

EXCLUSIVE OFFERING

Tarver Ridge Development Land Sale

985 South Pea Ridge Road
Temple, Bell County, TX 76502

Jeremy Jirasek, ALC
David Jirasek, ALC, CCIM

Jirasek Realty

Executive Summary

DESCRIPTION: ±6.985 acres in a single platted lot, ideal for commercial, residential or mixed-use development.

LOCATION: Located on the SEC of South Pea Ridge and Tarver Drive a 4-way, signal controlled intersection at the footsteps of The Hills of Westwood residential community. Just South of West Adams Ave, Temple's primary retail corridor. Temple is Regionally situated between Austin & Waco and more broadly between San Antonio and Dallas/Ft. Worth along the IH-35 corridor of the "Texas Triangle".

ACCESS: ±541.35' of road frontage along Tarver Drive (Community Collector) and ±885.21' along South Pea Ridge (Community Collector).

ZONING: O2-PD. Allows for a variety of commercial and/or single and multi-family residential uses up to 15 DU/Ac.

UTILITIES: City of Temple Water (12") along the South side of Tarver Drive, City Water (8") along the East side of South Pea Ridge. City of Temple Sewer (18") along the East side of South Pea Ridge Road.

TOPOGRAPHY: Mostly flat to gentle sloping. The property backs up to a drainage area.

DEMOGRAPHICS: ±118,700 Population (5-Miles). \$100,000 Median HH Income (1-Mile).

TAXES: 21,540.93 (2025).

PRICE: \$1,350,000 (\$4.44/SF).

Great versitle / flexible land use opportunity for either a single user or a developer.

LISTING BRIEF

Market Area

A Diversified Economic Base supports a Growing Market for a Variety of Operations.

Temple is located in Central Texas on IH-35. Regionally positioned between Austin and San Antonio to the South as well as Waco and DFW to the North. Situated along the “Texas Triangle”, a diverse economic region characterized by stable growth, low unemployment and a relatively low cost of living.

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.

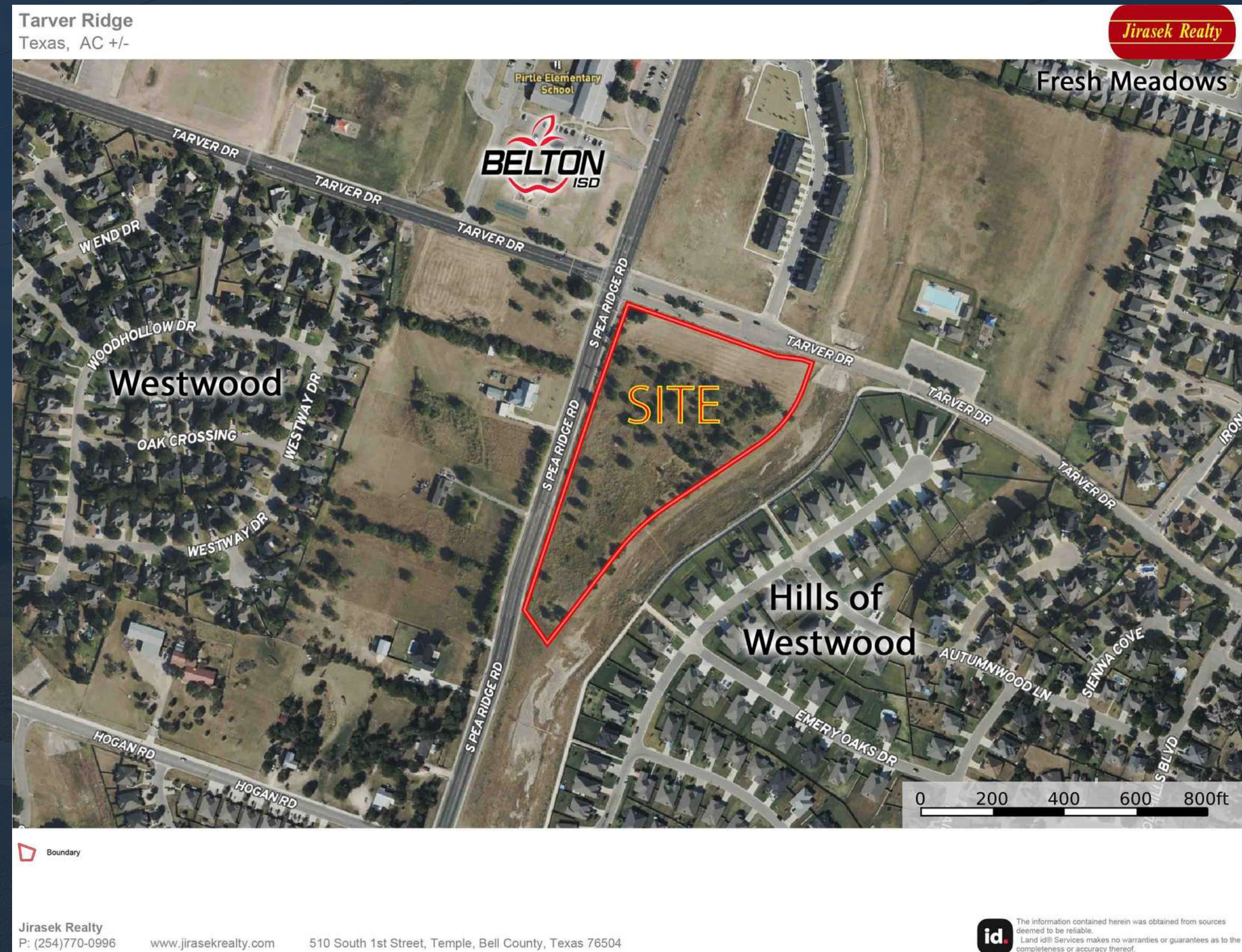
04

LOGISTICS

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

2.5 Hours from 28 Million People.

Aerial Photo

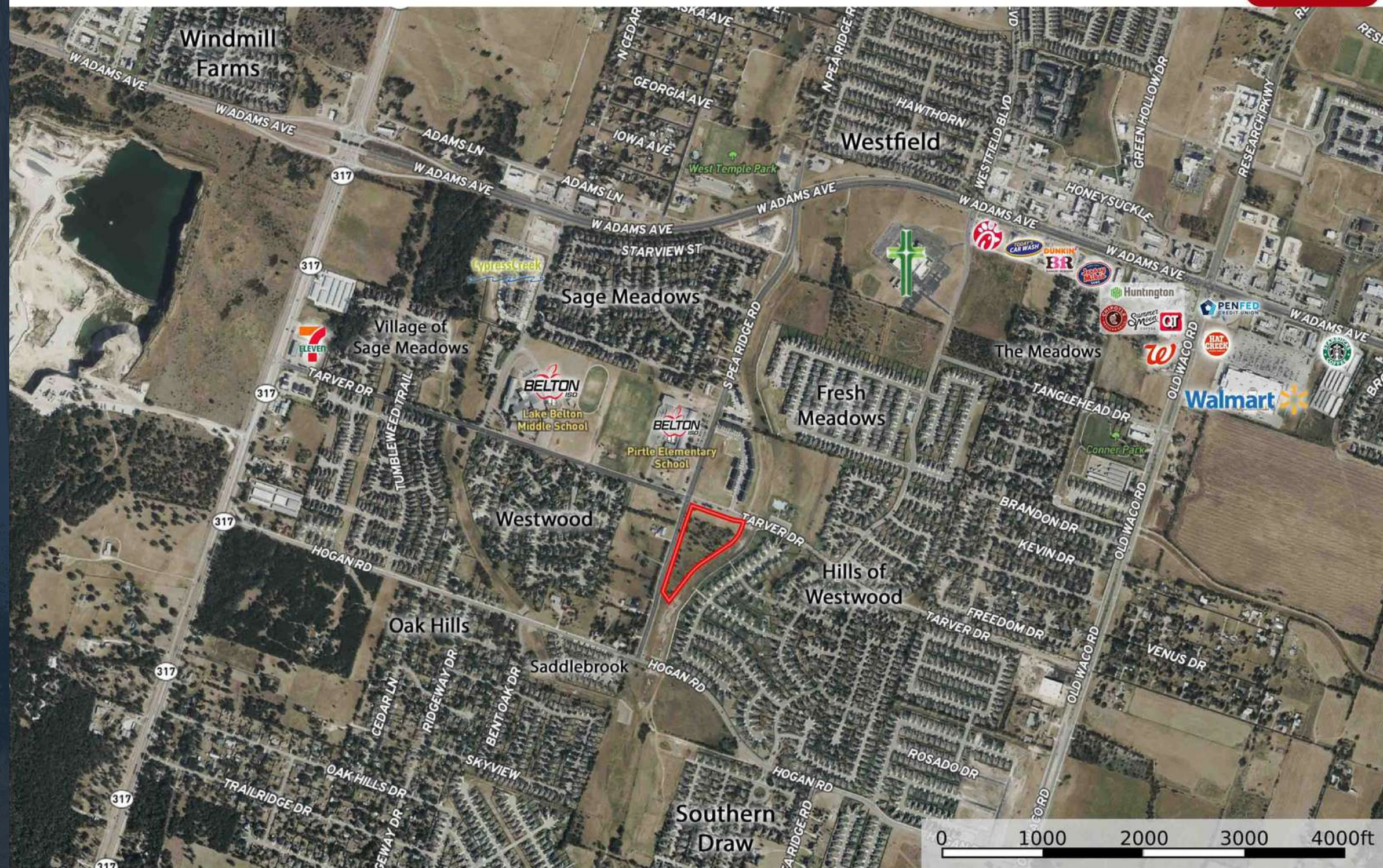


LISTING BRIEF

Aerial Photo

Tarver Ridge
Texas, AC +/-

Jirasek Realty



Boundary

Jirasek Realty
P: (254)770-0996

www.jirasecrealty.com

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

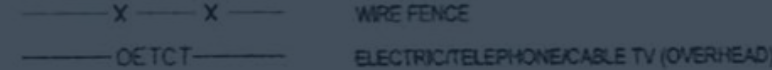
id.

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

TARVER RIDGE / 985 SOUTH PEA RIDGE ROAD, TEMPLE

LISTING BRIEF

Subdivision Plat



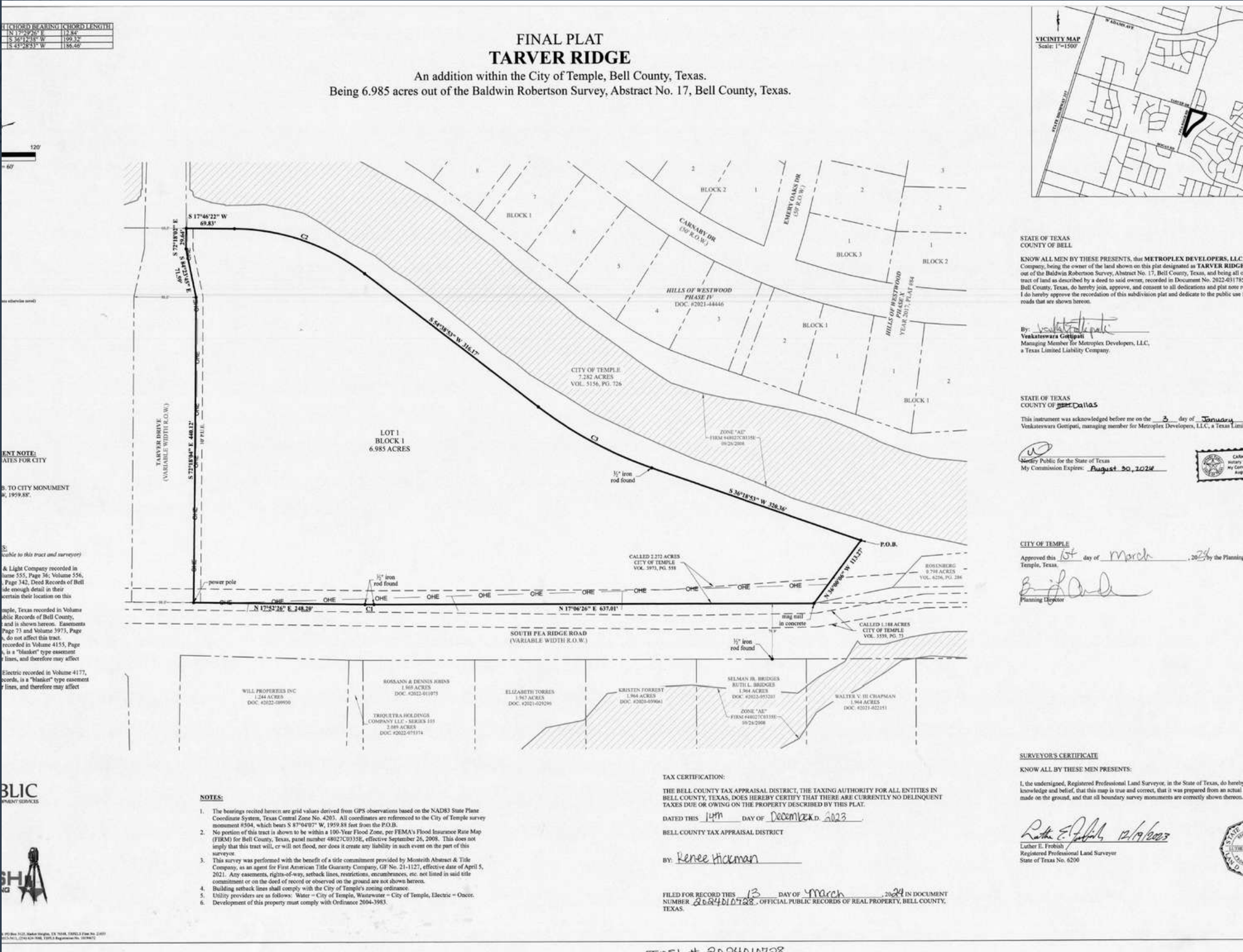
CITY OF TEMPLE
CALLED 1.409 ACRES
VOL. 3973, PG. 540
OFFICIAL PUBLIC RECORDS

CITY OF TEMPLE
WATERLINE EASEMENT
CALLED .88 ACRES
VOL. 3973, PG. 73
OFFICIAL PUBLIC RECORDS

OPPORTUNITY

Could potentially be replatted
to support multiple lots, being
either residential, commercial
or mixed-use.

TARVER RIDGE / 985 SOUTH PEA RIDGE ROAD, TEMPLE



LISTING BRIEF

Survey

LEGEND:

P.O.B. = POINT OF BEGINNING
P.U.E. = PUBLIC UTILITY EASEMENT
R.O.W. = RIGHT OF WAY
* = CAPPED IRON ROD FOUND (unless otherwise noted)
--- = OVERHEAD ELECTRIC

PARCEL INFORMATION:

TOTAL BLOCKS = 1
TOTAL LOTS = 1
TOTAL AREA = 6.985 acres

CITY OF TEMPLE MONUMENT NOTE:

PUBLISHED CITY COORDINATES FOR CITY MONUMENT NO. 504 ARE:
N = 10378796.21
E = 3202019.50
REFERENCE TIE FROM P.O.B. TO CITY MONUMENT NO. 504 BEARS S 87°04'07" W, 1959.88'.

TITLE COMMITMENT NOTES:

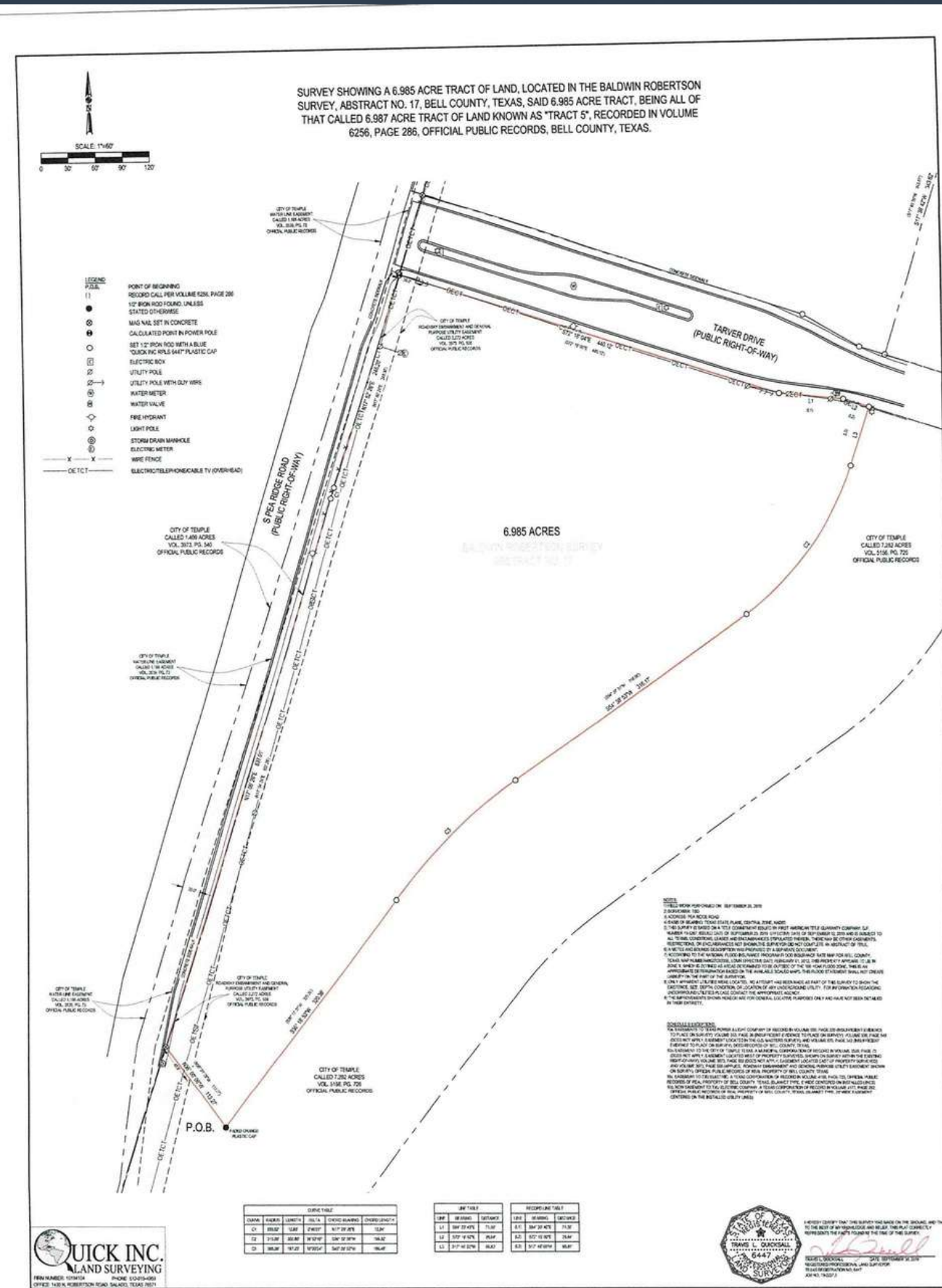
(Schedule B - No. 10 items applicable to this tract and surveyor)

- Easements to Texas Power & Light Company recorded in Volume 550, Page 220; Volume 555, Page 36; Volume 556, Page 549; and Volume 870, Page 342, Deed Records of Bell County, Texas, do not provide enough detail in their description to accurately ascertain their location on this survey.
- Easement to the City of Temple, Texas recorded in Volume 3973, Page 558, Official Public Records of Bell County, Texas, does affect this tract and is shown hereon. Easements recorded in Volume 3539, Page 73 and Volume 3973, Page 552, of said Public Records, do not affect this tract.
- Easement to TXU Electric recorded in Volume 4155, Page 723, of said Public Records, is a "blanket" type easement centered on installed power lines, and therefore may affect this tract.
- R.O.W. Easement to TXU Electric recorded in Volume 4177, Page 292, of said Public Records, is a "blanket" type easement centered on installed power lines, and therefore may affect this tract.



TARVER RIDGE / 985 SOUTH PEA RIDGE ROAD, TEMPLE

Being 6.985 acres out of the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas.



NOTES:

- The bearings recited herein are grid bearings derived from GPS observations based on the NAD83 State Plane Coordinate System, Texas Central Zone No. 4203. All coordinates are referenced to the City of Temple survey monument #504, which bears S 87°04'07" W, 1959.88 feet from the P.O.B.
- No portion of this tract is shown to be within a 100-Year Flood Zone, per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0335E, effective September 26, 2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.

This survey was prepared by Monteith Abstract & Title Company, an agent for First American Title Company of No. 21-1127, effective date of April 5, 2021. Any easements, rights-of-way, setback lines, restrictions, encumbrances, etc. not listed in said title commitment or on the deed of record or observed on the ground are not shown hereon.

THE CITY OF TEMPLE, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 14TH DAY OF December, 2023.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: Renee Hickman

STATE OF TEXAS
COUNTY OF BELL

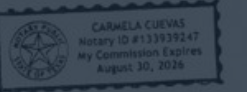
KNOW ALL MEN BY THESE PRESENTS, that METROPLEX DEVELOPERS, LLC, a Texas Limited Liability Company, being the owner of the land shown on this plat designated as TARVER RIDGE, being a 6.985 acre tract out of the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas, and being all of that called 6.985 acre tract of land as described by a deed to said owner, recorded in Document No. 2022-031785, Real Property Records in Bell County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon.

By: Venkateswara Gottipati
Venkateswara Gottipati
Managing Member for Metroplex Developers, LLC,
a Texas Limited Liability Company.

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 3rd day of January, 2024 by Venkateswara Gottipati, managing member for Metroplex Developers, LLC, a Texas Limited Liability Company.

Notary Public for the State of Texas
My Commission Expires: August 30, 2026



CITY OF TEMPLE

Approved this 10th day of March, 2024, by the Planning Director of the City of Temple, Texas.

By: [Signature]
Planning Director

SURVEYOR'S CERTIFICATE

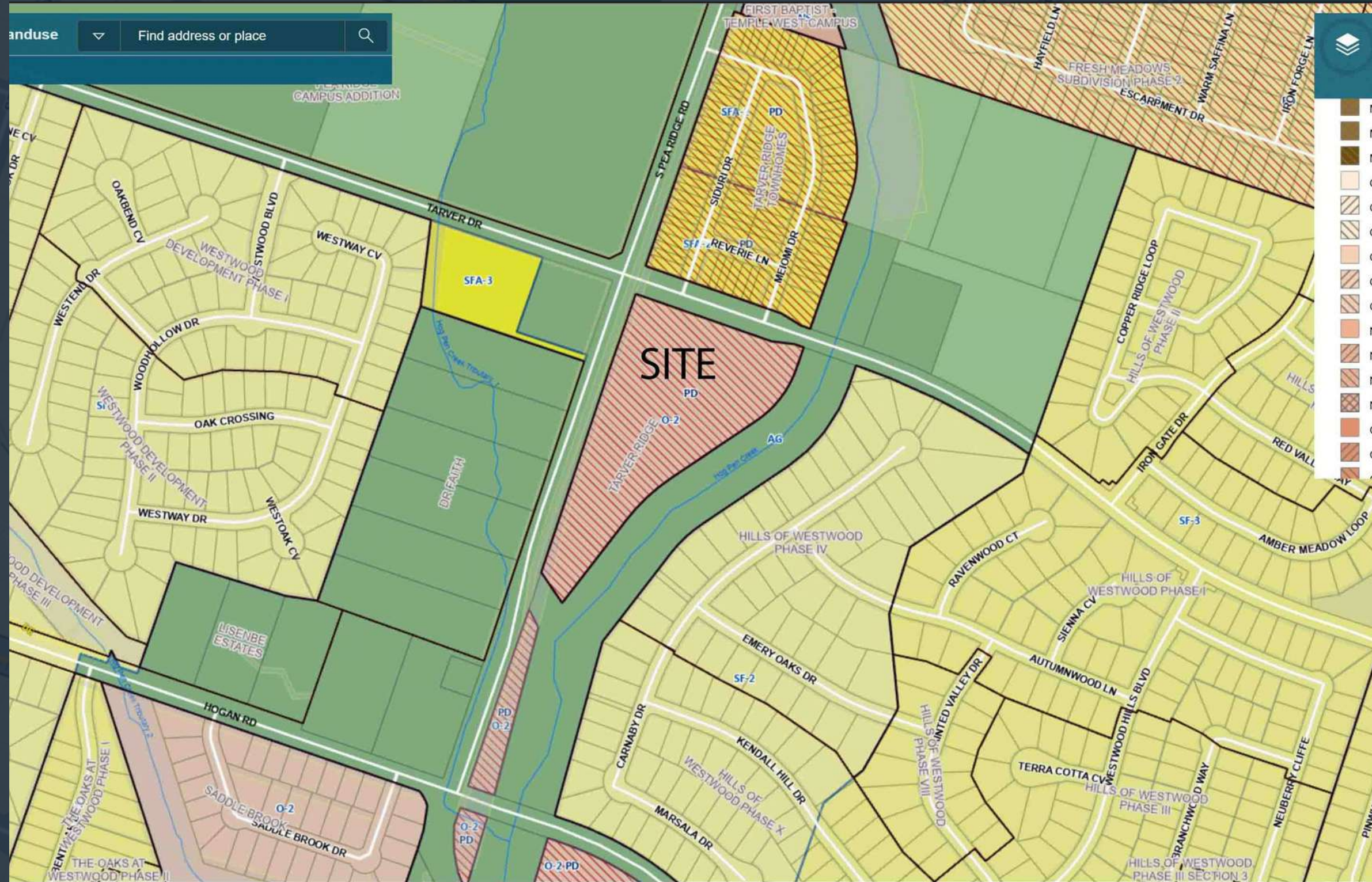
KNOW ALL BY THESE MEN PRESENTS:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

By: [Signature]
Luther E. Frohish
Registered Professional Land Surveyor
State of Texas No. 6200



Zoning Map



SUBJECT PROPERTY

O2-PD base zoning designation currently in place.

OPPORTUNITY

Broad range of uses allowed from lighter commercial use types such as retail and office to medium density multifamily or townhomes and mixed-use style developments are all permitted.

Utility Infrastructure



■ WATER

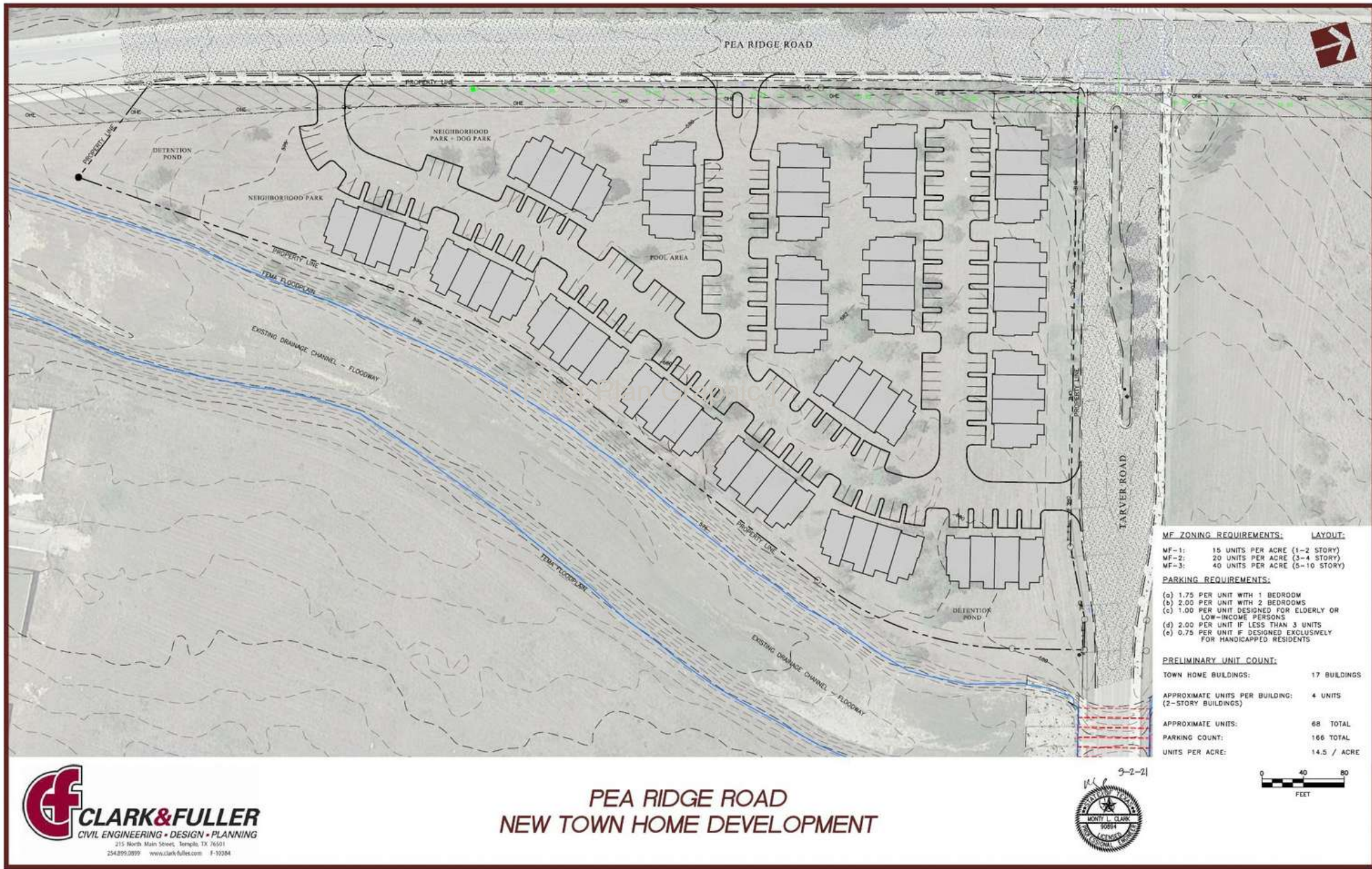
■ SEWER

Proposed Development



Multi-Family Development

Proposed Development



OPPORTUNITY

Townhome Style Development

Proposed Development

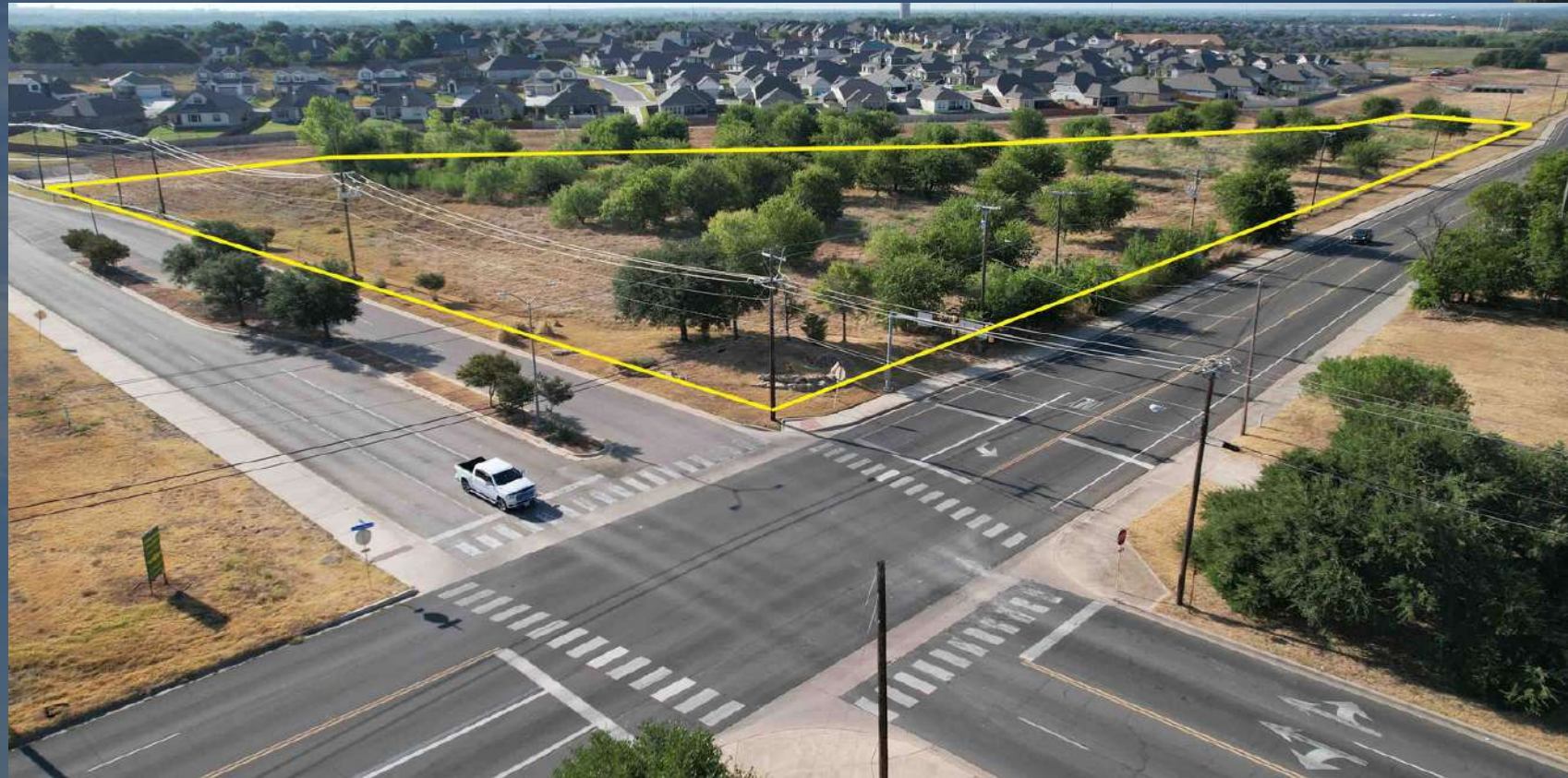


OPPORTUNITY

Residential Lot Development

LISTING BRIEF

Photo Gallery (Aerial)



TARVER RIDGE / 985 SOUTH PEA RIDGE ROAD, TEMPLE

LISTING BRIEF

Photo Gallery (Ground)



TARVER RIDGE / 985 SOUTH PEA RIDGE ROAD, TEMPLE

NEXT STEPS

Let's move forward.

Contact Agent for additional details.

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