



# Bell County Motoworks

3921 – 3925 S General Bruce Dr, Temple, TX 76502

For Sale



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**GOLD EAGLE INVESTMENTS**  
COMMERCIAL REAL ESTATE SPECIALISTS

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## Property Offering

Gold Eagle Investments is offering an exceptional opportunity to purchase a NNN retail investment with two retail buildings at a prominent intersection in a bustling city of Temple, TX. It sits on 2.528 acres adjacent to the southwest corner of IH-35 and SW HK Dodgen Loop.

Tenants are KPS Motorsports, Central Texas' only Indian Motorcycle dealership and Smoothie King.

Nearby retailers at this intersection include Target, Best Buy, Home Depot, PetSmart, OfficeMax, Michaels, Spec's, McDonalds, Chili's, Cracker Barrel, Ihop, BJ's Restaurant, and Olive Garden. Only 2 miles away is the premier medical facility of Scott & White Medical Center. The property is part of the Killeen-Temple-Fort Hood metropolitan statistical area (MSA) which has a solid economy and is among the best performing in Texas.



**Price: \$2,500,000 | NOI: \$166,027 NOI | CAP RATE: 6.6%**

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## Property Description

<b>Property Address</b>	3921 – 3925 S General Bruce Dr, Temple, TX 76502
<b>Legal</b>	LUBYS SUBDIVISION, BLOCK 001, LOT PT 1, (1, LESS 47.27' X 267.82' X 281.28')
<b>Site Area</b>	2.53 Acres
<b>NRA</b>	<ul style="list-style-type: none"><li>• 3925 S. General Bruce: 10,896 SF (KPS Motor Sports - dba Bell County Motoworks)</li><li>• 3921 S. General Bruce: 2,030 SF (Smothie King)</li></ul>
<b>Zoning</b>	Commercial
<b>YOC</b>	<ul style="list-style-type: none"><li>• 3925 S. General Bruce: 1993 with renovation in 2019   New roof in 2022.</li><li>• 3921 S. General Bruce: 1970 with renovation in 2022   New roof 2022, new HVAC   Remodel of out building 2022.</li></ul>
<b>Parking</b>	Ample Parking, Parking lot seal coating and restripe in 2022
<b>Frontage</b>	2 curb cuts along S. General Bruce Dr.
<b>Foundation</b>	Concrete
<b>Exterior Walls</b>	Concrete
<b>Interior</b>	Sheetrock
<b>Mechanical</b>	Package units

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## Rent Roll

Tenant	Suite	Sq. Ft.	Lease Start	Lease Exp.	Rent Increase Date	Rent Per Sq. Ft.	Monthly Base Rent	Monthly NNN @ \$3.00
<b>KPS Motorworks</b>	A	10,896	9/1/2019	2/28/2025	Current	\$12.00	\$10,896.00	\$2,724.00
					Renewal Option 1: Months 64-123	\$13.50	\$12,258.00	
					Renewal Option 1: Months 124-183	\$14.85	\$13,483.80	
					Renewal Option 1: Months 184-243	\$16.34	\$14,836.72	
<b>Smoothie King</b>	B	2,075	10/1/2021	7/31/2027	Current	\$17.00	\$2,939.58	\$518.75
					Renewal Option 1: Months 61-120	\$18.70	\$3,233.54	
					Renewal Option 1: Months 121-180	\$20.57	\$3,556.90	
					Renewal Option 1: Months 181-240	\$22.63	\$3,913.10	

**Total Occupied:** 12,971 SF  
**% Occupied** 100%  
**Building Total:** 12,971 SF

**Annual Base Rent:** \$166,027.00  
**Additional Income:** \$38,913.00  
**Total Income:** \$204,940.00

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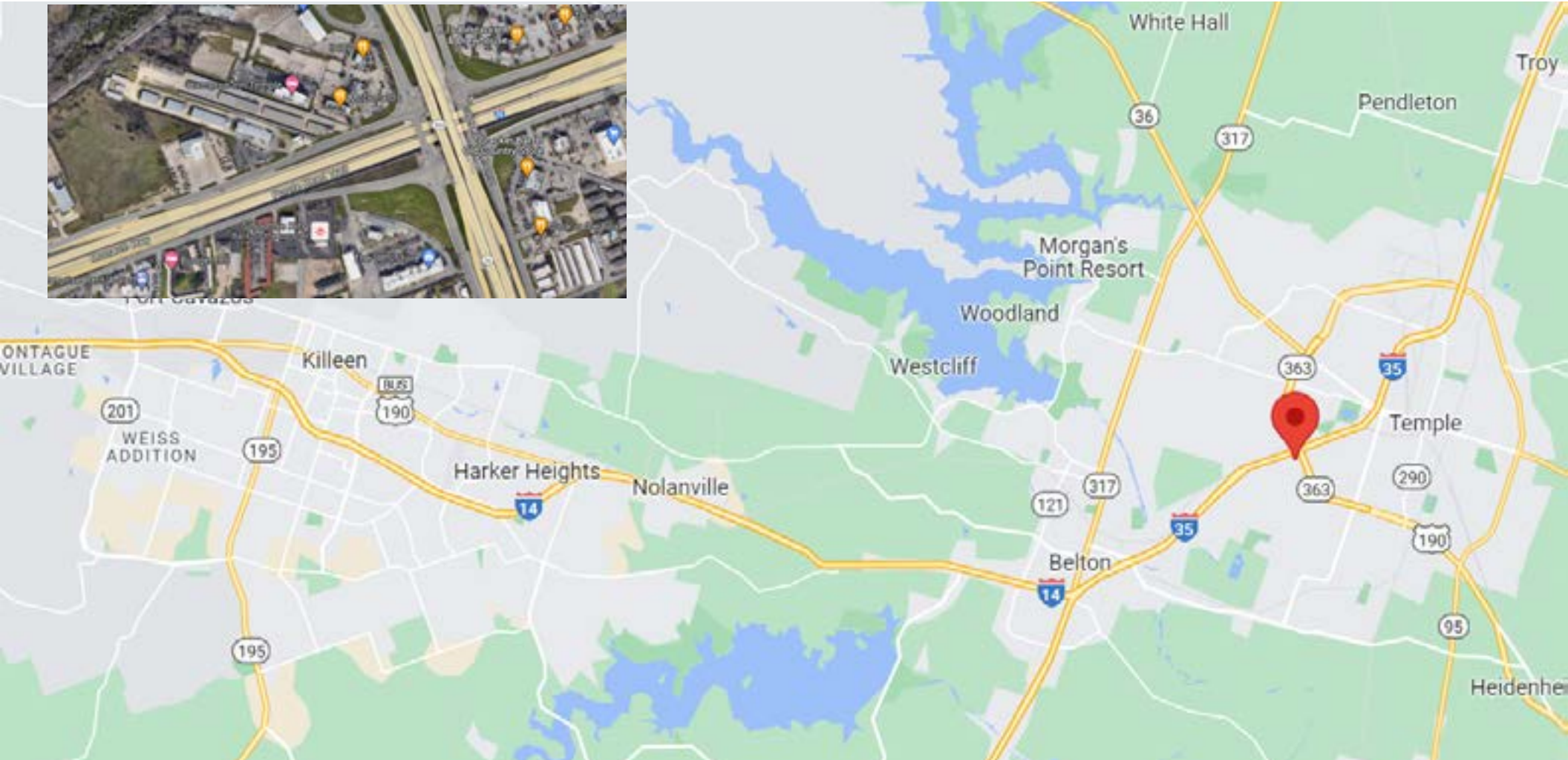


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## Location



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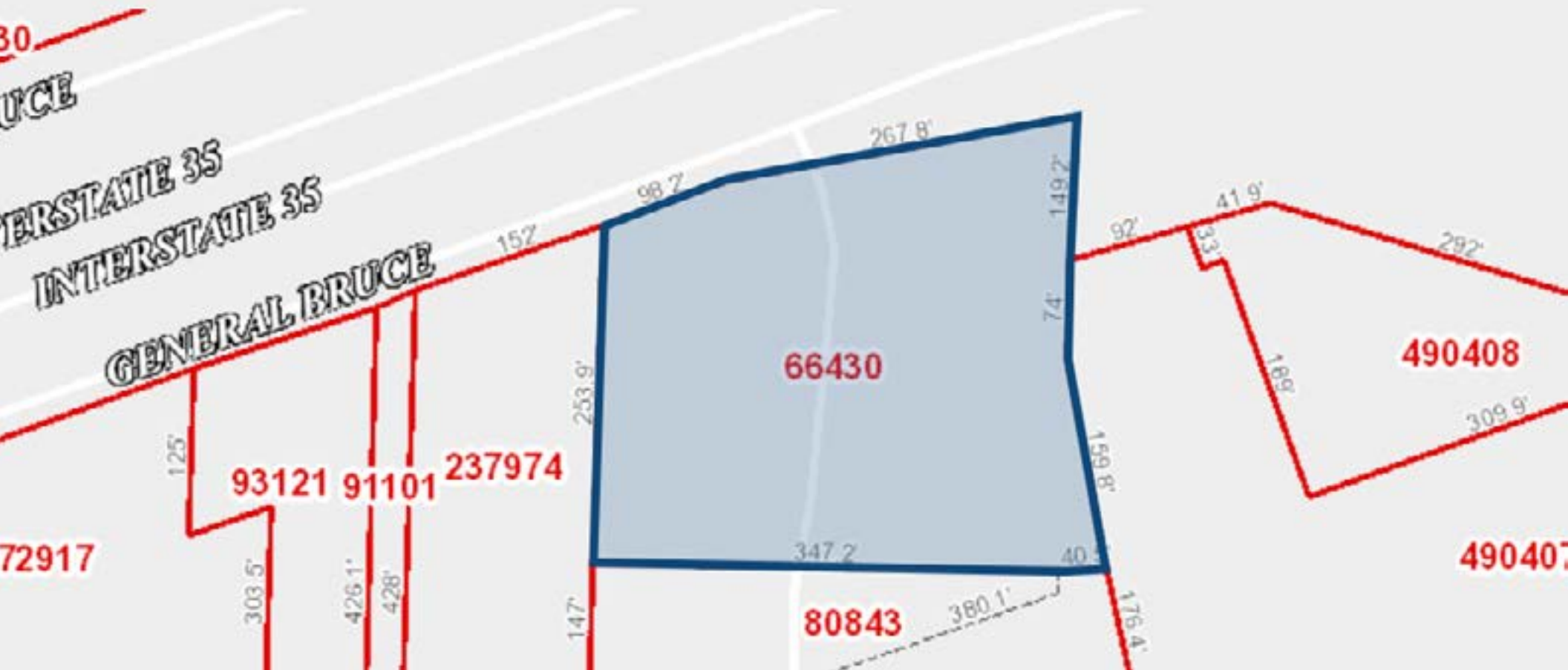
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# Bell County Motoworks

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## Property Plat



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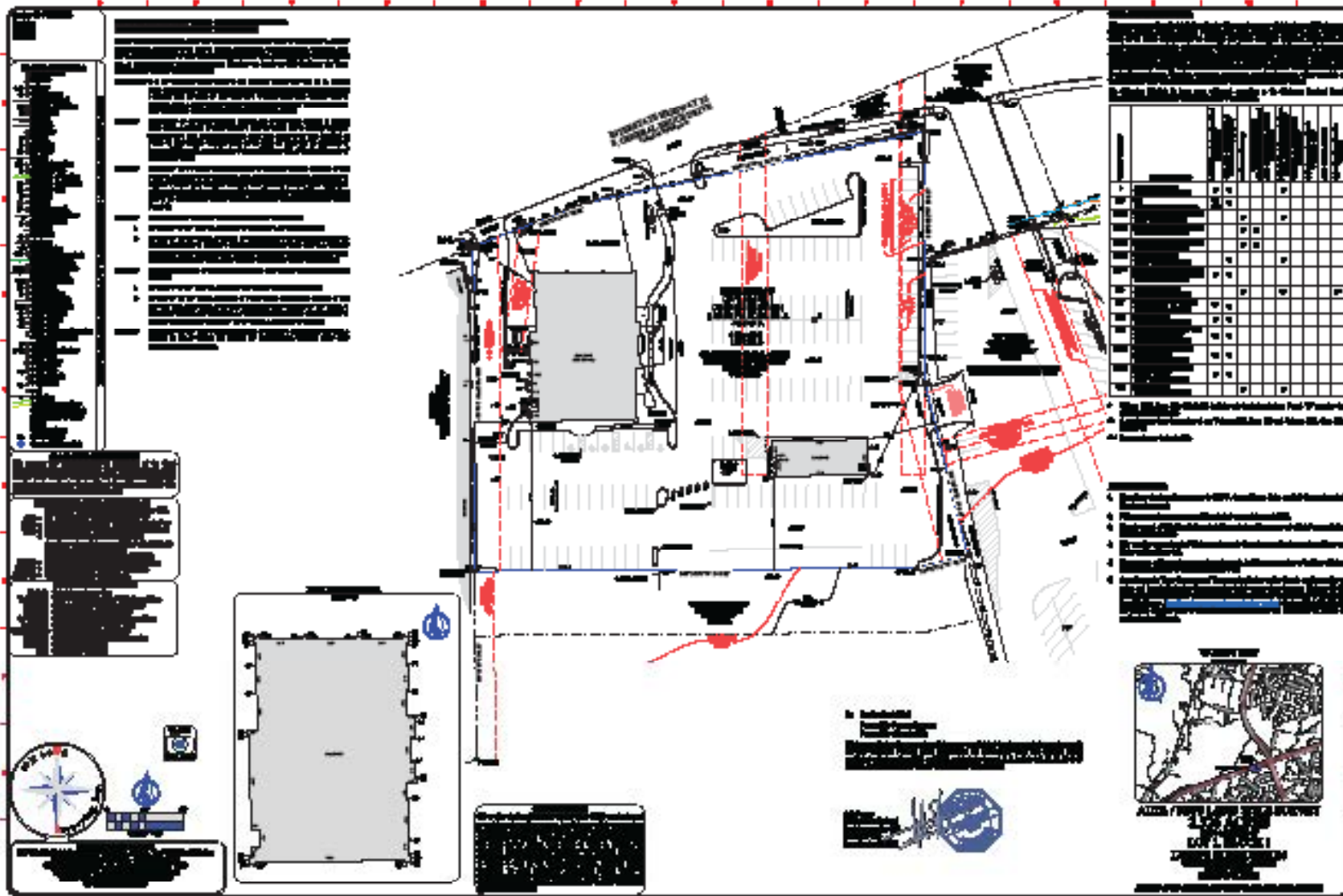


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# Bell County Motoworks

3921 – 3925 S General Bruce Dr, Temple, TX 76502

Survey



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## Site Plan



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## Tenants



KPS Motorsports (dba Bell County Motoworks) is Central Texas' only Indian Motorcycle & Triumph Motorcycle dealer. They have been serving the Temple, TX area for over 30 years. Their experience in Bell County is unprecedented. The team at Bell County Motoworks shares this vision. They want to share with everyone the beauty and solitude that only motorcycling can bring a person.



Smoothie King Franchises Inc. is an American privately held smoothie company. Founded in 1973, the company was bought by a South Korean franchisee in 2012. In the late 2010s, the company was focusing on whole and unmodified ingredients.



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## About Temple

Temple is a city in Bell County, Texas, United States. As of 2020, the city has a population of 82,073 according to the U.S. census, and is one of the two principal cities in Bell County.[4]

Located near the county seat of Belton, Temple lies in the region referred to as Central Texas and is a principal city in the Killeen–Temple–Fort Hood metropolitan area, which as of 2015 had a population of 450,051.

The primary economic drivers are the extensive medical community (mostly due to Baylor Scott & White Medical Center – Temple) and goods distribution based on its central location between the Dallas-Fort Worth, San Antonio, and Houston metropolitan areas, and proximity to larger neighbors Austin and Waco. The city of Temple, Texas is ripe with rich resources combined with competitive costs. With a business-friendly climate, Temple welcomes emerging businesses, entrepreneurs and established companies to come be

part of our new chapter. Located 45 minutes north of Texas' capital, the city of Temple is a launchpad for companies at the crossroads of I-35 and the planned I-14 slated to run from El Paso, Texas to Georgia. Home to 1,600 acres of shovel-ready land prime for development, Temple beckons to companies looking to establish or expand manufacturing and distribution operations.

Temple is a corporate sweet spot for tapping into shovel-ready sites, well-trained workforce and an interconnected transportation network of air, rail and road. Doing business in Temple means businesses are positionally primed between Dallas and Austin and have access to 28 million people within two-and-a-half hours.

More than \$2 billion in private investment over the last 10 years is fueling Temple's appeal with new business, talent and residents. Enhancements to hospitality, amenities, transportation and downtown are part of the progress behind the Temple transformation, with \$366 million in quality of life improvements currently underway.

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# Information About Brokerage Services

Texas law requires all real estate licensees 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 a.cts 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 transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter 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 licensee 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 writting 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 over; and
  - any confidential information or any other information that a party specifically instructs the broker in writting 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.

Gold Eagle Investments

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Helen Jobes

331434

Designated Broker of Firm

License No.

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/ Associate

\_\_\_\_\_  
License No.

John Jobes

Sales Agent/Associate's Name

\_\_\_\_\_  
License No.

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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