



MARKET PLACE | 2940-3170 S 31ST ST / 1201-1415 SW HK DODGEN, TEMPLE, TX 76502

Features

- HEB anchored center at the SWC of 31st St at SW HK Dodgen Loop
- Scott & White Hospital 2 Campuses 636 Beds 8,000 Employees
- Across the street from Temple Mall anchored by Dillard's JCPenny and Premiere Cinema

FOR LEASE

TOTAL SF: 295,174

MIN CONTIGUOUS SF: 771

MAX CONTIGUOUS SF: 8,067

CONTACT FOR MORE INFORMATION

Traffic Counts

S of HK Dodgen on 31st	34,890 VPD
W of 31st on HK Dodgen	54,024 VPD

Demographics

YEAR: 2020	1 MILE	3 MILE	5 MILE
Total Population	9,794	53,184	76,775
Daytime Population	15,904	65,783	95,631
Average HH Income	\$58,052	\$62,428	\$65,308
Total Households	4,301	21,675	30,489

Matt Epple

Executive Vice President | Director of
Brokerage-Austin
512.482.6108
mepple@weitzmangroup.com

Brett Maze

Vice President
512.275.2004
bmaze@weitzmangroup.com

Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as 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. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

weitzman®

MARKET PLACE | 2940-3170 S 31ST ST / 1201-1415 SW HK DODGEN, TEMPLE, TX 76502

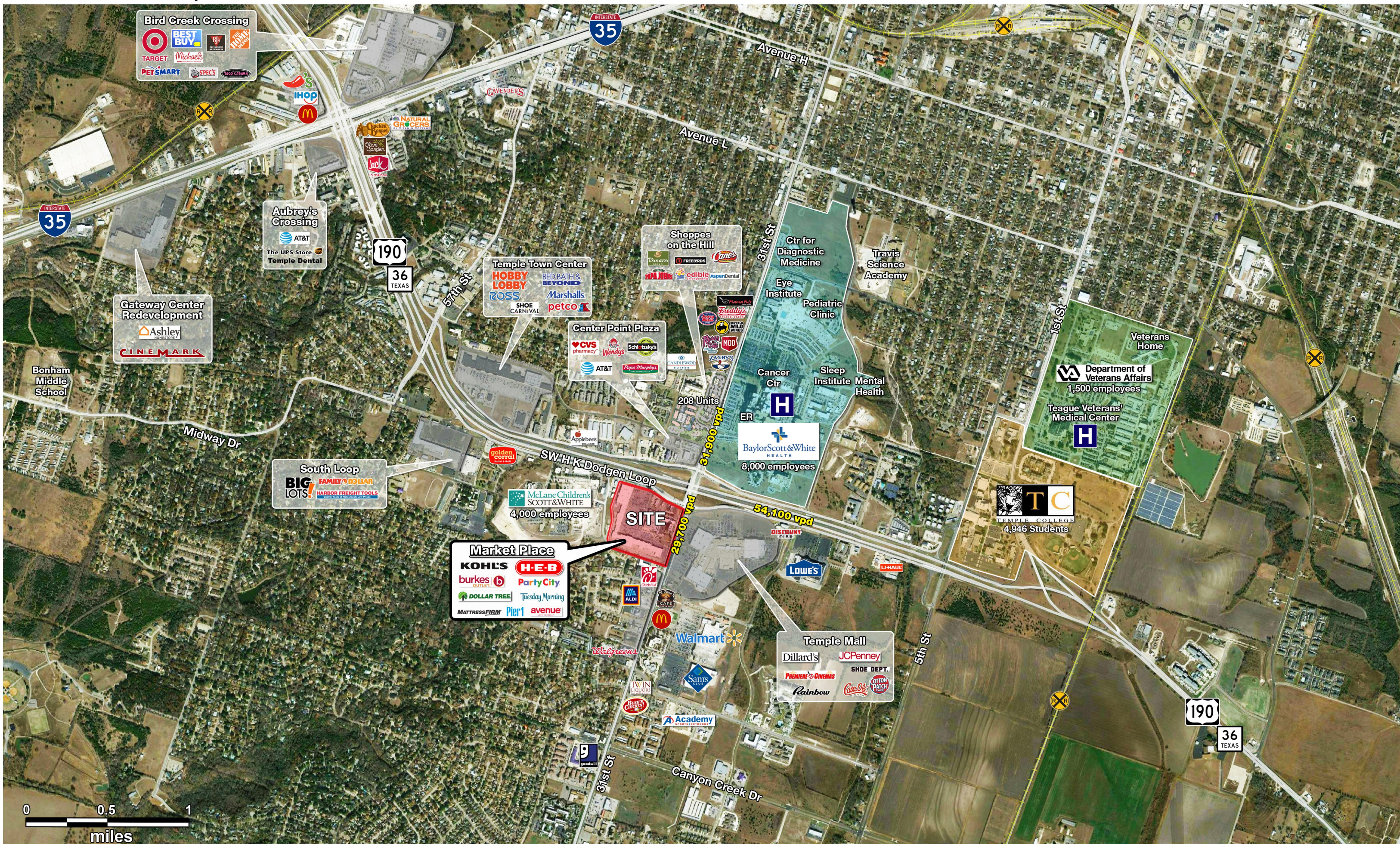


Available Space

2910	1,036 sf	3040	8,067 sf
2920	800 sf	3048	5,483 sf
2930	1,008 sf	3052	2,880 sf
2934	771 sf	3122	1,620 sf
2940	900 sf	3130	4,800 sf
3032	2,300 sf	3150	6,600 sf

Current Tenants

1201	Taco Bell	1,670 sf
1313	Starbucks	1,250 sf
1415	Whataburger	3,787 sf
2902	Mr. Mike's Pizza	1,066 sf
2904	Sprint	1,334 sf
2906	Subway	1,279 sf
2912	King Noodle House	2,000 sf
3002	H-E-B Grocery Co.	72,574 sf
3004	Compass Bank ATM	84 sf
3008	Kay Jewelers	1,959 sf
3010	Temple Nutrition & Energy	1,026 sf
3012	Mattress Firm	3,422 sf
3016	Rent-A-Center	6,875 sf
3020	DMO Optical	2,030 sf
3022	Gamestop	1,693 sf
3024	Wingstop	1,760 sf
3028	Diamond Day Spa	2,683 sf
3034	Time Warner	1,760 sf
3036	Jason's Deli	4,783 sf
3038	The Joint	1,200 sf
3056	Supercuts	1,520 sf
3060	Party City	15,000 sf
3064	Tuesday Morning	13,000 sf
3104	Burke's Outlet	20,083 sf
3108	Ace Dental	1,980 sf
3118	Orangetheory Fitness	3,780 sf
3126	Expressions	1,600 sf
3138	Cricket Wireless	1,600 sf
3144	Dollar Tree	10,000 sf
3156	Create a Cig	1,400 sf
3160	European Wax	2,200 sf
3166	Massage Envoy	3,000 sf
3170	Kohl's	62,984 sf



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 on 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 listening 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Matthew Epple

Sales Agent/Associate's Name

530213

License No.

mepple@weitzmangroup.com

Email

512-482-6108

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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 on 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 listening 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Matthew Epple

Licensed Supervisor of Sales Agent/ Associate

530213

License No.

mepple@weitzmangroup.com

Email

512-482-6108

Phone

Brett Maze

Sales Agent/Associate's Name

606417

License No.

bmaze@weitzmangroup.com

Email

512-482-0094

Phone

Buyer/Tenant/Seller/Landlord Initials

Date