

Office/Warehouse Investment Opportunity

2501/2503 Saulsbury Drive
Temple, Bell County, TX 76504

Jeremy Jirasek, ALC
David Jirasek, ALC, CCIM

Jirasek Realty



Property Overview

Office/Warehouse ideal for either end-user or investor.

Building area	5,000 SF (Bell CAD)
Lot size	±88'x137' (0.28 Acres)
Year built	1996
Current use	Office/Warehouse
Tenancy/Vacancy	2-Units/50% Occupied



Executive Summary

Property Description: 5,000 Sq.Ft. 2-Unit Office/Warehouse. Building is a Pre-Engineered Steel Building on Concrete Slab with Metal Sheathing & Roof. Each Unit is approx. 87.5% Warehouse / 12.5% Office. 2501 has a fully climate controlled warehouse & LED Lighting.

Location: Located on Saulsbury Drive, just off of IH-35. Easy Access back to Hwy-53/Airport Road. In Temple, Bell County, TX.

Lease Summary: Suite 2503 is currently leased at a base rate of \$2,156/month through December 2026. Extension options through the end of 2028. Fixed Rent Escalations in place (3% annual).

Lease Structure: Single Net Lease. Tenants reimburse LL taxes.

Investment Type: Value-Add. With 1 side leased and 1 side vacant there is a good opportunity for an end-user to generate passive income.

Tenancy: Multi (2-Units)

Square Footage: ±5,000 (Bell CAD)

Occupancy: 50%

Year Built: 1996 (Bell CAD)

Lot Size: ±0.28 Acres (Bell CAD)

Zoning: C-PD (Commercial).

NOI: \$41,904.60 (2027 Proforma)

Cap Rate: 7.98%

Price: \$525,000 (\$105/SF)



Income & Expense Summary

2027 Proforma

2501/2503 Saulsbury Drive, Temple, Texas

INCOME	ANNUAL (USD)
Base Rent Income	\$53,304
NNN Reimbursements	\$3,325.30
Other Income	\$0
GROSS POTENTIAL INCOME	\$56,629.30
OPERATING EXPENSES	ANNUAL (USD)
Property Taxes	\$3,325.30
Insurance	\$3,069
Utilities	Tenant Expense
Repairs & Maintenance	\$1,800
Management Fee	\$2,665.20
V&C Loss	\$2,665.20
Replacement Reserve	\$1,200
TOTAL OPERATING EXPENSES	\$14,724.70
NET OPERATING INCOME	ANNUAL (USD)
Net Operating Income (NOI)	\$41,904.60
Cap Rate	\$7.98%

All figures subject to confirmation. Contact Broker for current financial details.



Market Area

A Diversified Economic Base supports a High-Value Market for Corporate Operations.

01

TECHNOLOGY

Acer, Meta, Rowan & PDI Software.

02

MANUFACTURING

Reynolds Consumer Products, Wilsonart, Artcobell & Texas Hydraulics.

03

HEALTHCARE

Baylor Scott & White, McLane's Children's Hospital, Ascension & QuVa Pharma.

04

LOGISTICS

BNSF, McLane, Performance Food Group, HEB & Walmart Distribution Centers

2.5 Hours from 28 Million People.

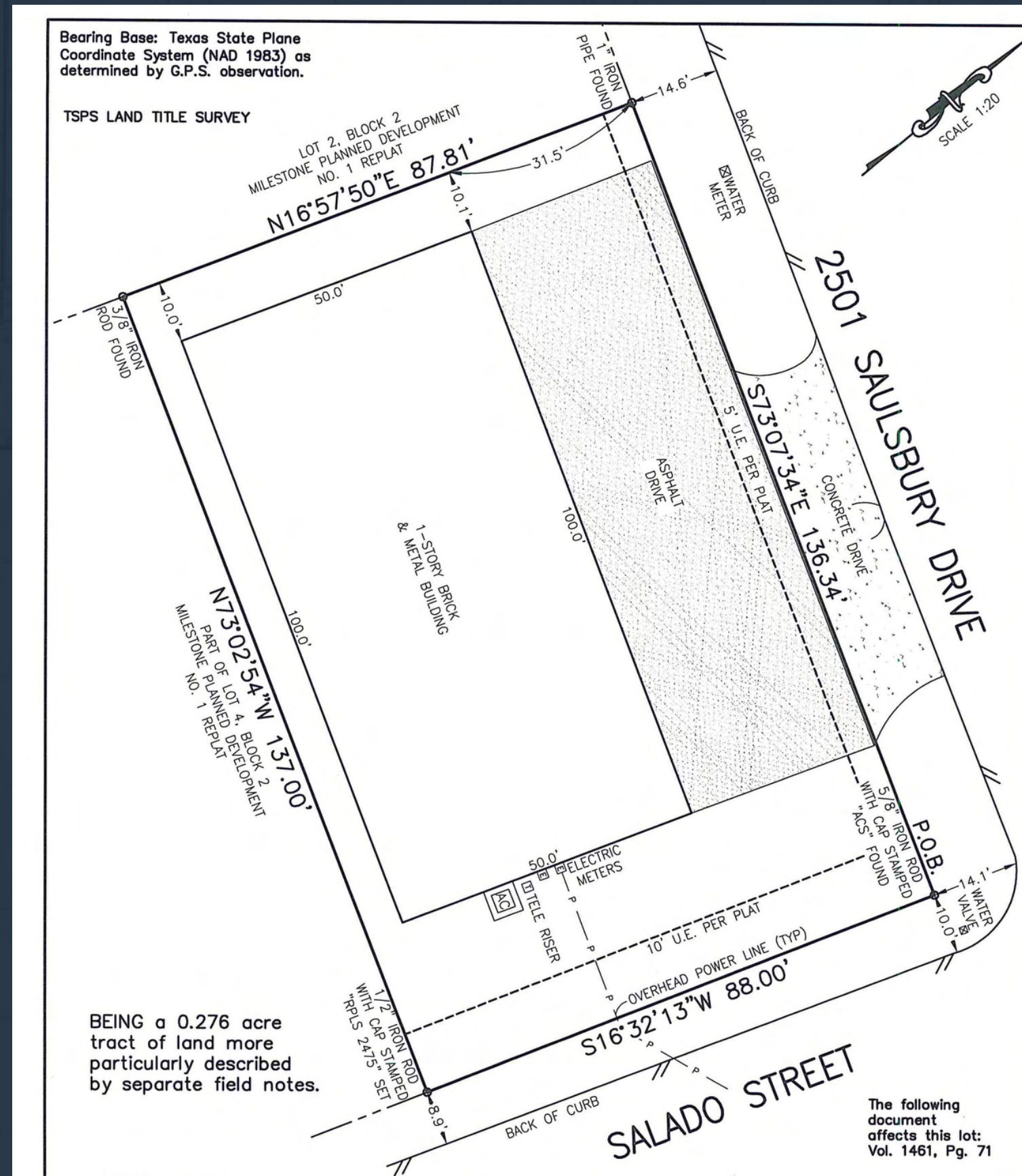
SAULSBURY DRIVE OFFICE / WAREHOUSE



SUITE	SQUARE FOOTAGE	BASE RENT	PRICE PER SF	EXP EST / SF
2501	2,500	\$2,221/SF	\$0.89	\$0.05

Availability and pricing subject to confirmation. Contact Broker to verify.

Survey



Aerial Photo

2501 Saulsbury, Temple
Bell County, Texas, 0.28 AC +/-

Jirasek Realty



Boundary

Jirasek Realty
P: (254)770-0996

www.jirasekrealty.com

510 South 1st Street, Temple, Bell County, Texas 76504

id. The information contained herein was obtained from sources deemed to be reliable. Land idb Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Property Gallery (Exterior)



Property Gallery (Interior)



Let's move forward.

Schedule a private tour today.

Jeremy Jirasek, ALC

Jirasek Realty, LLC

(254) 770-0996

jeremyjirasek@yahoo.com

Jirasek Realty





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Jirasek Realty, LLC</u>	<u>9010446-BB</u>	<u>info@jirasekrealty.com</u>	<u>(254)770-0996</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>David Jirasek, ALC, CCIM</u>	<u>361266-B</u>	<u>djirasek@ccim.net</u>	<u>(254)718-7600</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>N/A</u>			
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Jeremy Jirasek, ALC</u>	<u>594801-SA</u>	<u>jeremyjirasek@yahoo.com</u>	<u>(254)541-8895</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

Jirasek Realty, 510 S 1st St Temple TX 76704
David Jirasek, ALC, CCIM

Phone: 254.770.0996 Fax: 254.770.3090
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

410 King Ranch

Jirasek Realty