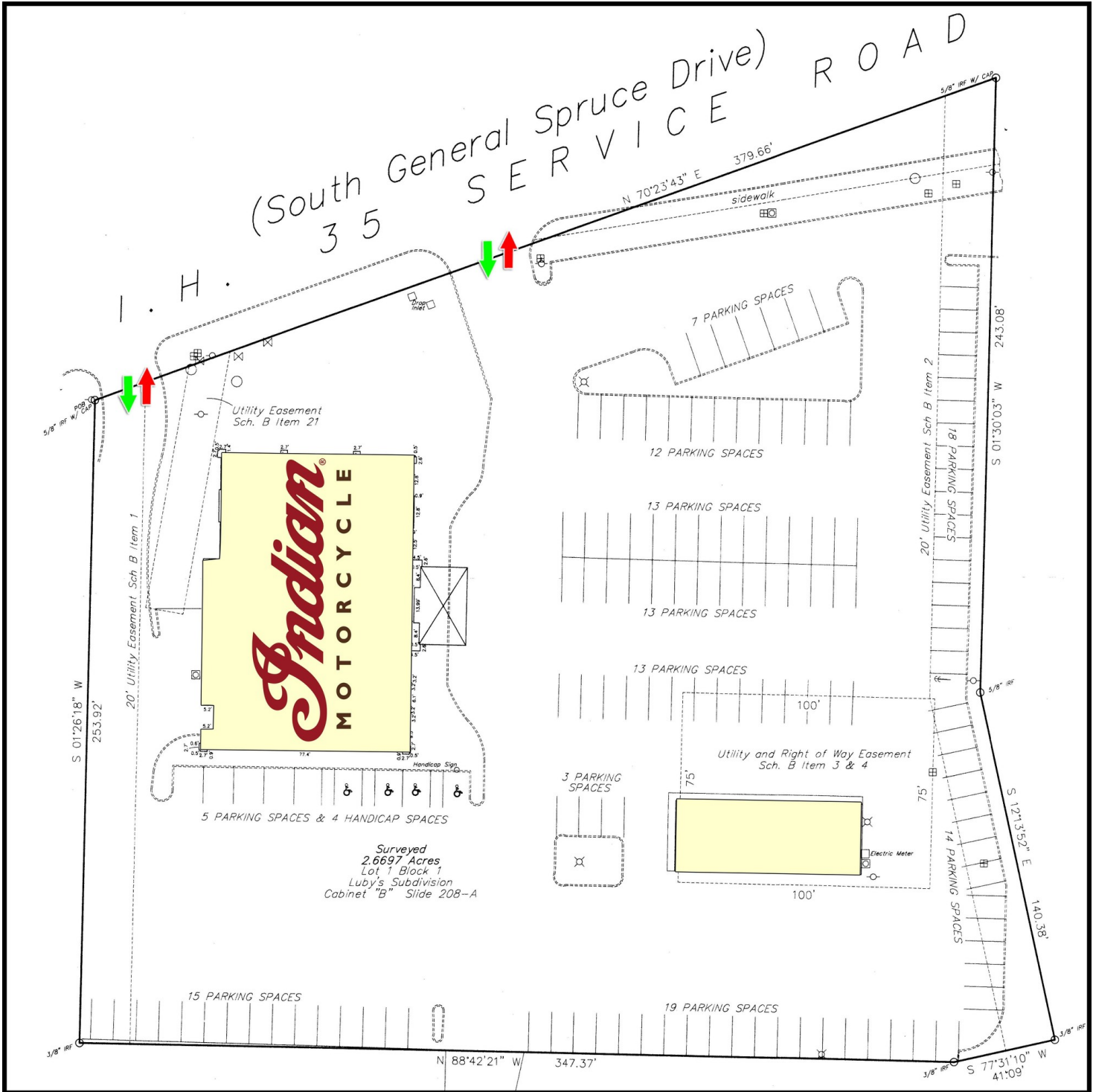
Andrew Perkel
andrew@resolutre.com
512.474.5557
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Aubrey's Crossing

SEC I-35 & SOUTHWEST H K DODGEN LOOP
 3809 & 3925 S GENERAL BRUCE DR
 TEMPLE, TX 76502



Phil Morris
phil@resolutre.com
 512.474.5557

Andrew Perkel
andrew@resolutre.com
 512.474.5557
www.resolutre.com

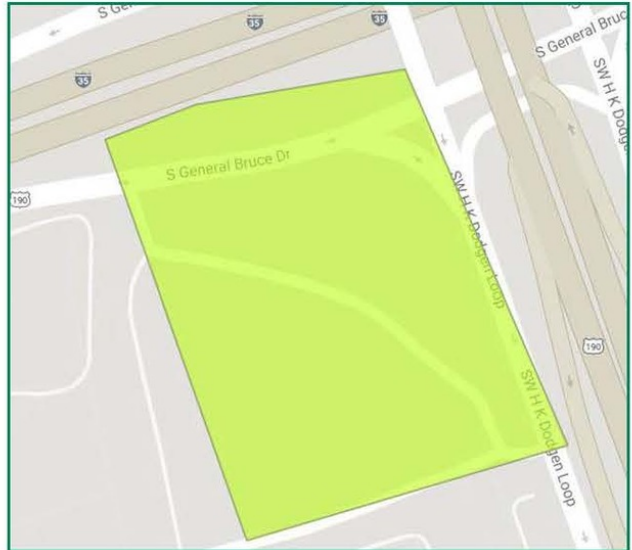


The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Aubrey's Crossing Traffic | Zone Activity Analysis (GPS Data)

■ 27,871 Average Weekday

- Aubrey's Crossing has an average weekday traffic activity of 27,871 and a population of 62,518 within a 5-mile radius. There has been a population increase by 6.1% since 2012, growing by 3,590. The population is expected to increase by 5.0% between 2017 and 2022, adding 3,129.
- From 2012 to 2017, jobs increased by 7.5% in this area from 34,543 to 37,146. The top three industries in 2017 are General Medical and Surgical Hospitals, Restaurants and Other Eating Places, and Offices of Physicians.
- The traffic is a result of workforce commuting north on I-35 to three major employers in the region. Baylor Scott & White Medical Center and McLane Children's Hospital (11,000 employees) and the fourth largest Veterans Administration Medical Center in the United States (4,600 employees).
- 32% of the 27,871 of average daily traffic activity at Aubrey's Crossing has an annual income above \$75,000. There is an additional 20% that is above \$50,000 annually. There are 62% that have no children in the household and 59% of the activity has driven more than 20 miles from their home.
- Data sources are StreetLight Data Inc. and Economic Modeling Specialist Inc. (EMSI).
 - StreetLight's navigation-GPS data comes from devices that help people navigate, such as connected cars and trucks, turn-by-turn route guidance phone apps, and commercial fleet management systems using proprietary route science technology.
 - EMSI uses more than 90 different data points including Bureau of Labor, US Census and Texas Workforce Commission.



Phil Morris
phil@resolutre.com
512.474.5557

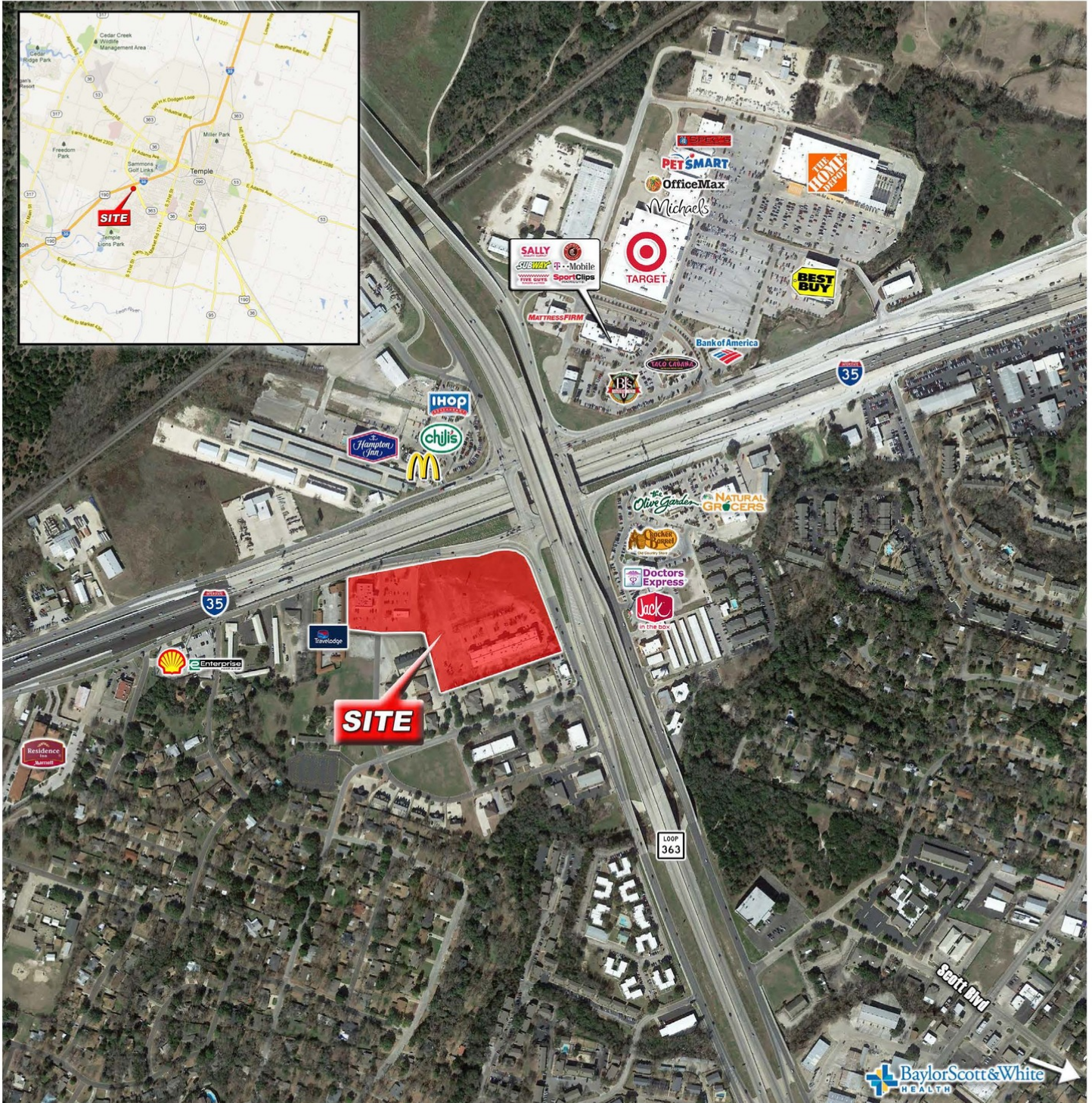
Andrew Perkel
andrew@resolutre.com
512.474.5557
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guarantees, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Aubrey's Crossing

SEC I-35 & SOUTHWEST H K DODGEN LOOP
3809 & 3925 S GENERAL BRUCE DR
TEMPLE, TX 76502



Phil Morris
phil@resolutre.com
512.474.5557

Andrew Perkel
andrew@resolutre.com
512.474.5557
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



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;
- 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.

Reliance Retail LLC OR Texas RS LLC dba "Retail Solutions "	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@resolutre.com	512-474-5557
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