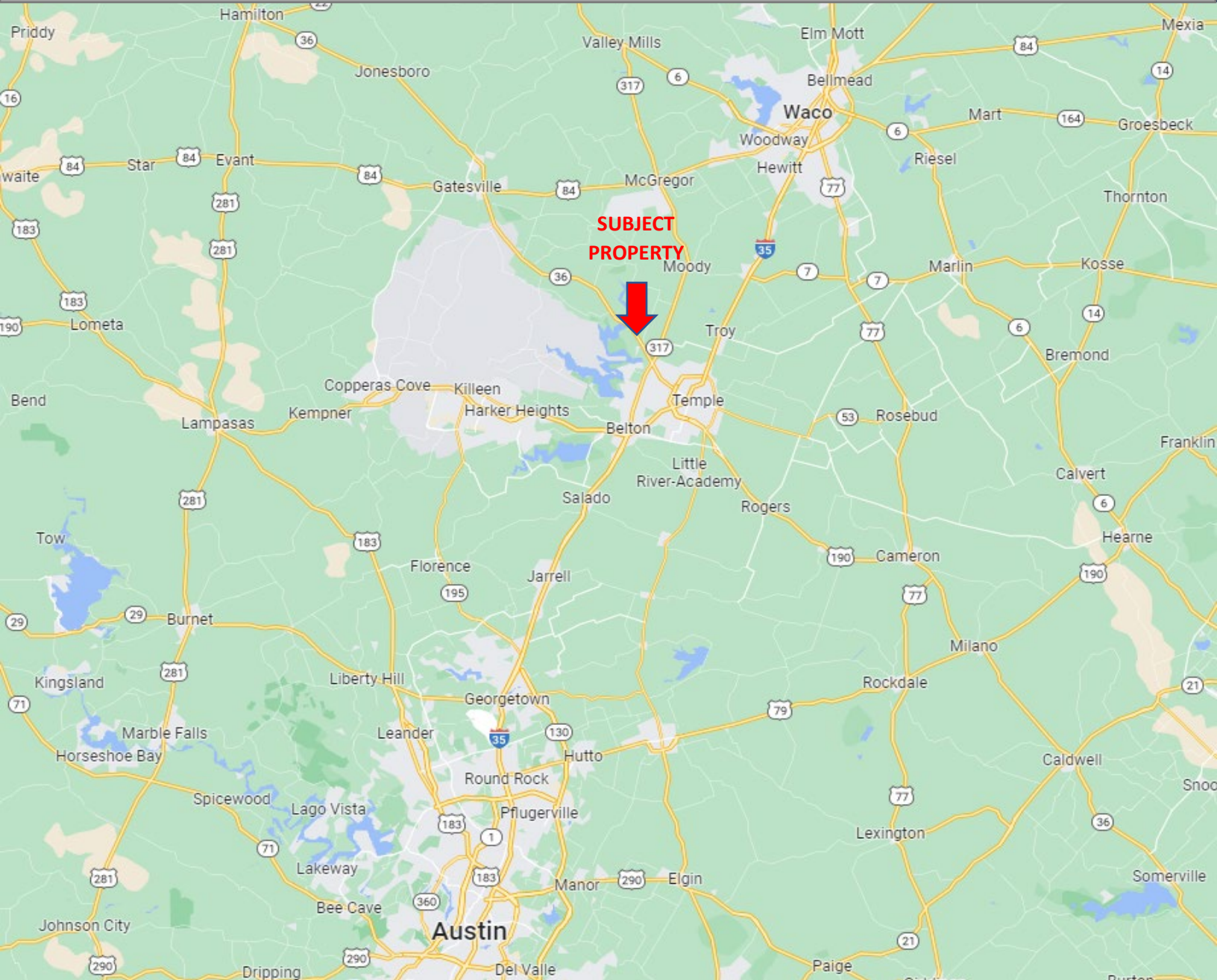


FOR SALE

\$1,195,850.00

17-24 Acres in Temple, TX

Frontage on SH-36



Listing Broker: Wes Walters

Wes Walters Realty, Inc.

Phone #: 512-345-2060

Email: weswalters@weswaltersrealty.com

Website: www.weswaltersrealty.com



Property Information

Legal Description: A0381BC J HOBSON, ACRES 11.022
A0381BC J HOBSON, TRACT 5 ACRES 11.925
A0381BC J HOBSON, ACRES 0.97

Price: \$1,195,850.00

Price/Acre: \$50,000.00

Acres: 23.917 Acres
Owner will sell 17 Acres-24 Acres

Floodplain: None

Potential Uses: Commercial

Zoning: No Zoning

Utilities: Water and Electric



TRACT #2

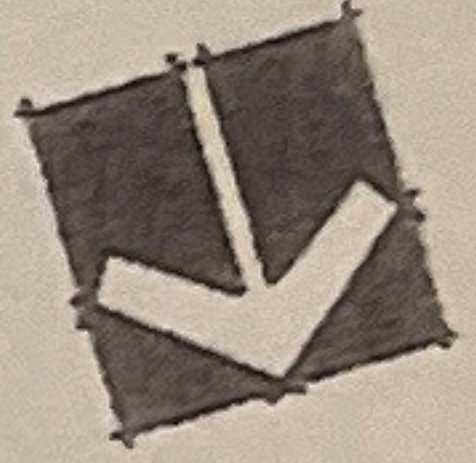
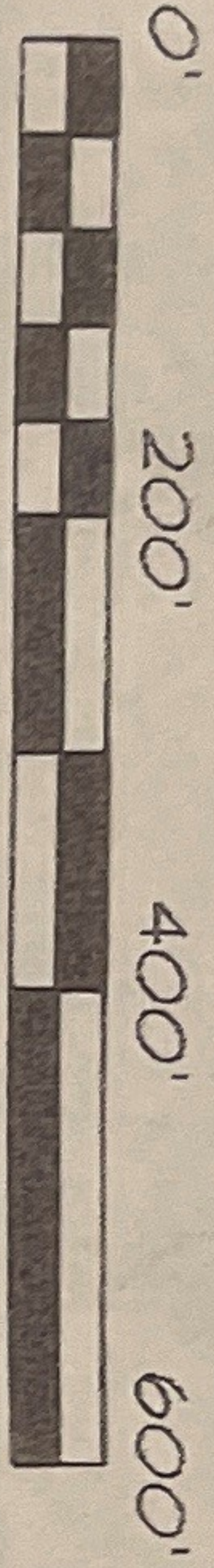
N 72°44'40" W 322.50'

TRACT #3

N 17°07'39" E 456.50'

TRACT #4

ANDREW M. PAGEN
and wife, ANITA M. PAGEN



TRACT #5B
9.34 ACRES

TRACT #5

TRACT #5
11.92 ACRES

S 17°07'12" W 1120.70'

TRACT #6

N 17°20'51" E 572.90'

ELMO RAY PARKER

386.42'
S 70°46'19" E
42.80'

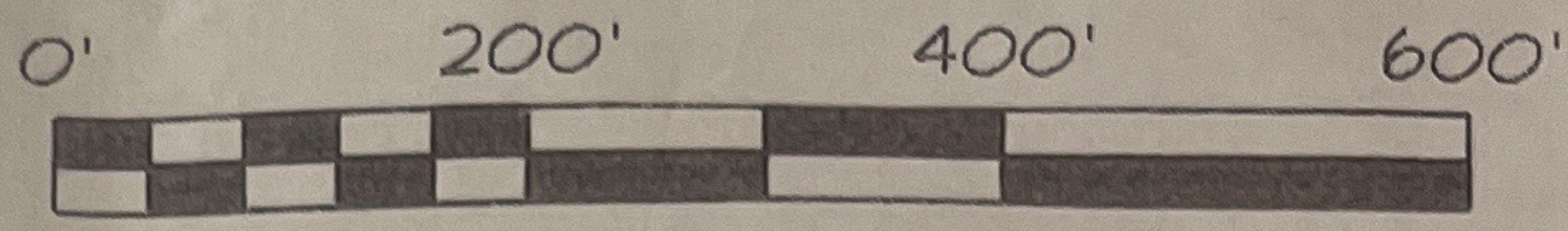
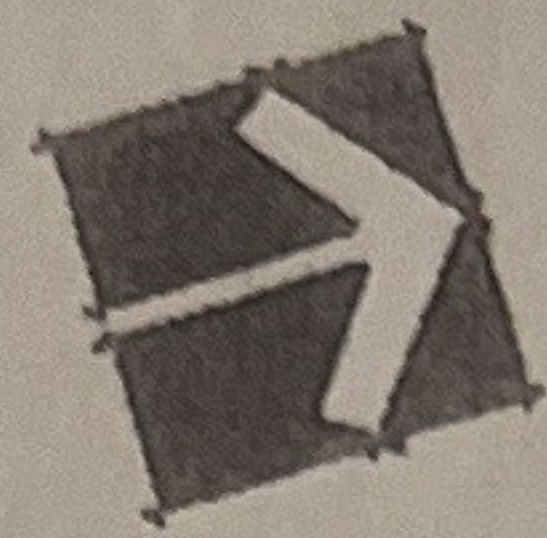
S 28°50'25" E 315.95'

TRACT #5A
2.58 ACRES

S 70°46'19" E
266.07'

S 28°50'25" E
316.10'
STATE HIGHWAY NO. 36

250.66'
S 61°11'40" W



TRACT #5

N 17°07'12" E 1120.70'

TRACT #2

N 72°44'40" W 399.99'

TRACT #6B
8.52 ACRES

TRACT #6
11.022 ACRES

TRACT #6A
2.50 ACRES

N 61°11'40" E
250.66'

S 28°50'25" E 556.32'
N 28°50'25" W 556.32'

734.91'

348.72'

S 17°06'53" W 1083.63'

RONALD FOY BRYSON, ET UX

HICKORY HOMES, L.L.C.

LAVERNE HOUY COUFAL

STATE HIGHWAY NO. 36

Hwy 36, Temple, TX 76502, Bell County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	4294 ft
Community Number - Map Panel & Suffix	480706-0175E
Flood Zone Code	X
Panel Date	September, 26, 2008
County	Bell
Original Panel Firm Date	February, 15, 1984
FIPS Code	48027
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Bell County
Letter of Map Amendment (LOMA)	N/A



Flood Zone Determination

This report provides flood zone information based on the FEMA Flood Insurance Rate Maps (FIRMs). Also provides whether the property location is within a Special Flood Hazard Area (SFHA) and whether the property location is within 250 feet of the SFHA.

SFHA (Flood Zone)

Indicates whether the property location is In or Out of a Special Flood Hazard Area (100- Year floodplain).

Distance to 100 yr Flood Plain

Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-year floodplain is not within the radius search, a value of -1 will be returned.

Community

A 6-digit community number code for the community.

Community Name

Name of the community.

Map Number

FEMA Map Number for the Flood Insurance Rate Map.

Letter of Map Amendment (LOMA)

A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

Panel

Two-to-four-digit number and suffix assigned by FEMA for the map panel.

Panel Date

Date of the FEMA map panel.

CBRA

Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species. Returns In or Out, for identifying whether the property is located within a CBRA zone.

Flood Zone

Flood zone for the property location based on the FEMA FIRM.

FIPS Code

The five-digit state and county FIPS code.

Hwy 36, Temple, TX 76502, Bell County

APN: 353219 CLIP: 7681760694



Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A	N/A
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	519,453	N/A	AGR LND	

OWNER INFORMATION

Owner Name	Hall Brandon	Tax Billing City & State	Temple, TX
Owner Name 2	Hall Erica	Tax Billing Zip	76502
Tax Billing Address	6575 Water Supply Rd	Tax Billing Zip+4	7028

LOCATION INFORMATION

School District	Sbel	MLS Area	BT
School District Name	Belton ISD	Zip Code	76502
Census Tract	212.03	Flood Zone Date	09/26/2008
Neighborhood Code	Lbelmfr-Lbelmfr	Most Hazardous Flood Zone	X
Mapsc0	720-P	Flood Zone Panel	48027C0175E

TAX INFORMATION

Property ID 1	353219	Tax Area (113)	CB
Property ID 2	0524280200	Tax Appraisal Area	CB
Property ID 3	353219		
Legal Description	A0381BC J HOBSON, TRACT 5 AC RES 11.925		
Exemption(s)	Agricultural		

ASSESSMENT & TAX

Assessment Year	2023 - Preliminary	2022	2021	2020
Market Value - Total	\$168,214	\$131,491	\$112,221	\$112,221
Market Value - Land	\$168,214	\$131,491	\$112,221	\$112,221
Assessed Value - Total	\$3,411	\$1,252	\$1,252	\$2,111
Assessed Value - Land	\$3,411			
YOY Assessed Change (\$)	\$2,159	\$0	-\$859	
YOY Assessed Change (%)	172.44%	0%	-40.69%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$22	2021		
\$21	2022	-\$1	-4.32%
\$57	2023	\$36	172.45%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Bell County	Estimated	\$10.78	.316
Bell Co Road	Estimated	\$0.79	.0233
Belton ISD	Estimated	\$45.61	1.3371
Clearwater U.w.c.d.	Estimated	\$0.09	.00271
Total Estimated Tax Rate			1.6791

CHARACTERISTICS

State Use	Real Prop-Qual. Open Space Lnd	Gross Area	MLS: 18
Land Use	Agricultural Land	Lot Area	519,453
Lot Acres	11.925		

SELL SCORE

Value As Of	2023-06-25 04:42:48
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LISTING INFORMATION

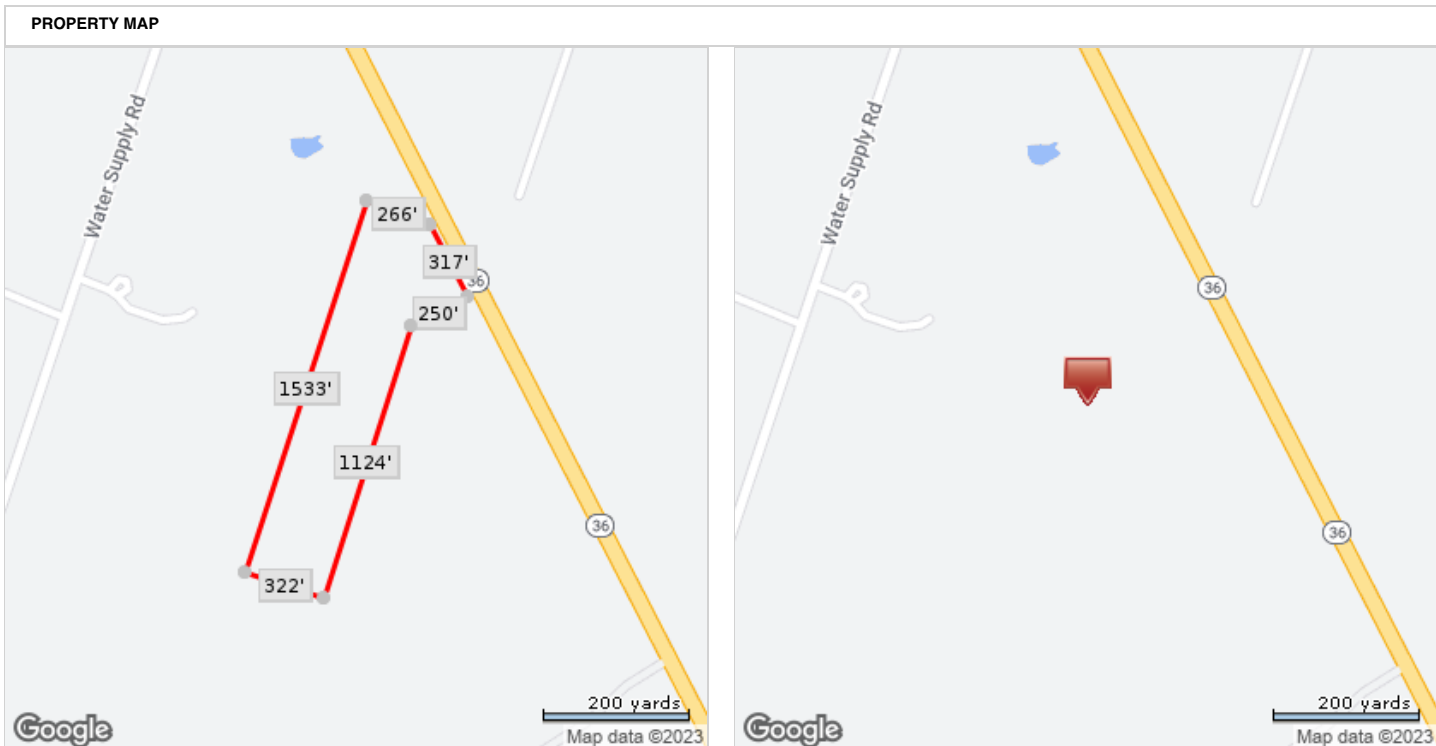
MLS Listing Number	6758560	Listing Date	01/08/2023
MLS Area	BT	MLS Status Change Date	03/16/2023
MLS Status	Withdrawn	Listing Agent Name	679442-Rose Durham
Current Listing Price	\$1,500,000	Listing Broker Name	PETE & LARRY
Original Listing Price	\$1,500,000		

MLS Listing #	1838211
MLS Status	Withdrawn
MLS Listing Date	01/07/2023
MLS Orig Listing Price	\$1,500,000
MLS Listing Price	\$1,500,000

LAST MARKET SALE & SALES HISTORY					
Recording Date	10/27/2020	03/02/2009	00/2009	11/06/2008	09/16/2008
Sale/Settlement Date	10/23/2020	02/27/2009	02/27/2009	11/05/2008	09/09/2008
Document Number	58565	7189	25698	44866	38529
Document Type	Warranty Deed	Warranty Deed	Deed (Reg)	Warranty Deed	Warranty Deed
Buyer Name	Hall Brandon & Erica	Leisure Investments	Leisure Investments Lp	Bean Suzie	Beck Coy M
Seller Name	Leisure Investments Lp	Whitis Robert E & Grace R	Owner Record	Whitis Robert E & Grace R	Whitis Robert E & Grace R
Multi/Split Sale Type					Multiple

Recording Date	09/05/2008	
Sale/Settlement Date	09/03/2008	09/21/2004
Document Number	36994	5489-827
Document Type	Warranty Deed	Deed (Reg)
Buyer Name	Mateo-Rodriguez Angel I	Whitis Robert E & Grace R
Seller Name	Whitis Robert E & Grace R	Owner Record
Multi/Split Sale Type		

MORTGAGE HISTORY				
Mortgage Date	10/27/2020	03/02/2009	09/16/2008	09/05/2008
Mortgage Amount	\$170,450	\$50,000	\$47,000	\$41,384
Mortgage Lender	Lone Star Fica			Veterans Land Board/Tx
Mortgage Type	Conventional	Private Party Lender	Private Party Lender	Conventional
Mortgage Code	Resale	Seller/Carry Back	Seller/Carry Back	Resale



*Lot Dimensions are Estimated

Hwy 36, Temple, TX 76502, Bell County

APN: 410191 CLIP: 6727151477

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	480,118	N/A	FARMS	

OWNER INFORMATION			
Owner Name	Samford Bobby	Tax Billing Zip	76502
Owner Name 2	Samford Shirley	Tax Billing Zip+4	7156
Tax Billing Address	11941 W State Highway 36 (no mail)	DMA No Mail Flag	Y
Tax Billing City & State	Temple, TX		

LOCATION INFORMATION			
School District	Sbel	MLS Area	BT
School District Name	Belton ISD	Zip Code	76502
Census Tract	212.03	Flood Zone Date	09/26/2008
Neighborhood Code	Rbelbcm-Rbelbcm	Most Hazardous Flood Zone	X
Mapsco	720-Q	Flood Zone Panel	48027C0175E

TAX INFORMATION			
Property ID 1	410191	Tax Area (113)	CB
Property ID 2	0524280700	Tax Appraisal Area	CB
Property ID 3	410191		
Legal Description	A0381BC J HOBSON, ACRES 11.022		
Exemption(s)	Agricultural		

ASSESSMENT & TAX				
Assessment Year	2023 - Preliminary	2022	2021	2020
Market Value - Total	\$169,141	\$133,154	\$113,764	\$112,555
Market Value - Land	\$155,476	\$121,534	\$103,724	\$103,724
Market Value - Improved	\$13,665	\$11,620	\$10,040	\$8,831
Assessed Value - Total	\$15,517	\$13,284	\$11,715	\$10,782
Assessed Value - Land	\$1,852			
Assessed Value - Improved	\$13,665			
YOY Assessed Change (\$)	\$2,233	\$1,569	\$933	
YOY Assessed Change (%)	16.81%	13.39%	8.65%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$206	2021		
\$223	2022	\$18	8.52%
\$261	2023	\$38	16.81%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Bell County	Estimated	\$49.03	.316
Bell Co Road	Estimated	\$3.62	.0233
Belton ISD	Estimated	\$207.48	1.3371
Clearwater U.w.c.d.	Estimated	\$0.42	.00271
Total Estimated Tax Rate			1.6791

CHARACTERISTICS			
State Use	Real Prop-Farm & Ranch Imprv	Building Type	Farm
Land Use	Farms	Area Under Canopy	1,008
Lot Acres	11.022	Lot Area	480,118
# of Buildings	1		

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Avg Qual Cov/Can/Awing	S	1,008	2016	\$4,032

Avg Qual Storage	S	616	2019	\$3,696
Avg Qual Cov/Can/Awing	S	392	2019	\$1,568

SELL SCORE

Value As Of **2023-06-25 04:42:48**

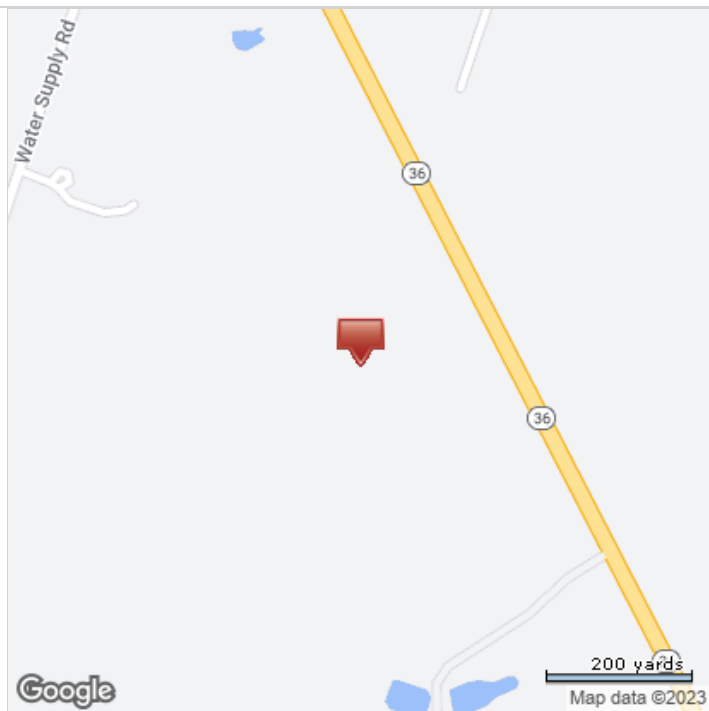
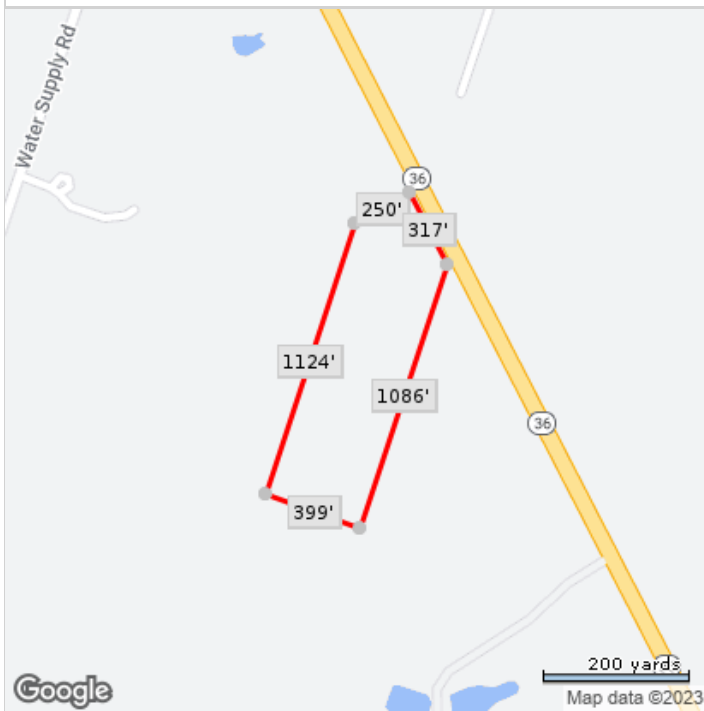
LAST MARKET SALE & SALES HISTORY

Recording Date	01/16/2009
Sale/Settlement Date	01/15/2009
Document Number	1965
Document Type	Warranty Deed
Buyer Name	Leisure Investments
Seller Name	Whitis Robert E & Grace R

MORTGAGE HISTORY

Mortgage Date	01/16/2009
Mortgage Amount	\$50,000
Mortgage Type	Private Party Lender
Mortgage Code	Seller/Carry Back


PROPERTY MAP



*Lot Dimensions are Estimated

Water Supply Rd, Temple, TX 76502, Bell County

APN: 353220 CLIP: 1009709951

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	42,253	N/A	AGR-NEC	

OWNER INFORMATION			
Owner Name	Hall Brandon Lee	Tax Billing Zip	76502
Owner Name 2	Hall Erica Michelle	Tax Billing Zip+4	7028
Tax Billing Address	6575 Water Supply Rd	Owner Vesting	Husband/Wife
Tax Billing City & State	Temple, TX		

LOCATION INFORMATION			
School District	Sbel	MLS Area	BT
School District Name	Belton ISD	Zip Code	76502
Census Tract	212.03	Flood Zone Date	09/26/2008
Neighborhood Code	Lbelmfr-Lbelmfr	Most Hazardous Flood Zone	X
Mapsco	720-Q	Flood Zone Panel	48027C0175E

TAX INFORMATION			
Property ID 1	353220	Tax Area (113)	CB
Property ID 2	0524280300	Tax Appraisal Area	CB
Property ID 3	353220		
Legal Description	A0381BC J HOBSON, ACRES 0.97		

ASSESSMENT & TAX				
Assessment Year	2023 - Preliminary	2022	2021	2020
Market Value - Total	\$38,858	\$29,246	\$26,748	\$26,748
Market Value - Land	\$38,858	\$29,246	\$26,748	\$26,748
Assessed Value - Total	\$38,858	\$29,246	\$26,748	\$26,748
Assessed Value - Land	\$38,858	\$29,246	\$26,748	\$26,748
YOY Assessed Change (\$)	\$9,612	\$2,498	\$0	
YOY Assessed Change (%)	32.87%	9.34%	0%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$469	2021		
\$491	2022	\$22	4.64%
\$652	2023	\$161	32.87%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Bell County	Estimated	\$122.79	.316
Bell Co Road	Estimated	\$9.05	.0233
Belton ISD	Estimated	\$519.57	1.3371
Clearwater U.w.c.d.	Estimated	\$1.05	.00271
Total Estimated Tax Rate			1.6791

CHARACTERISTICS			
State Use	Non-Qual Rur Ld-Ranch/Res Imp	Lot Acres	0.97
Land Use	Agricultural (NEC)	Lot Area	42,253

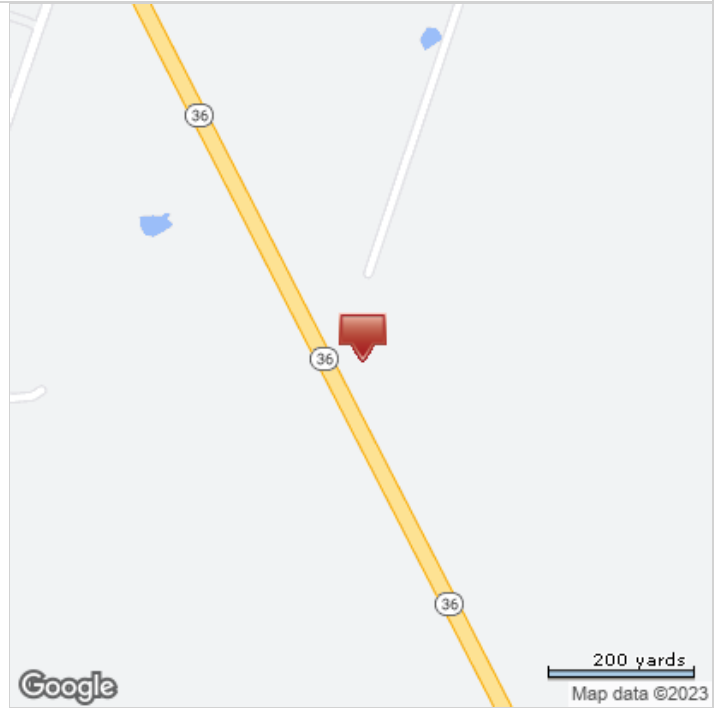
SELL SCORE	
Value As Of	2023-07-02 04:42:51

LISTING INFORMATION			
MLS Listing Number	9432300	Listing Date	01/13/2023
MLS Area	BT	MLS Status Change Date	03/03/2023
MLS Status	Withdrawn	Listing Agent Name	679442-Rose Durham
Current Listing Price	\$125,000	Listing Broker Name	PETE & LARRY
Original Listing Price	\$125,000		

LAST MARKET SALE & SALES HISTORY

Recording Date	05/20/2011	
Sale/Settlement Date	04/20/2011	08/24/2006
Document Number	16554	6179-679
Document Type	Trustee Deed	Deed (Reg)
Buyer Name	Brown Clara	Brown Clara E Trust
Seller Name	Brown Clara Trust	Owner Record
Multi/Split Sale Type	Multiple	Multi

PROPERTY MAP



*Lot Dimensions are Estimated



Demographic and Income Comparison Profile

11557-12649 Airport Rd
 11557-12649 Airport Rd, Temple, Texas, 76502
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 31.19940
 Longitude: -97.44695

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	259	4,034	10,691
Households	97	1,542	3,945
Families	73	1,178	3,028
Average Household Size	2.67	2.61	2.71
Owner Occupied Housing Units	84	1,337	3,384
Renter Occupied Housing Units	12	205	561
Median Age	43.9	41.2	38.1
Census 2020 Summary			
Population	321	4,519	15,412
Households	116	1,728	5,427
Average Household Size	2.77	2.62	2.84
2023 Summary			
Population	333	4,749	16,621
Households	125	1,834	5,863
Families	92	1,356	4,351
Average Household Size	2.66	2.59	2.83
Owner Occupied Housing Units	106	1,564	4,855
Renter Occupied Housing Units	19	270	1,008
Median Age	47.2	44.9	40.9
Median Household Income	\$71,468	\$69,904	\$82,248
Average Household Income	\$92,332	\$100,559	\$110,936
2028 Summary			
Population	357	4,970	17,730
Households	135	1,939	6,285
Families	99	1,433	4,654
Average Household Size	2.64	2.56	2.82
Owner Occupied Housing Units	114	1,658	5,235
Renter Occupied Housing Units	21	281	1,050
Median Age	48.7	45.3	41.9
Median Household Income	\$85,091	\$81,721	\$92,131
Average Household Income	\$106,929	\$116,160	\$125,423
Trends: 2023-2028 Annual Rate			
Population	1.40%	0.91%	1.30%
Households	1.55%	1.12%	1.40%
Families	1.48%	1.11%	1.36%
Owner Households	1.47%	1.17%	1.52%
Median Household Income	3.55%	3.17%	2.30%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Comparison Profile

11557-12649 Airport Rd
 11557-12649 Airport Rd, Temple, Texas, 76502
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 31.19940
 Longitude: -97.44695

2023 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2	1.6%	60	3.3%	168	2.9%
\$15,000 - \$24,999	13	10.4%	169	9.2%	350	6.0%
\$25,000 - \$34,999	20	16.0%	212	11.6%	423	7.2%
\$35,000 - \$49,999	11	8.8%	181	9.9%	506	8.6%
\$50,000 - \$74,999	19	15.2%	346	18.9%	1,162	19.8%
\$75,000 - \$99,999	16	12.8%	216	11.8%	904	15.4%
\$100,000 - \$149,999	30	24.0%	335	18.3%	1,239	21.1%
\$150,000 - \$199,999	8	6.4%	166	9.1%	551	9.4%
\$200,000+	7	5.6%	147	8.0%	560	9.6%
Median Household Income	\$71,468		\$69,904		\$82,248	
Average Household Income	\$92,332		\$100,559		\$110,936	
Per Capita Income	\$33,523		\$37,922		\$39,398	

2028 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2	1.5%	53	2.7%	151	2.4%
\$15,000 - \$24,999	10	7.4%	134	6.9%	280	4.5%
\$25,000 - \$34,999	18	13.3%	180	9.3%	362	5.8%
\$35,000 - \$49,999	10	7.4%	179	9.2%	488	7.8%
\$50,000 - \$74,999	19	14.1%	349	18.0%	1,152	18.3%
\$75,000 - \$99,999	18	13.3%	228	11.8%	953	15.2%
\$100,000 - \$149,999	38	28.1%	397	20.5%	1,445	23.0%
\$150,000 - \$199,999	11	8.1%	232	12.0%	757	12.0%
\$200,000+	9	6.7%	186	9.6%	695	11.1%
Median Household Income	\$85,091		\$81,721		\$92,131	
Average Household Income	\$106,929		\$116,160		\$125,423	
Per Capita Income	\$39,109		\$44,251		\$44,849	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Comparison Profile

11557-12649 Airport Rd
 11557-12649 Airport Rd, Temple, Texas, 76502
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 31.19940
 Longitude: -97.44695

2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	16	6.2%	253	6.3%	732	6.8%
Age 5 - 9	13	5.0%	263	6.5%	791	7.4%
Age 10 - 14	14	5.4%	306	7.6%	861	8.1%
Age 15 - 19	20	7.7%	251	6.2%	668	6.2%
Age 20 - 24	14	5.4%	187	4.6%	474	4.4%
Age 25 - 34	28	10.8%	415	10.3%	1,332	12.5%
Age 35 - 44	28	10.8%	562	13.9%	1,563	14.6%
Age 45 - 54	51	19.6%	712	17.7%	1,707	16.0%
Age 55 - 64	46	17.7%	570	14.1%	1,370	12.8%
Age 65 - 74	21	8.1%	345	8.6%	775	7.2%
Age 75 - 84	6	2.3%	133	3.3%	329	3.1%
Age 85+	2	0.8%	36	0.9%	87	0.8%

2023 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	16	4.8%	239	5.0%	953	5.7%
Age 5 - 9	18	5.4%	272	5.7%	1,081	6.5%
Age 10 - 14	20	6.0%	296	6.2%	1,150	6.9%
Age 15 - 19	17	5.1%	258	5.4%	1,011	6.1%
Age 20 - 24	14	4.2%	229	4.8%	837	5.0%
Age 25 - 34	36	10.8%	536	11.3%	1,903	11.4%
Age 35 - 44	37	11.1%	552	11.6%	2,327	14.0%
Age 45 - 54	41	12.3%	613	12.9%	2,177	13.1%
Age 55 - 64	58	17.4%	788	16.6%	2,345	14.1%
Age 65 - 74	50	15.0%	637	13.4%	1,872	11.3%
Age 75 - 84	22	6.6%	276	5.8%	791	4.8%
Age 85+	4	1.2%	53	1.1%	175	1.1%

2028 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	17	4.7%	254	5.1%	1,007	5.7%
Age 5 - 9	18	5.0%	272	5.5%	1,120	6.3%
Age 10 - 14	21	5.9%	305	6.1%	1,246	7.0%
Age 15 - 19	19	5.3%	278	5.6%	1,092	6.2%
Age 20 - 24	13	3.6%	200	4.0%	774	4.4%
Age 25 - 34	32	8.9%	525	10.6%	1,966	11.1%
Age 35 - 44	45	12.6%	633	12.7%	2,463	13.9%
Age 45 - 54	41	11.5%	585	11.8%	2,318	13.1%
Age 55 - 64	55	15.4%	717	14.4%	2,250	12.7%
Age 65 - 74	60	16.8%	742	14.9%	2,114	11.9%
Age 75 - 84	30	8.4%	374	7.5%	1,125	6.3%
Age 85+	7	2.0%	86	1.7%	256	1.4%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Comparison Profile

11557-12649 Airport Rd
 11557-12649 Airport Rd, Temple, Texas, 76502
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 31.19940
 Longitude: -97.44695

2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	230	88.8%	3,602	89.3%	9,361	87.6%
Black Alone	2	0.8%	83	2.1%	327	3.1%
American Indian Alone	1	0.4%	29	0.7%	72	0.7%
Asian Alone	2	0.8%	26	0.6%	146	1.4%
Pacific Islander Alone	0	0.0%	6	0.1%	14	0.1%
Some Other Race Alone	15	5.8%	197	4.9%	534	5.0%
Two or More Races	9	3.5%	91	2.3%	237	2.2%
Hispanic Origin (Any Race)	33	12.7%	529	13.1%	1,545	14.5%

2020 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	259	80.7%	3,611	79.9%	11,428	74.2%
Black Alone	3	0.9%	106	2.3%	758	4.9%
American Indian Alone	1	0.3%	32	0.7%	115	0.7%
Asian Alone	3	0.9%	37	0.8%	329	2.1%
Pacific Islander Alone	0	0.0%	2	0.0%	16	0.1%
Some Other Race Alone	17	5.3%	205	4.5%	754	4.9%
Two or More Races	38	11.8%	525	11.6%	2,012	13.1%
Hispanic Origin (Any Race)	51	15.9%	719	15.9%	2,836	18.4%

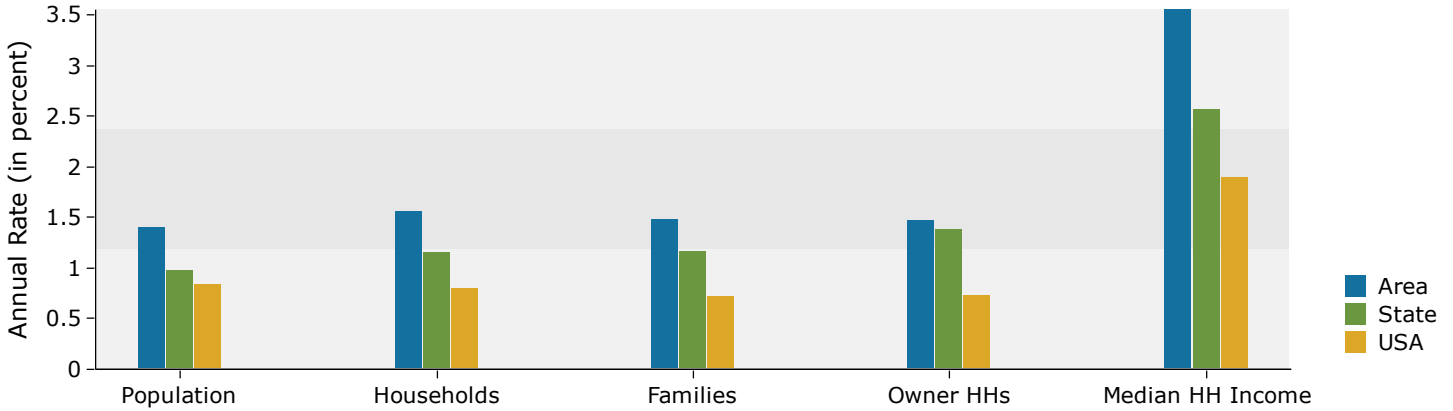
2023 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	263	79.2%	3,717	78.3%	11,921	71.7%
Black Alone	3	0.9%	120	2.5%	918	5.5%
American Indian Alone	1	0.3%	37	0.8%	130	0.8%
Asian Alone	3	0.9%	45	0.9%	408	2.5%
Pacific Islander Alone	0	0.0%	2	0.0%	20	0.1%
Some Other Race Alone	19	5.7%	234	4.9%	890	5.4%
Two or More Races	43	13.0%	595	12.5%	2,334	14.0%
Hispanic Origin (Any Race)	54	16.2%	800	16.8%	3,270	19.7%

2028 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	274	77.0%	3,771	75.9%	12,136	68.5%
Black Alone	4	1.1%	143	2.9%	1,129	6.4%
American Indian Alone	1	0.3%	41	0.8%	144	0.8%
Asian Alone	4	1.1%	56	1.1%	514	2.9%
Pacific Islander Alone	0	0.0%	3	0.1%	24	0.1%
Some Other Race Alone	22	6.2%	271	5.5%	1,057	6.0%
Two or More Races	51	14.3%	686	13.8%	2,725	15.4%
Hispanic Origin (Any Race)	62	17.4%	900	18.1%	3,750	21.2%

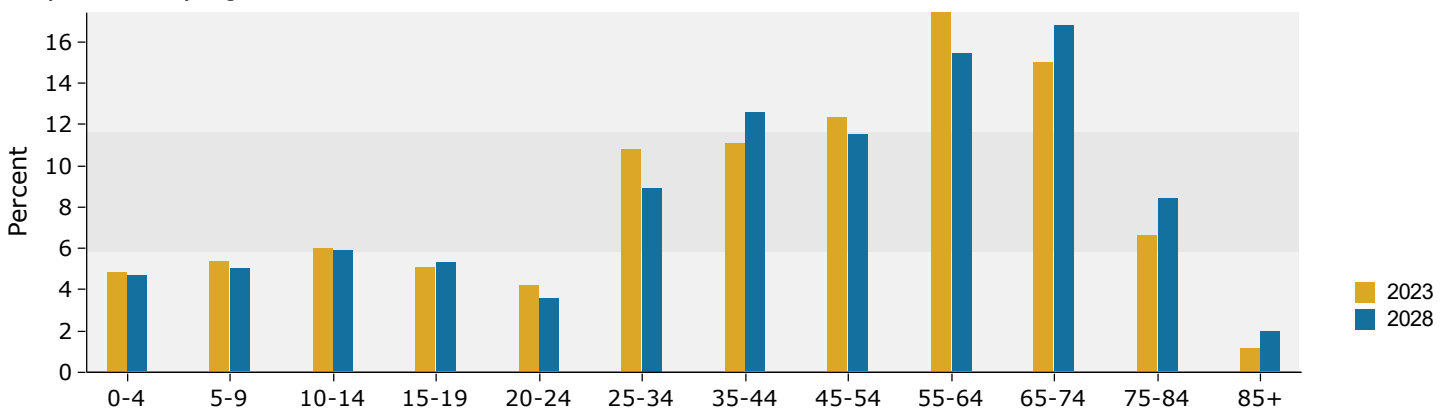
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

1 mile

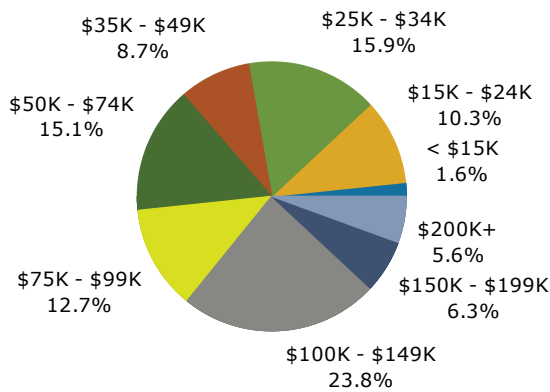
Trends 2023-2028



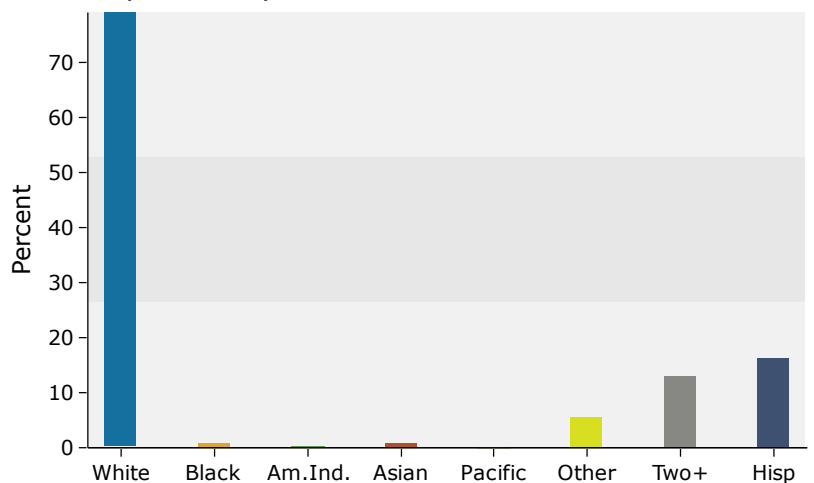
Population by Age



2023 Household Income



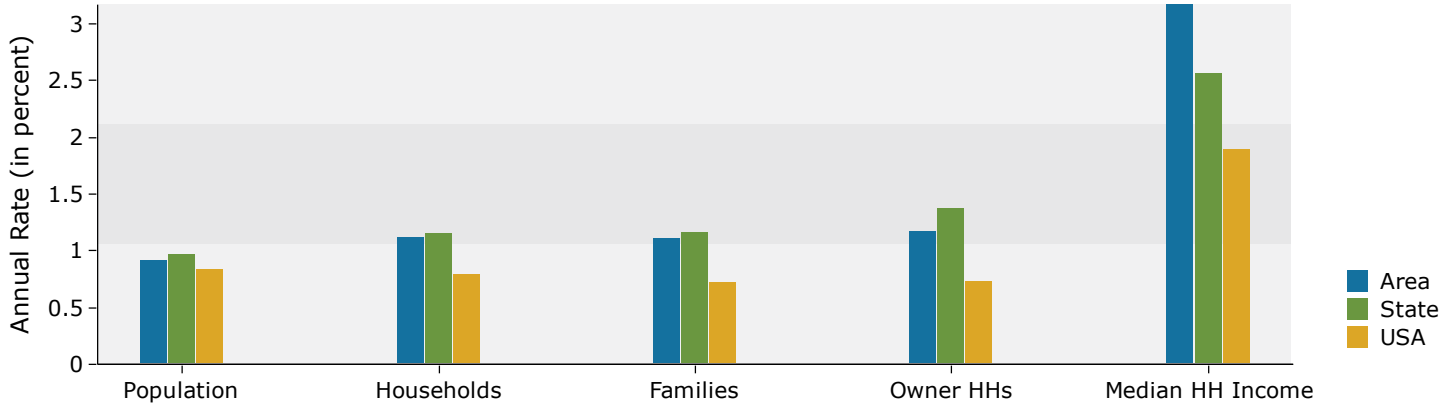
2023 Population by Race



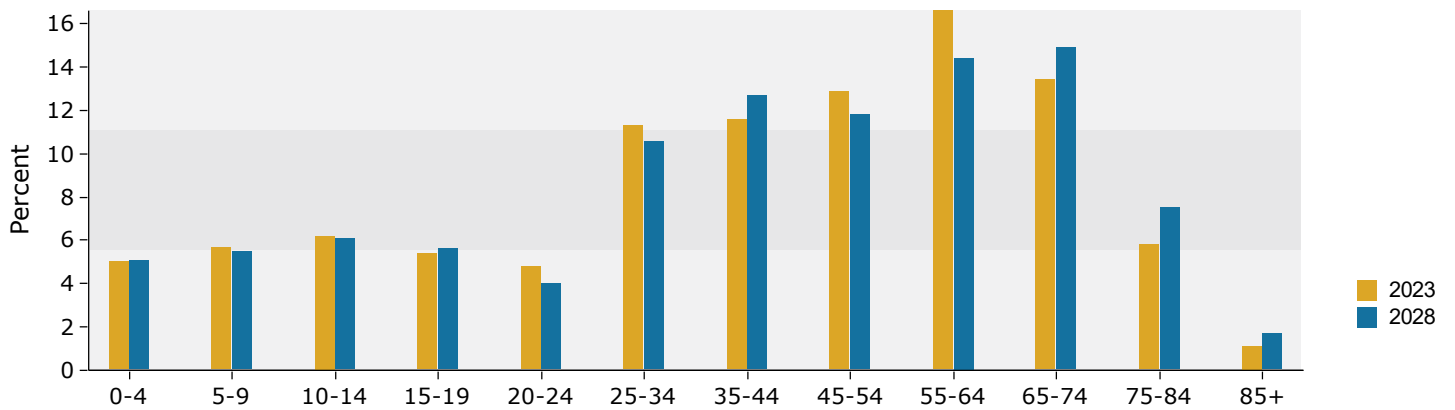
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

3 miles

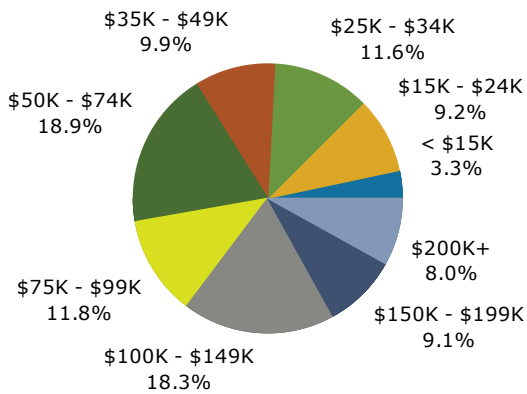
Trends 2023-2028



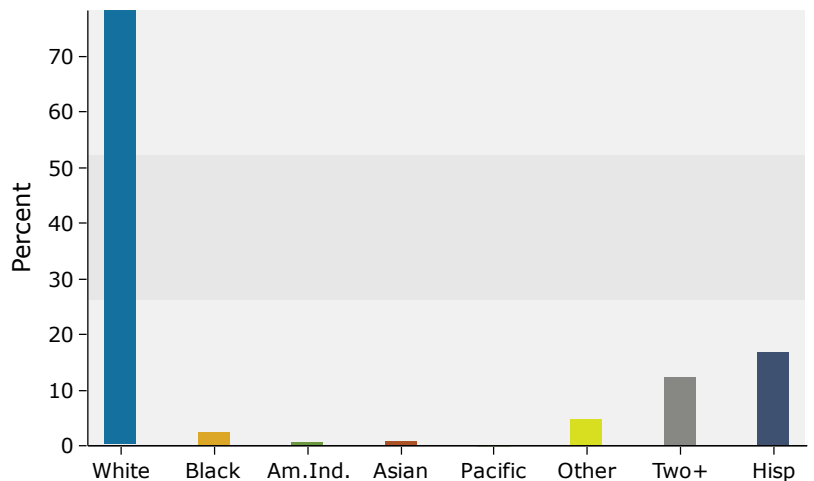
Population by Age



2023 Household Income



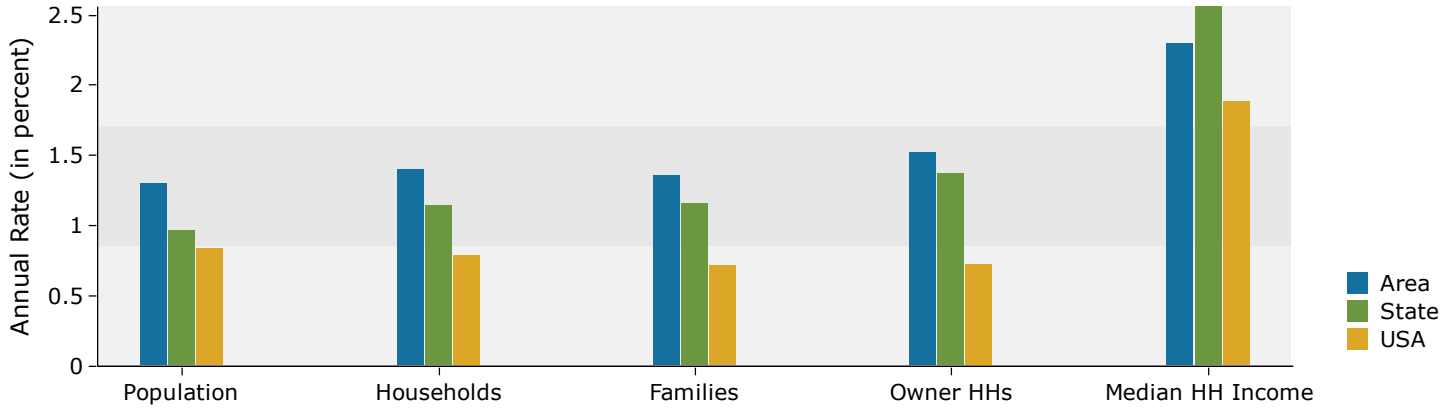
2023 Population by Race



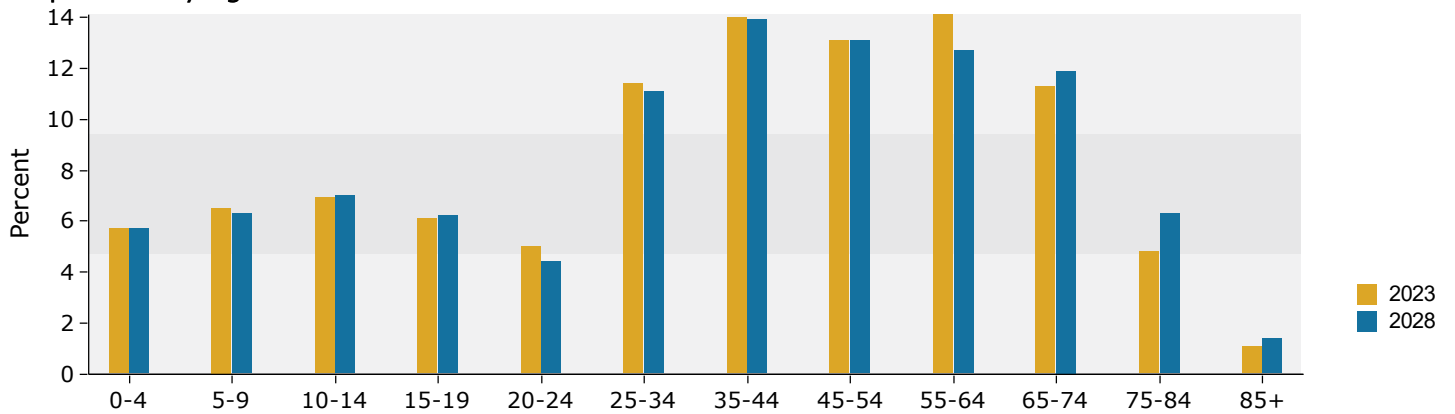
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

5 miles

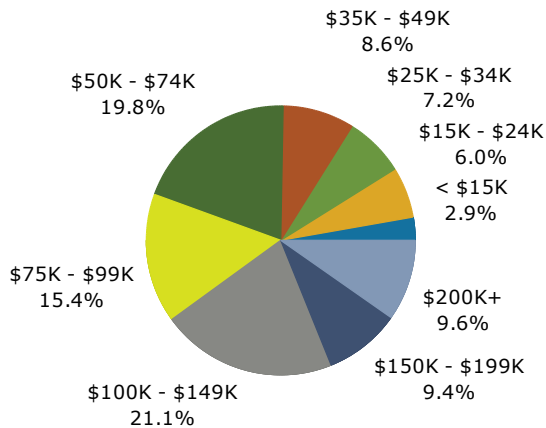
Trends 2023-2028



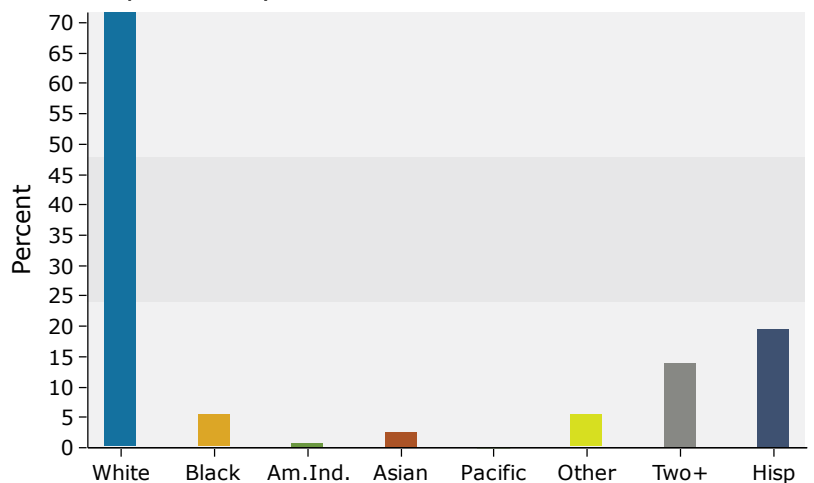
Population by Age



2023 Household Income



2023 Population by Race



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

11557-12649 Airport Rd
 11557-12649 Airport Rd, Temple, Texas, 76502
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 31.19940
 Longitude: -97.44695

Summary	Census 2010	Census 2020	2023	2028
Population	259	321	333	357
Households	97	116	125	135
Families	73	-	92	99
Average Household Size	2.67	2.77	2.66	2.64
Owner Occupied Housing Units	84	-	106	114
Renter Occupied Housing Units	12	-	19	21
Median Age	43.9	-	47.2	48.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.40%	0.97%	0.30%
Households	1.55%	1.15%	0.49%
Families	1.48%	1.16%	0.44%
Owner HHs	1.47%	1.38%	0.66%
Median Household Income	3.55%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2	1.6%	2	1.5%
\$15,000 - \$24,999	13	10.4%	10	7.4%
\$25,000 - \$34,999	20	16.0%	18	13.3%
\$35,000 - \$49,999	11	8.8%	10	7.4%
\$50,000 - \$74,999	19	15.2%	19	14.1%
\$75,000 - \$99,999	16	12.8%	18	13.3%
\$100,000 - \$149,999	30	24.0%	38	28.1%
\$150,000 - \$199,999	8	6.4%	11	8.1%
\$200,000+	7	5.6%	9	6.7%

Median Household Income	\$71,468	\$85,091
Average Household Income	\$92,332	\$106,929
Per Capita Income	\$33,523	\$39,109

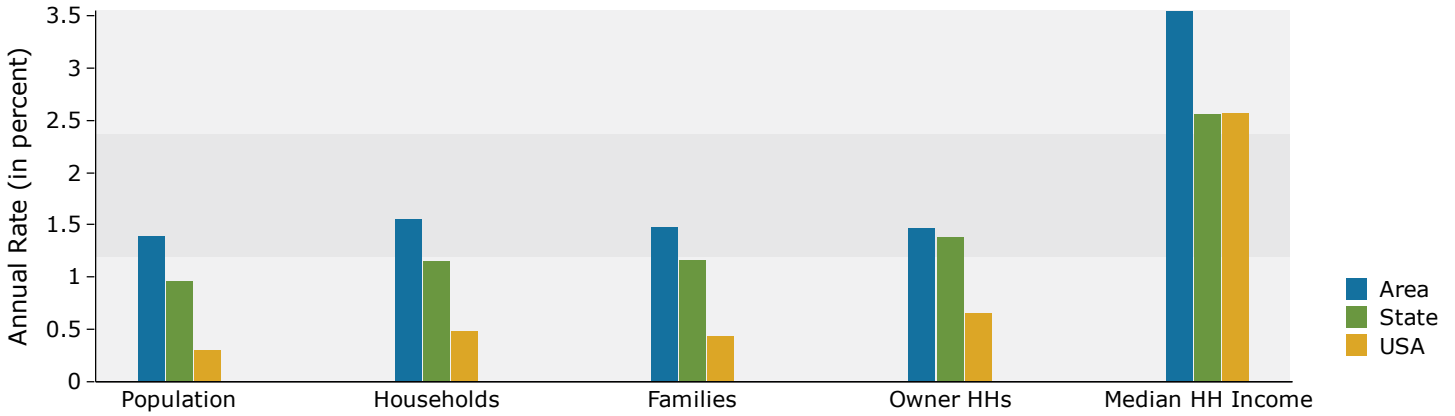
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	16	6.2%	16	4.8%	17	4.7%
5 - 9	13	5.0%	18	5.4%	18	5.0%
10 - 14	14	5.4%	20	6.0%	21	5.9%
15 - 19	20	7.7%	17	5.1%	19	5.3%
20 - 24	14	5.4%	14	4.2%	13	3.6%
25 - 34	28	10.8%	36	10.8%	32	8.9%
35 - 44	28	10.8%	37	11.1%	45	12.6%
45 - 54	51	19.7%	41	12.3%	41	11.5%
55 - 64	46	17.8%	58	17.4%	55	15.4%
65 - 74	21	8.1%	50	15.0%	60	16.8%
75 - 84	6	2.3%	22	6.6%	30	8.4%
85+	2	0.8%	4	1.2%	7	2.0%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	230	88.8%	259	80.7%	263	79.2%	274	77.0%
Black Alone	2	0.8%	3	0.9%	3	0.9%	4	1.1%
American Indian Alone	1	0.4%	1	0.3%	1	0.3%	1	0.3%
Asian Alone	2	0.8%	3	0.9%	3	0.9%	4	1.1%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	15	5.8%	17	5.3%	19	5.7%	22	6.2%
Two or More Races	9	3.5%	38	11.8%	43	13.0%	51	14.3%
Hispanic Origin (Any Race)	33	12.7%	51	15.9%	54	16.2%	62	17.4%

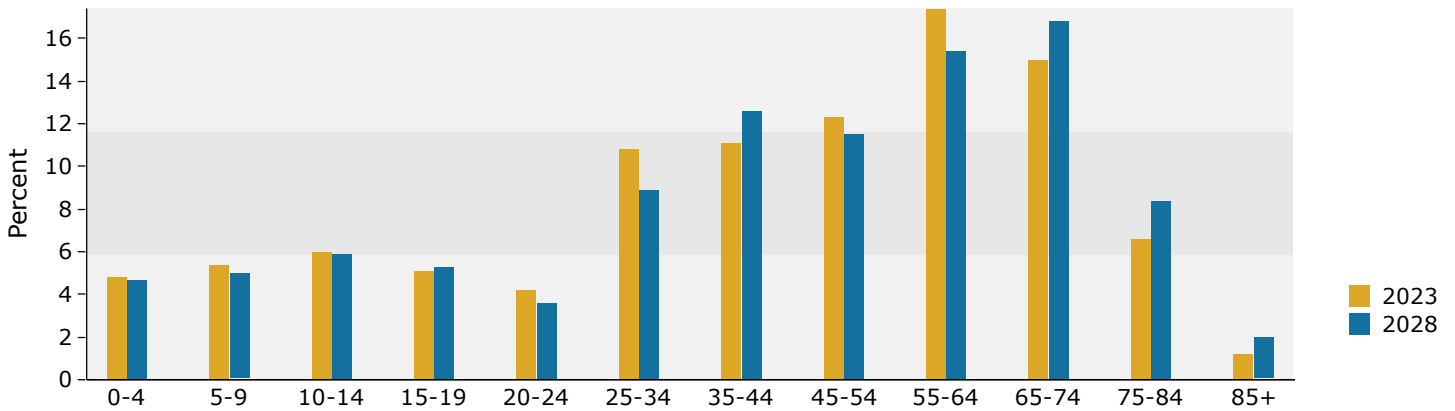
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

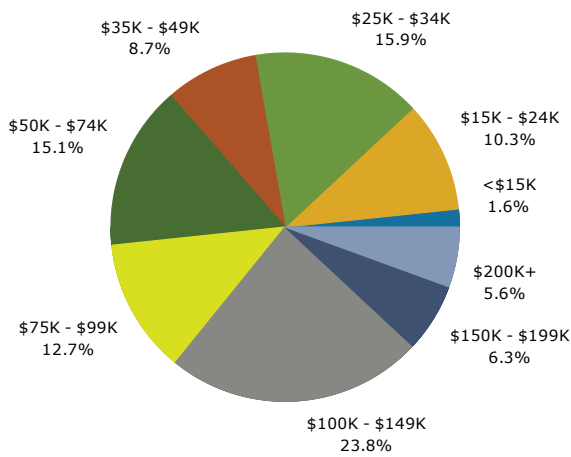
Trends 2023-2028



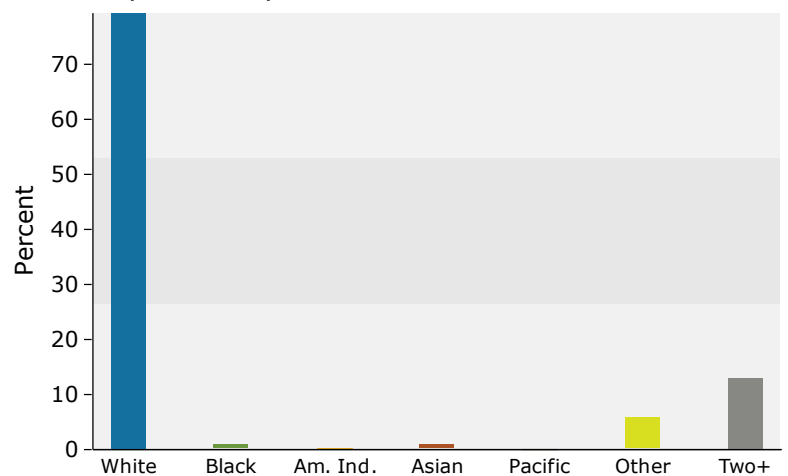
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 16.2%



Demographic and Income Profile

11557-12649 Airport Rd
 11557-12649 Airport Rd, Temple, Texas, 76502
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 31.19940
 Longitude: -97.44695

Summary	Census 2010	Census 2020	2023	2028
Population	4,034	4,519	4,749	4,970
Households	1,542	1,728	1,834	1,939
Families	1,178	-	1,356	1,433
Average Household Size	2.61	2.62	2.59	2.56
Owner Occupied Housing Units	1,337	-	1,564	1,658
Renter Occupied Housing Units	205	-	270	281
Median Age	41.2	-	44.9	45.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.91%	0.97%	0.30%
Households	1.12%	1.15%	0.49%
Families	1.11%	1.16%	0.44%
Owner HHs	1.17%	1.38%	0.66%
Median Household Income	3.17%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	60	3.3%	53	2.7%
\$15,000 - \$24,999	169	9.2%	134	6.9%
\$25,000 - \$34,999	212	11.6%	180	9.3%
\$35,000 - \$49,999	181	9.9%	179	9.2%
\$50,000 - \$74,999	346	18.9%	349	18.0%
\$75,000 - \$99,999	216	11.8%	228	11.8%
\$100,000 - \$149,999	335	18.3%	397	20.5%
\$150,000 - \$199,999	166	9.1%	232	12.0%
\$200,000+	147	8.0%	186	9.6%

Median Household Income	\$69,904	\$81,721
Average Household Income	\$100,559	\$116,160
Per Capita Income	\$37,922	\$44,251

Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	253	6.3%	239	5.0%	254	5.1%
5 - 9	263	6.5%	272	5.7%	272	5.5%
10 - 14	306	7.6%	296	6.2%	305	6.1%
15 - 19	251	6.2%	258	5.4%	278	5.6%
20 - 24	187	4.6%	229	4.8%	200	4.0%
25 - 34	415	10.3%	536	11.3%	525	10.6%
35 - 44	562	13.9%	552	11.6%	633	12.7%
45 - 54	712	17.7%	613	12.9%	585	11.8%
55 - 64	570	14.1%	788	16.6%	717	14.4%
65 - 74	345	8.6%	637	13.4%	742	14.9%
75 - 84	133	3.3%	276	5.8%	374	7.5%
85+	36	0.9%	53	1.1%	86	1.7%

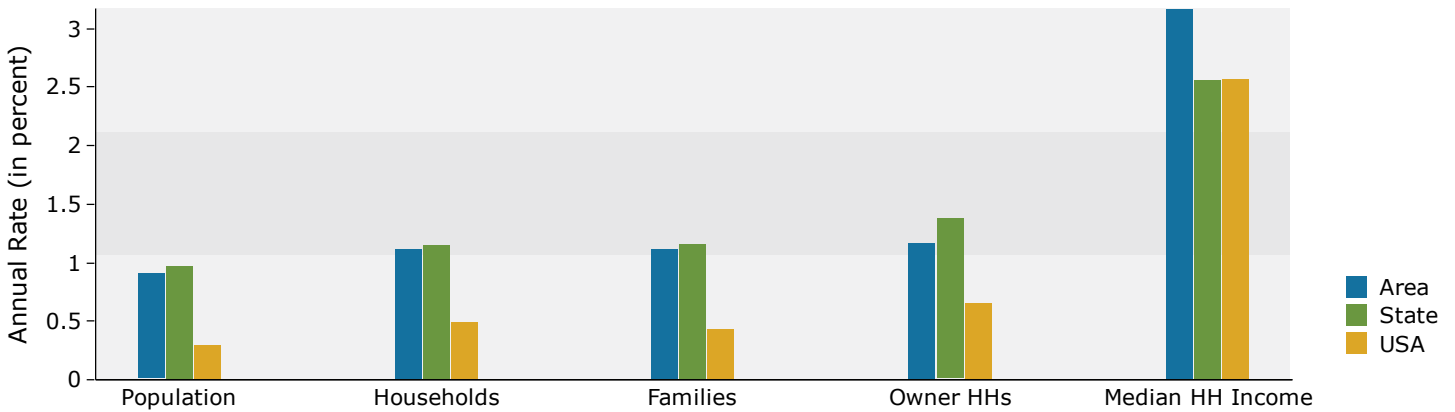
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,602	89.3%	3,611	79.9%	3,717	78.3%	3,771	75.9%
Black Alone	83	2.1%	106	2.3%	120	2.5%	143	2.9%
American Indian Alone	29	0.7%	32	0.7%	37	0.8%	41	0.8%
Asian Alone	26	0.6%	37	0.8%	45	0.9%	56	1.1%
Pacific Islander Alone	6	0.1%	2	0.0%	2	0.0%	3	0.1%
Some Other Race Alone	197	4.9%	205	4.5%	234	4.9%	271	5.5%
Two or More Races	91	2.3%	525	11.6%	595	12.5%	686	13.8%

Hispanic Origin (Any Race)	529	13.1%	719	15.9%	801	16.9%	900	18.1%
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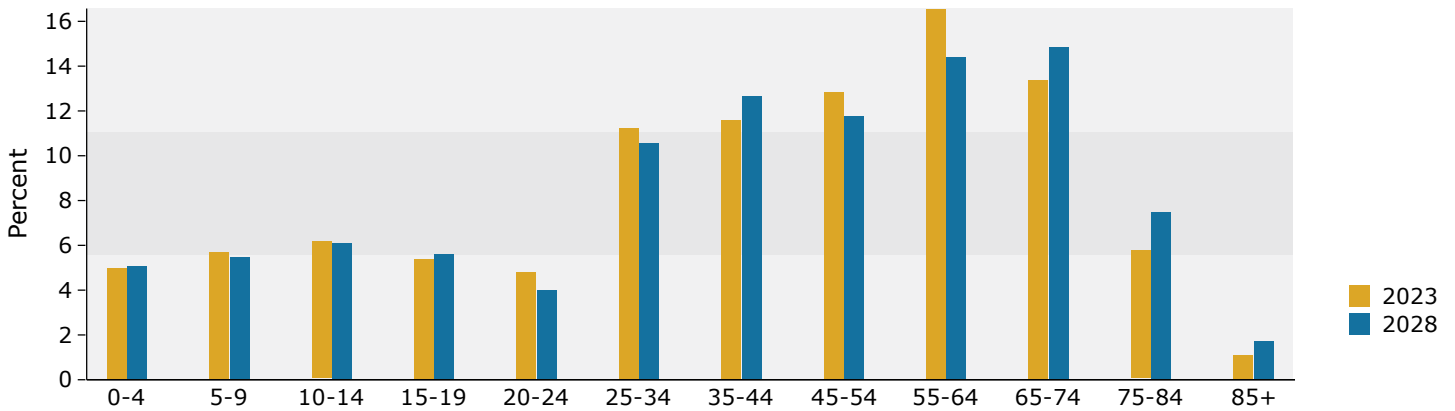
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

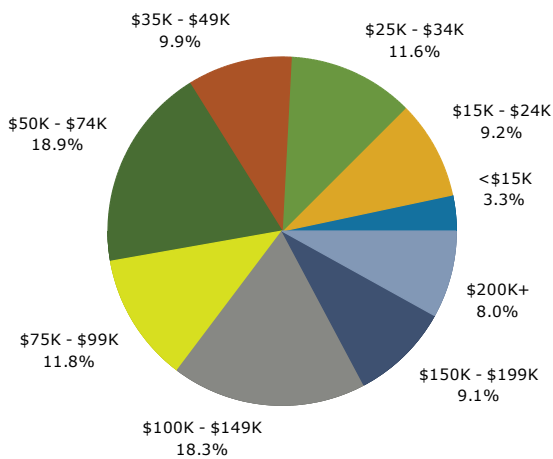
Trends 2023-2028



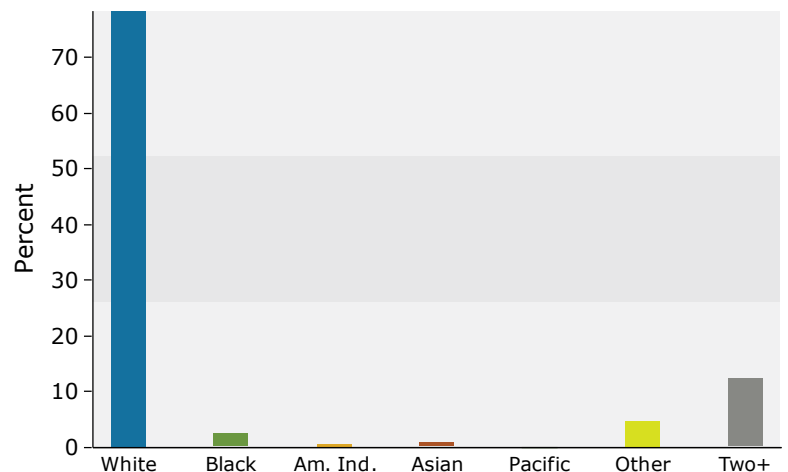
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 16.9%



Demographic and Income Profile

11557-12649 Airport Rd
 11557-12649 Airport Rd, Temple, Texas, 76502
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 31.19940
 Longitude: -97.44695

Summary	Census 2010	Census 2020	2023	2028
Population	10,691	15,412	16,621	17,730
Households	3,945	5,427	5,863	6,285
Families	3,028	-	4,351	4,654
Average Household Size	2.71	2.84	2.83	2.82
Owner Occupied Housing Units	3,384	-	4,855	5,235
Renter Occupied Housing Units	561	-	1,008	1,050
Median Age	38.1	-	40.9	41.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.30%	0.97%	0.30%
Households	1.40%	1.15%	0.49%
Families	1.36%	1.16%	0.44%
Owner HHs	1.52%	1.38%	0.66%
Median Household Income	2.30%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	168	2.9%	151	2.4%
\$15,000 - \$24,999	350	6.0%	280	4.5%
\$25,000 - \$34,999	423	7.2%	362	5.8%
\$35,000 - \$49,999	506	8.6%	488	7.8%
\$50,000 - \$74,999	1,162	19.8%	1,152	18.3%
\$75,000 - \$99,999	904	15.4%	953	15.2%
\$100,000 - \$149,999	1,239	21.1%	1,445	23.0%
\$150,000 - \$199,999	551	9.4%	757	12.0%
\$200,000+	560	9.6%	695	11.1%

Median Household Income	\$82,248	\$92,131
Average Household Income	\$110,936	\$125,423
Per Capita Income	\$39,398	\$44,849

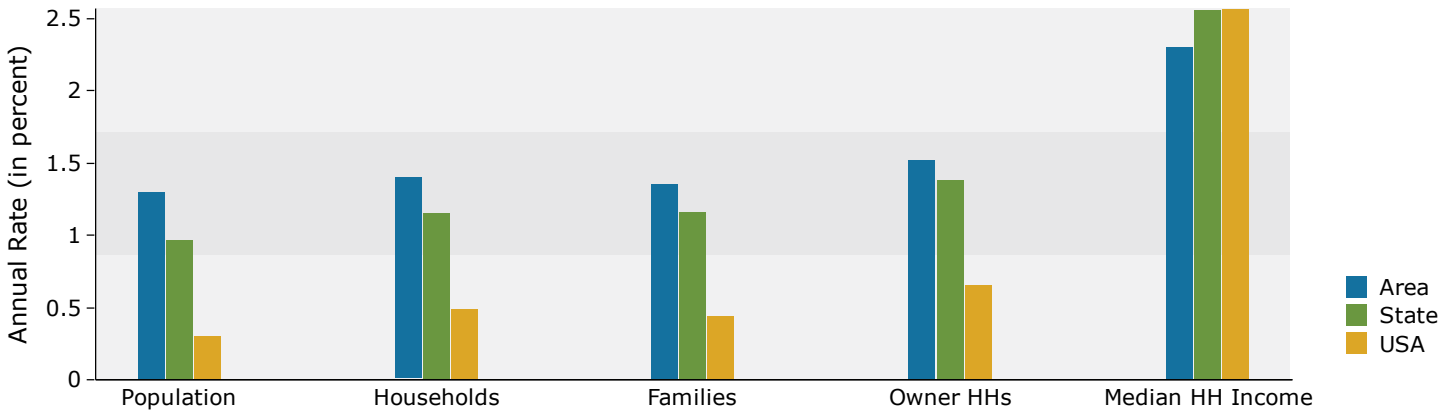
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	732	6.8%	953	5.7%	1,007	5.7%
5 - 9	791	7.4%	1,081	6.5%	1,120	6.3%
10 - 14	861	8.1%	1,150	6.9%	1,246	7.0%
15 - 19	668	6.2%	1,011	6.1%	1,092	6.2%
20 - 24	474	4.4%	837	5.0%	774	4.4%
25 - 34	1,332	12.5%	1,903	11.4%	1,966	11.1%
35 - 44	1,563	14.6%	2,327	14.0%	2,463	13.9%
45 - 54	1,707	16.0%	2,177	13.1%	2,318	13.1%
55 - 64	1,370	12.8%	2,345	14.1%	2,250	12.7%
65 - 74	775	7.3%	1,872	11.3%	2,114	11.9%
75 - 84	329	3.1%	791	4.8%	1,125	6.3%
85+	87	0.8%	175	1.1%	256	1.4%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,361	87.6%	11,428	74.2%	11,921	71.7%	12,136	68.5%
Black Alone	327	3.1%	758	4.9%	918	5.5%	1,129	6.4%
American Indian Alone	72	0.7%	115	0.7%	130	0.8%	144	0.8%
Asian Alone	146	1.4%	329	2.1%	408	2.5%	514	2.9%
Pacific Islander Alone	14	0.1%	16	0.1%	20	0.1%	24	0.1%
Some Other Race Alone	534	5.0%	754	4.9%	890	5.4%	1,057	6.0%
Two or More Races	237	2.2%	2,012	13.1%	2,334	14.0%	2,725	15.4%
Hispanic Origin (Any Race)	1,545	14.5%	2,836	18.4%	3,270	19.7%	3,750	21.2%

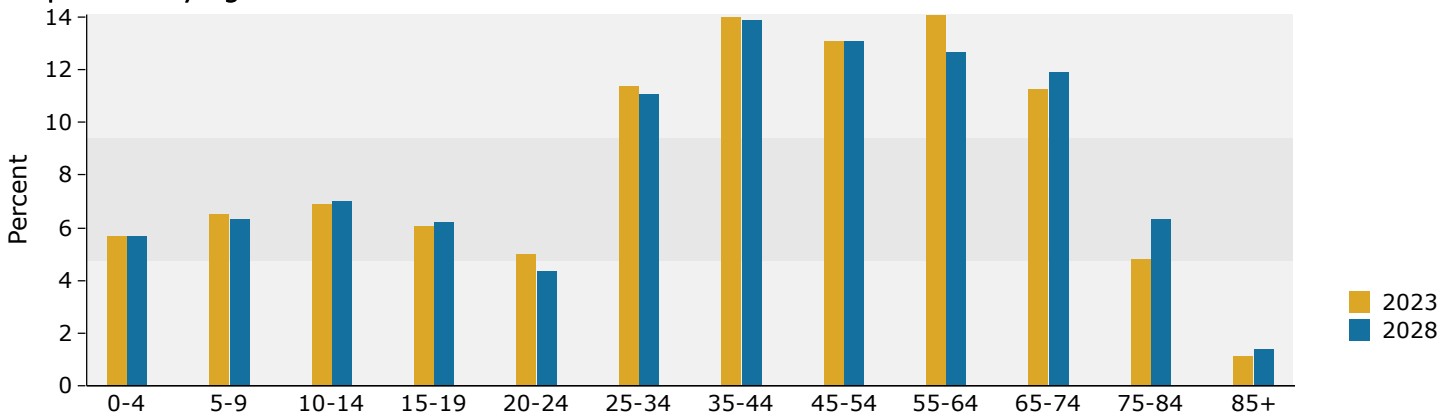
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

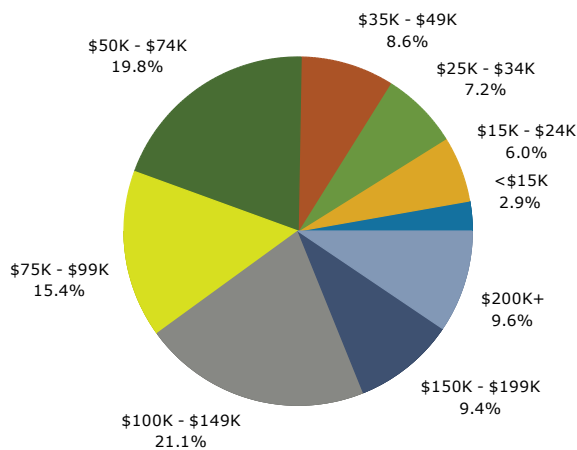
Trends 2023-2028



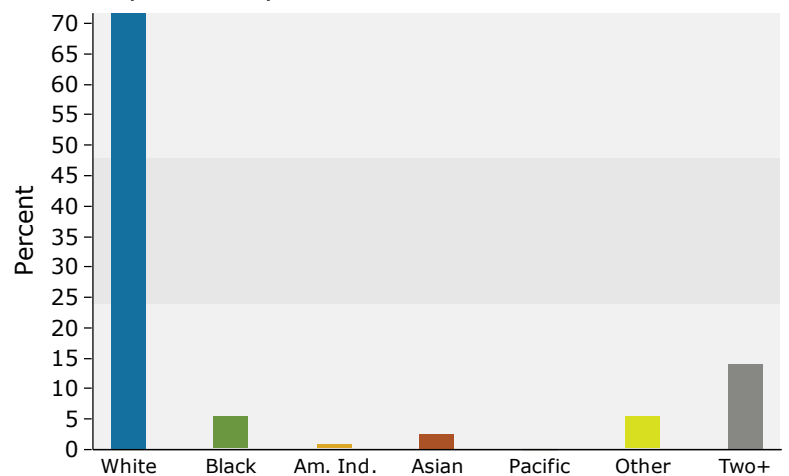
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 19.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Wes Walters Realty, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	399765 License No.	weswalters@weswaltersrealty.com Email	512-345-2060 Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Weston E. Walters Sales Agent/Associate's Name	347768 License No.	weswalters@weswaltersrealty.com Email	512-345-2060 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov