



164 FINISHED TOWNHOME LOTS & 2 COMMERCIAL LOTS 29.519+/- Acres | South Kegley Road | Temple, Texas

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer builders and developers the opportunity to purchase an entitled 29.51+/- acre development site which will consist of 164 townhome lots spread across 28.27+/- acres and 1.24+/- acres of commercial zoned land (consisting of 0.63+/- acre and 0.61+/- acre tract) in Temple, TX. The Site is zoned PD-SFA3 and PD-GR allowing for single family attached townhomes and general retail uses. The townhome lots consist of primarily 30'x100' lot sizes. Ownership has approved construction plans and will commence construction once a Buyer is identified. This Site represents a great opportunity to develop high density residential in a thriving area of Temple with close proximity to Wildflower Country Club and Baylor Scott & White Medical Center – Temple campus. Ownership prefers to sell finished townhome lots but would also consider a paper lot sale.

A 2% co-broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity. A third-party broker

INVESTMENT OVERVIEW ⁽¹⁾	
Property	29.515 +/- Acres
Location	340 & 480 South Kegley Road, Temple, TX
Access	Available via South Kegley Road
Utilities	Water and Sewer to the Site
Zoning	PD – SFA3 & PD-GR
Appraisal District Property ID	135280 & 135281
School District	Belton ISD

(1) Purchaser to confirm all information during due diligence

FINISHED LOT PRICING	
Asking Price ⁽¹⁾	\$9,545,000
Asking Price Per Finished Lot	\$57,500

(1) Total asking price based on 166 lots (164 townhome lots and 2 commercial lots)

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 3,522
3-MILE | 44,042
5-MILE | 101,604

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 2.77%
3-MILE | 1.81%
5-MILE | 1.37%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$74,628
3-MILE | \$69,286
5-MILE | \$63,142

MEDIAN HOME VALUE

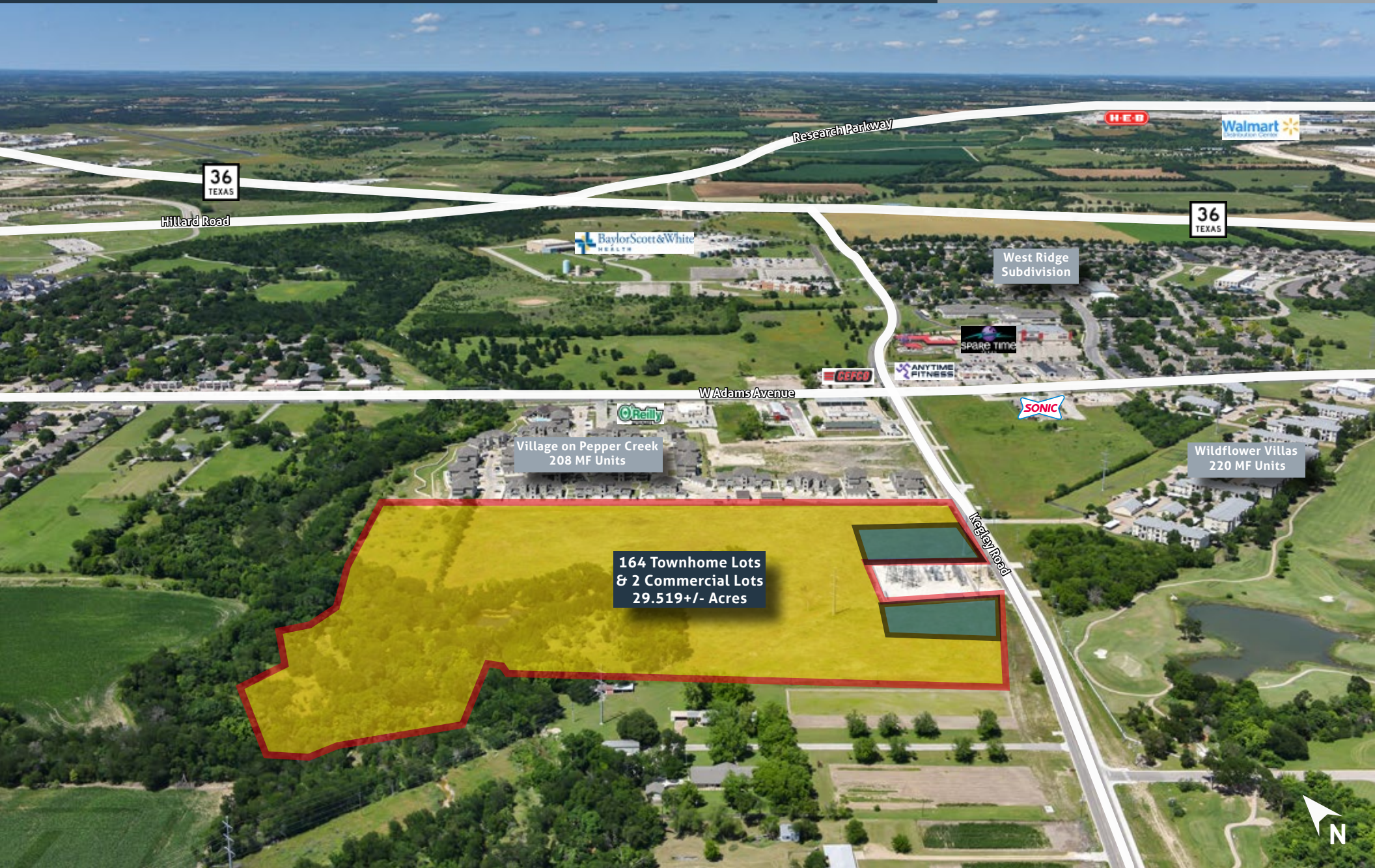


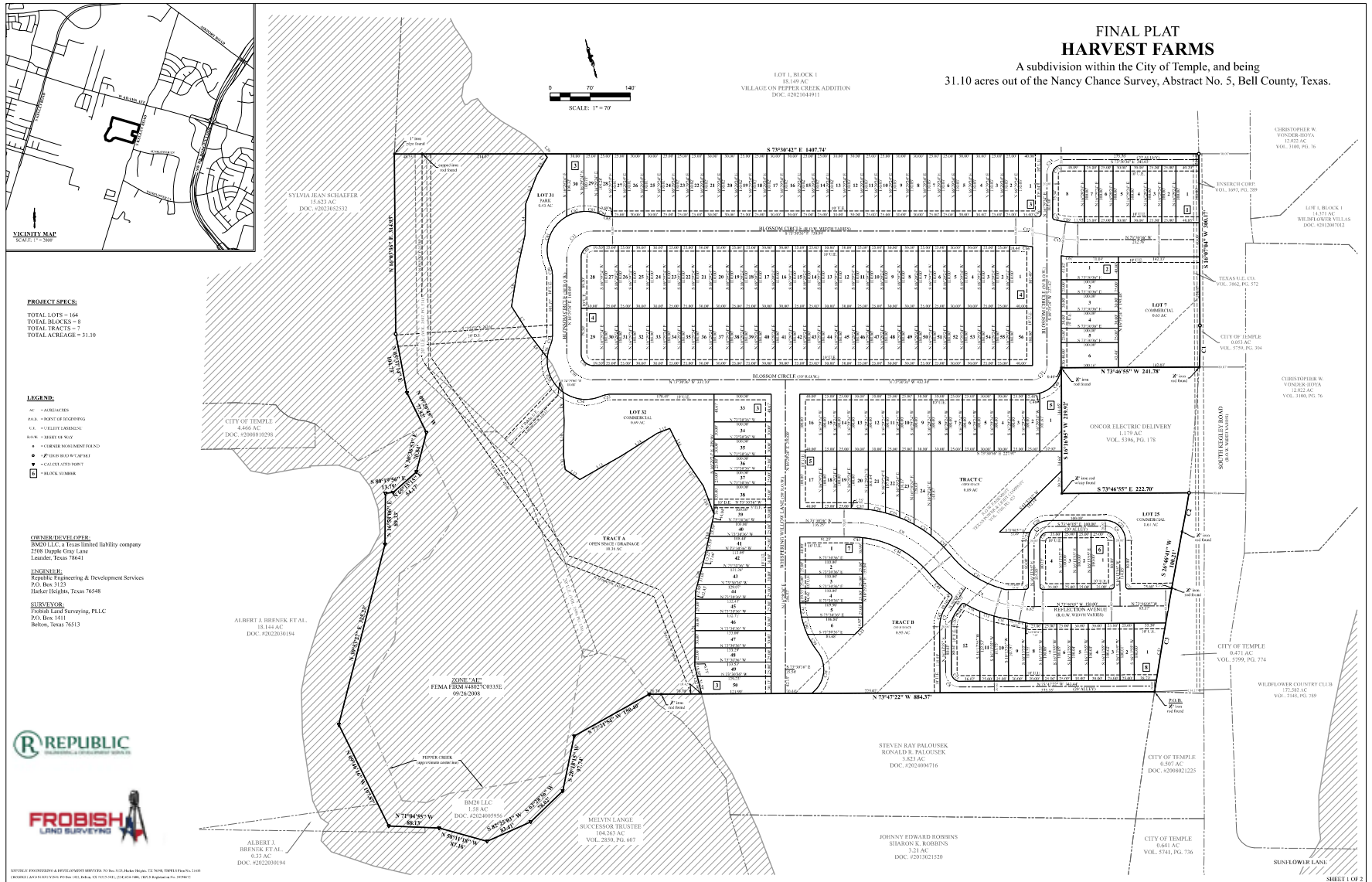
1-MILE | \$252,257
3-MILE | \$239,604
5-MILE | \$245,732

164 FINISHED TOWNHOME LOTS
& 2 COMMERCIAL LOTS
TEMPLE, TX

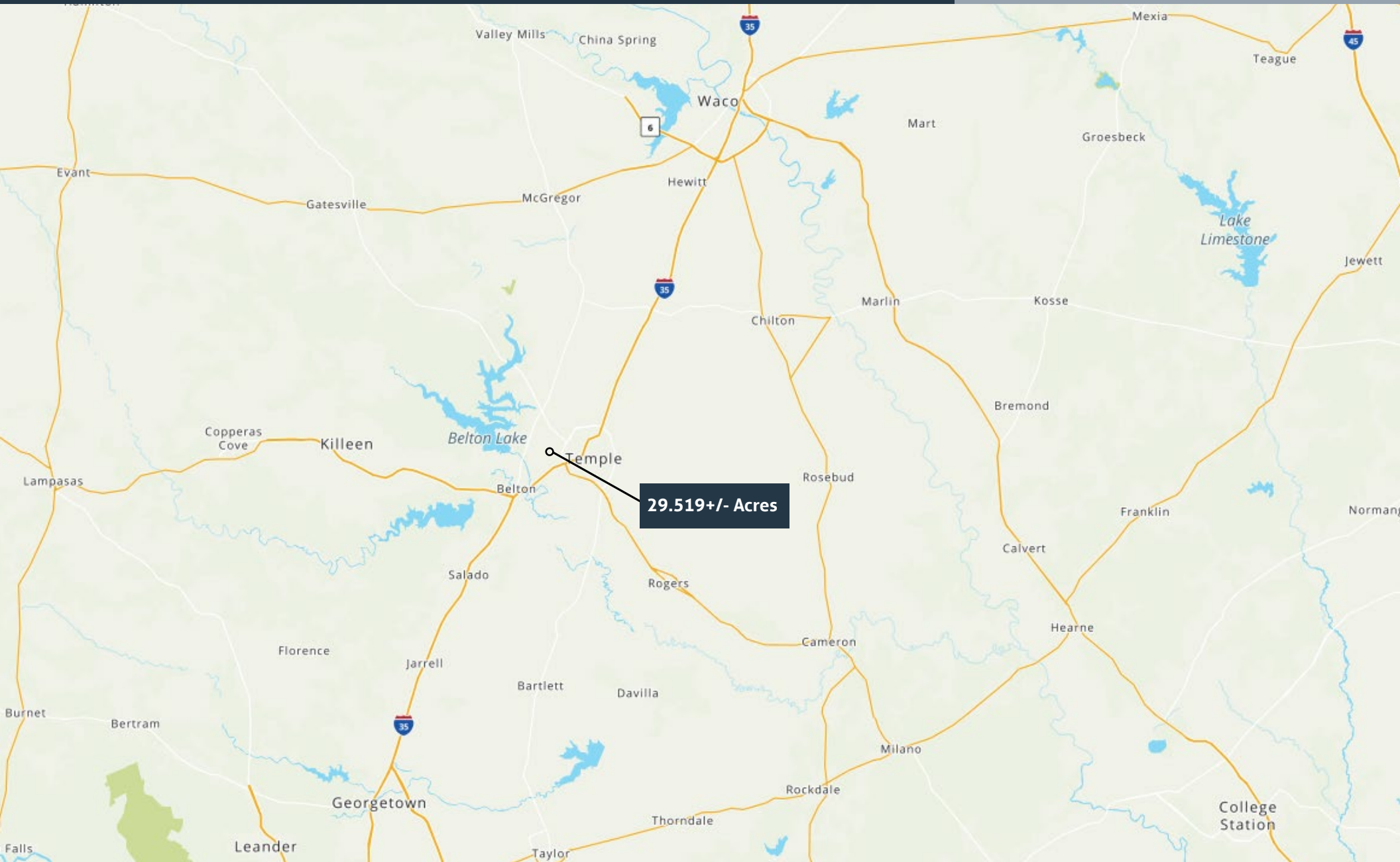


164 FINISHED TOWNHOME LOTS
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TEMPLE, TX





164 FINISHED TOWNHOME LOTS
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INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is approximately one mile east of the intersection of West Adams Avenue and Hillared Road which currently boasts numerous national retailers such as Wal-Mart, Starbucks, Walgreens, and more.
- The Site is less than a mile south of Baylor Scott and White Medical Center – Temple, a 636-bed multi-specialty teaching hospital with the entire Baylor Scott and White system employing over 8,500 in Temple.
- Across South Kegley Road from the Site, Wildflower Country Club which is over 200 acres offering members championship golf, racquet sports, swimming, and dining.



Zoning

- The Site is zoned PD-SFA3 and PD-GR allowing for single family attached townhomes and general retail uses. The SFA3 zoning allows for front and rear entry townhomes with a maximum height of 2.5 stories.
- Ownership has approved Construction Plans which allows for 164 townhome lots and 1.24+/- acres of commercial (Tract 1 – 0.63+/- Acres; Tract 2 – 0.61+/- Acres). The townhome lots consists of primarily 30'x100' lots sizes.
- General Retail zoning allows for uses including retail sales, restaurants, office, and more.
- *Purchaser to verify zoning and uses allowed on the Site.*



Population and Demographics

- Per the US Census Bureau, Temple has a 2024 estimated population of approximately 90,531 residents. Temple's population has increased by more than 10% since 2010, driven by its expanding healthcare, distribution, and manufacturing sectors.
- Bell County, where Temple is located, has a current population of approximately 396,541 as of 2024, reflecting a year-over-year increase of about 2.5% according to the U.S. Census Bureau.
- Per Realtor.com, the median listing price for a home in Temple in March 2025 was approximately \$299,500, representing a 2.7% increase year-over-year.
- Located along the I-35 corridor one hour and twenty minutes north of Austin and two hours south of Dallas, the City of Temple has experienced significant growth and development taking advantage of its strategic location.

Temple, TX



Temple Railroad & Heritage Museum



KILLEEN-TEMPLE MSA HIGHLIGHTS

- **Economic Growth:** The Killeen–Temple MSA continues to experience steady economic growth, driven by key industries such as healthcare, education, manufacturing, and logistics. The area’s central location, bolstered by infrastructure like I-35 and the Killeen-Fort Hood Regional Airport, supports its role as a logistics and distribution hub.
- **Population Trends:** As of July 1, 2024, the Killeen–Temple MSA had an estimated population of 509,487, reflecting a growth rate of approximately 1.73% from the previous year. This growth is indicative of the area’s increasing appeal for both residents and businesses.
- **Educational Institutions:** The region is home to several higher education institutions, including Central Texas College, Temple College, and Texas A&M University–Central Texas, which contribute to a skilled workforce and support ongoing research and development initiatives.
- **Major Employers:** Key employers in the Killeen–Temple area include Advanced Electrical Systems, Blackhawk Management Corporation, EG&G Technical Services, McLane Southwest, Pactiv, Pepsi Cola South, Raytheon, Teleperformance, and Wilsonart. These organizations play a significant role in the local economy, providing



**GROSS METROPOLITAN
PRODUCT**
\$26 Million



**KILLEEN-TEMPLE
POPULATION GROWTH**
1.73% (2023-2024)



**KILLEEN-TEMPLE
ESTIMATED POPULATION**
509,487



Temple Lake Park



Central Texas College

ECONOMIC OVERVIEW

The Killeen–Temple metropolitan statistical area (MSA) is in Central Texas and covers three counties: Bell, Coryell, and Lampasas. As of the 2023 census estimates, the MSA had a population of 501,333. Similar to how the Dallas–Fort Worth metropolitan area of North Texas is often called the Metroplex, locals sometimes refer to this area as the Centroplex. In recent years, Killeen has seen significant population growth, Killeen's population was approximately 156,000 in 2020, nearly a 20% increase from 2010 according to the U.S. Census Bureau. Temple has also experienced population growth, particularly between 2020 and 2023, with a population of 82,073 in 2020 increasing to an estimated 93,095 in 2023. This represents a population increase of approximately 13.4%. Temple is currently experiencing a boom, ranging from revitalizing its downtown district to featuring as a finalist for Texas' Small Employer of the Year in 2024. Temple experienced more than \$122 million worth of investments in capital projects in 2024 as stated by the Temple Economic Development Corporation. Temple is also experiencing significant job growth, with the local workforce exceeding 53,000 and average wages increasing by 28% since 2019.



Baylor Scott & White Health

TEMPLE MAJOR EMPLOYERS	
COMPANY NAME	EMPLOYEES
Baylor Scott & White Health	8,884
Central Texas Veterans Healthcare System	3,000
McLane Company Inc	1,733
BNSF Railway Company	1,500
Wilsonart International	1,000
HEB Retail Distribution Center	900
Wal-Mart Distribution Center	698
Pactiv Corporation	600



AREA OVERVIEW

The Site is located within the City of Temple, situated in Bell County, and is part of the Killeen-Temple Metropolitan Statistical Area (MSA) according to CoStar. The Site benefits from convenient access to major transportation corridors, including Interstate 35, which is approximately 2 miles east of the Site, providing direct connectivity to both Waco and Austin. Additionally, State Highway 36 is located about 2.5 miles south of the Site, further enhancing regional access. Temple has been experiencing steady population growth, supported by its expanding healthcare, manufacturing, and distribution sectors. The city's current population is estimated at approximately 90,531 residents as of 2024, reflecting an increase of over 10% since 2010. Temple's growth is projected to continue as the region benefits from its central location along the I-35 corridor and ongoing economic development initiatives.

TRANSPORTATION



Air: Austin-Bergstrom International Airport is located approximately 65 miles south of the site and offers around 260 daily flights, providing nonstop service to 95 domestic and international locations. For closer access, Draughon-Miller Regional Airport is just 2.87 miles northwest of the site.



Highway: Situated north of Austin, the Site offers convenient access to major thoroughfares. It is located just 2 miles west of I-35, the primary north-south route which passes through Temple and connects Dallas and Austin. Additionally, The Site is located 1.21 miles south of SH-36 and 2.5 miles south of SH-363.



Public Transport: The Hill County Transit District (The HOP) operates three bus routes within the city, with additional connections to Killeen, TX. Additionally, Amtrak serves the city with its Texas Eagle passenger train, which runs from Chicago, IL to San Antonio, TX, with stops in many major hubs including St. Louis, Little Rock, Dallas, and Austin.



Bell County Courthouse



Austin-Bergstrom International Airport

2025 Q1 Market Statistics - Temple

Median Price
\$272,000
▲ 2.6% YoY

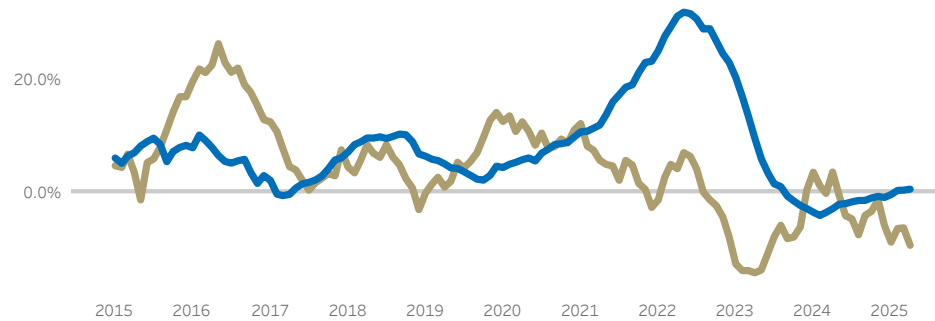
Closed Sales
259
▼ -6.5% YoY

Active Listings
643
▲ 34.2% YoY

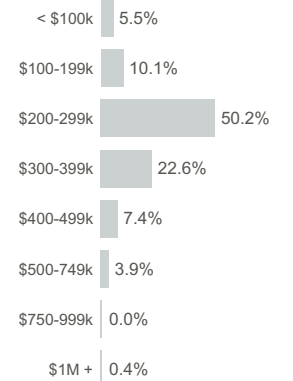
Months Inventory
6.2
▲ 2.0 YoY



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



PRICE DISTRIBUTION



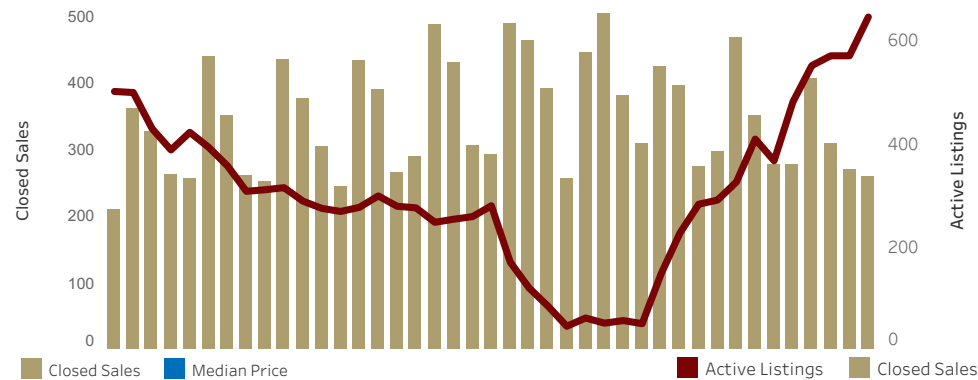
TRANSACTION TIME STATS

Days on Market
105
27 days more than 2024 Q1

Days to Close
29
2 days less than 2024 Q1

Total Days
134
25 days more than 2024 Q1

CLOSED SALES AND ACTIVE LISTINGS



VALUATION STATS

Median Price/Sq Ft
\$161.76
▼ -1.7% YoY

Median Home Size
1,700 sq ft

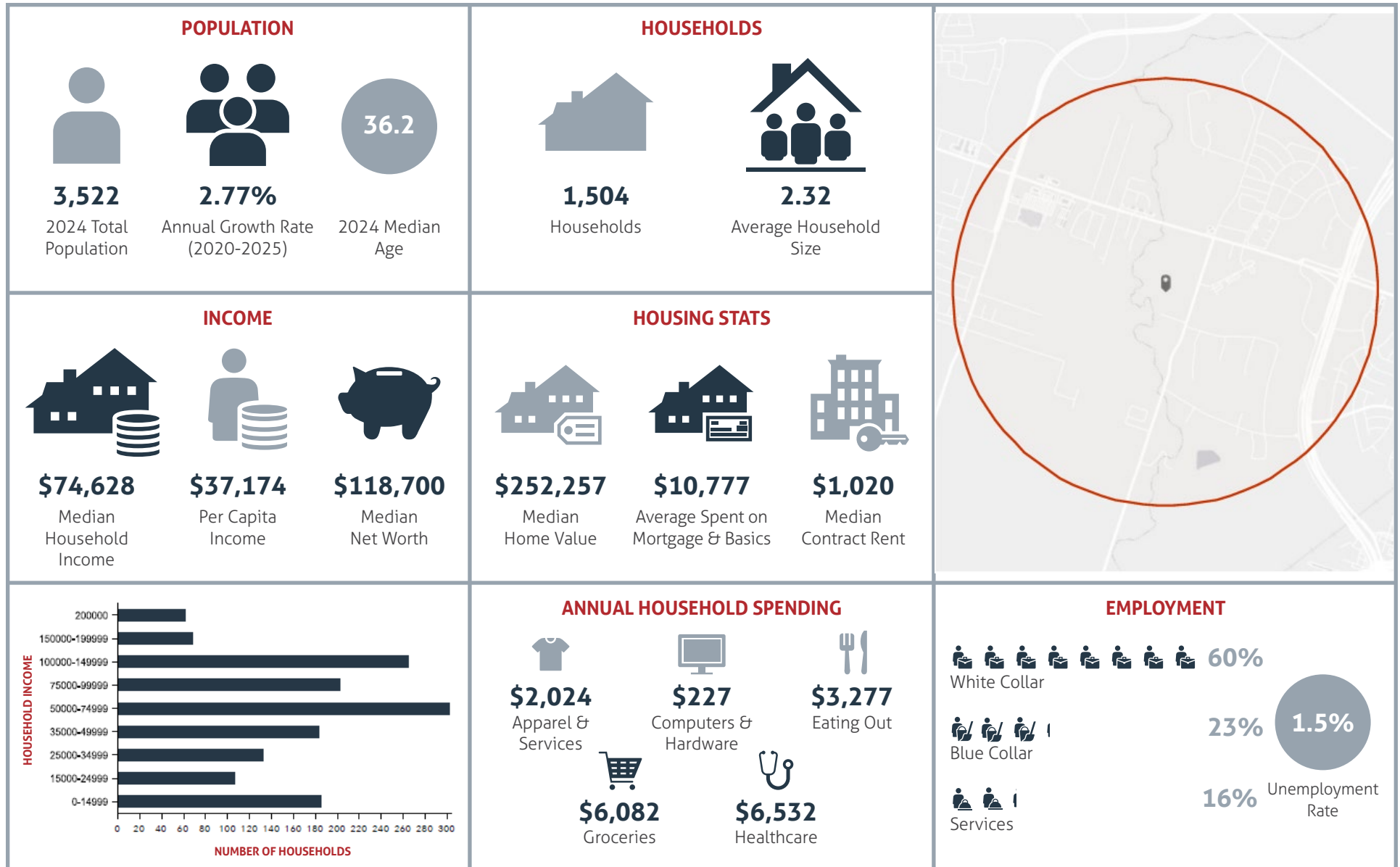
Median Year Built
2015

Close/Original List
94.7%

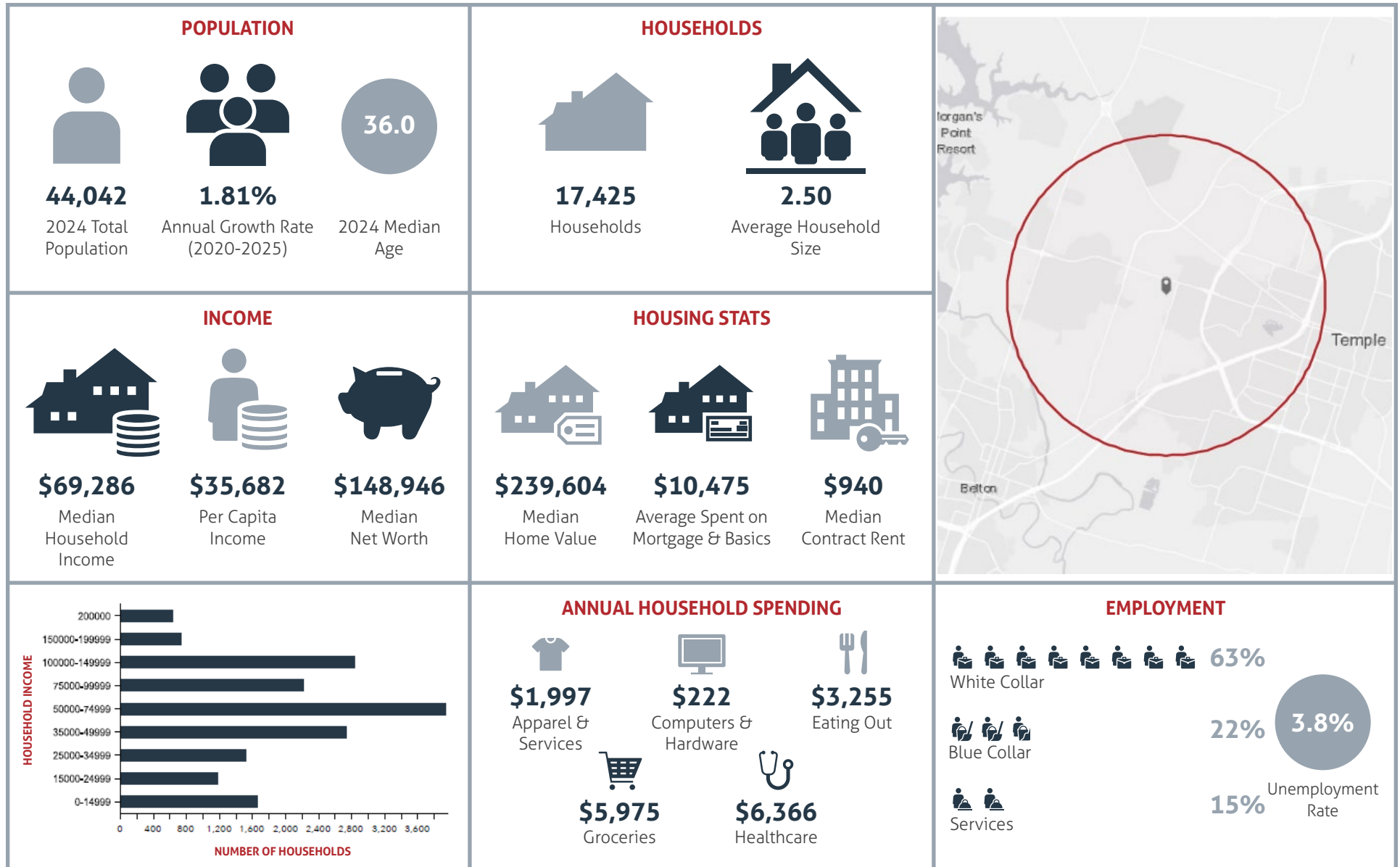


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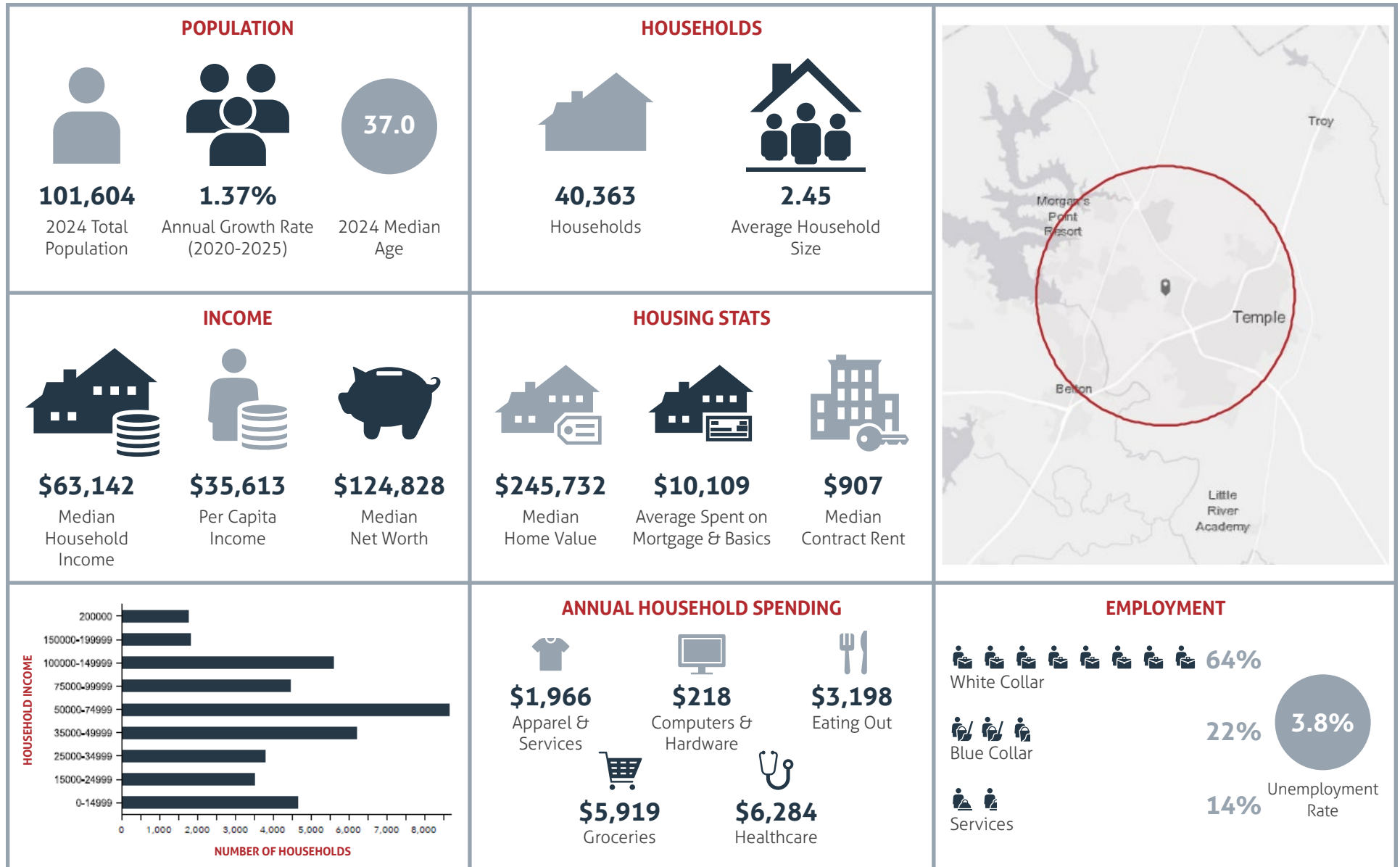
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

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