



CLAY FULLER

3301 LUCIUS MCELVEY DR, TEMPLE, TX 76504

6.73+/- Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

Approximately 6.73 acres of land located along Lucius McCelvey Dr in Temple, TX, offering 500 feet of frontage. This site is strategically positioned less than one mile from META's 900,000 SF development, placing it in the path of significant regional growth.

Excellent connectivity is provided via NW HK Dodgen Loop and Industrial Blvd, ensuring exceptional access for commercial, industrial, or development uses.

- Water and sewer available to site
- Survey Geotech and phase 1 available

PROPERTY HIGHLIGHTS

LOCATION

3301 Lucius McCelvey Dr, Temple, TX 76504

PROPERTY TYPE

Land

MARKET

Temple

LOT SIZE

6.73+/- Acres

ASKING PRICE

\$945,000



Clay Fuller

clay@cromwellcommercialgroup.com

PHOTO GALLERY





AVAILABLE
6.73+/- ACRES



INDUSTRIAL BLVD

LUCIOUS MCCELVEY DR



Click to view property



Clay Fuller
clay@cromwellcommercialgroup.com



NW HK DODGEN LOOP | 14,948 VPD



LUCIOUS MCCELVEY DR



AVAILABLE
6.73+/- ACRES

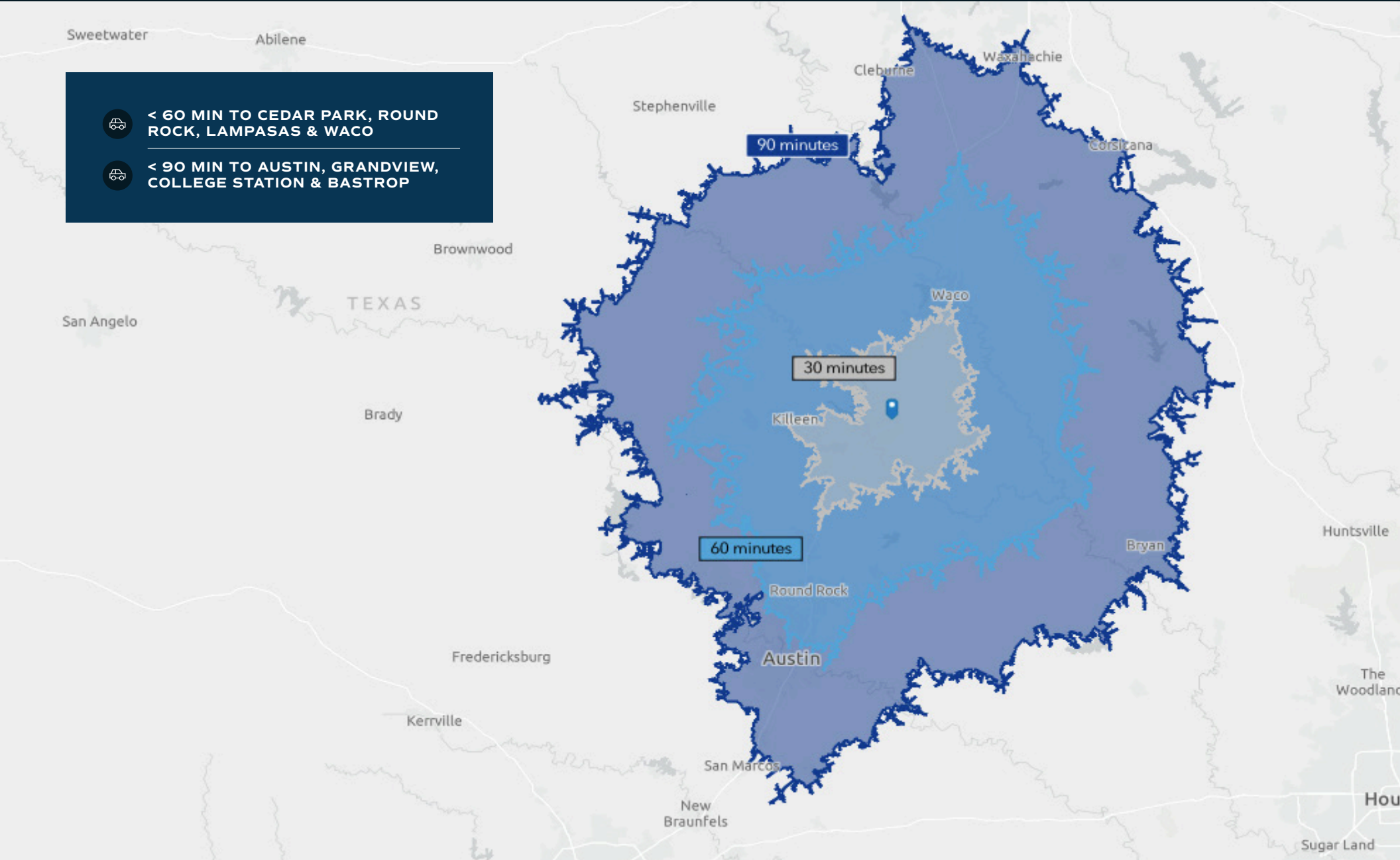


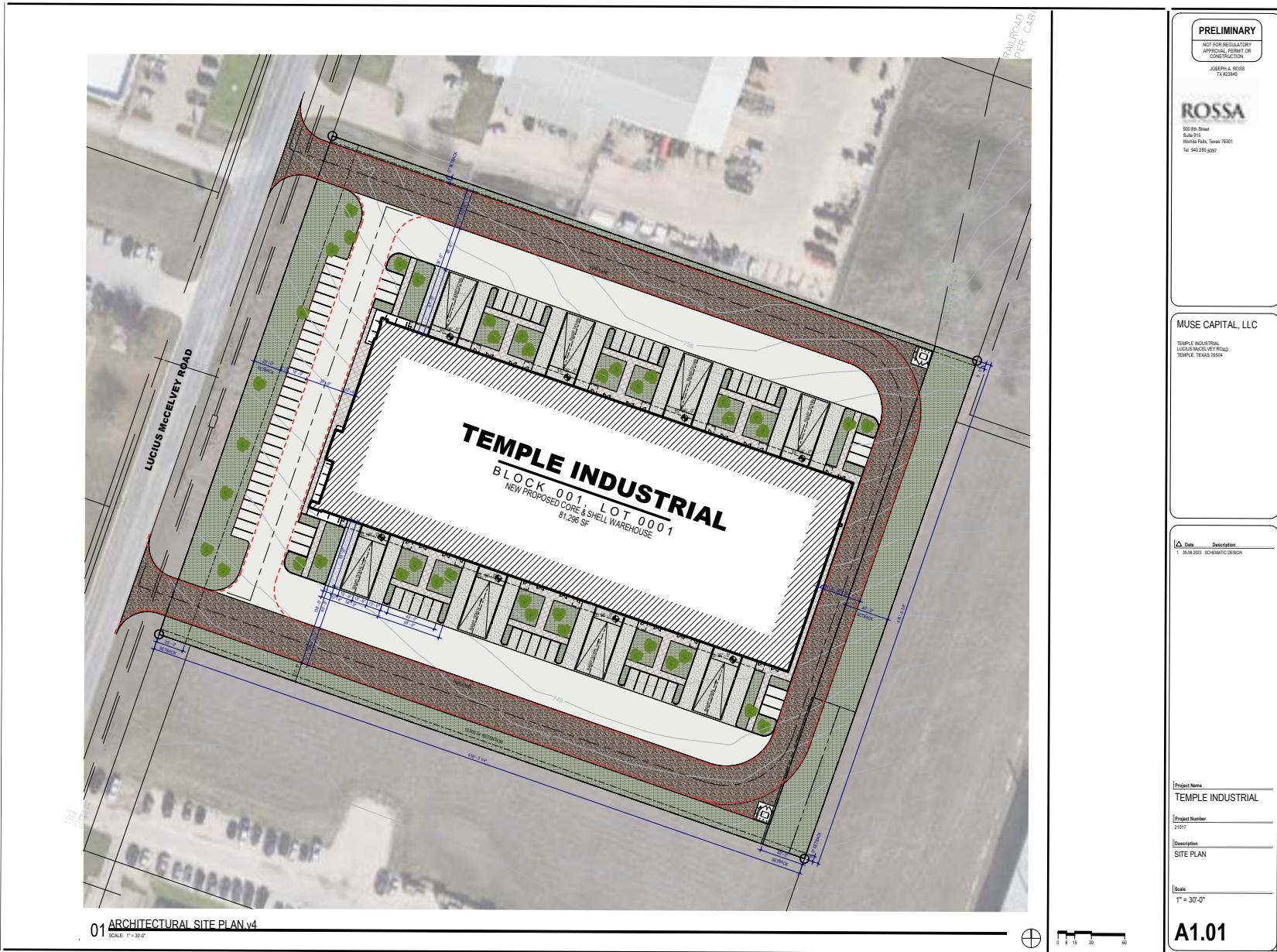
TEMPLE INDUSTRIAL PARK



DRIVE TIMES

-  < 60 MIN TO CEDAR PARK, ROUND ROCK, LAMPASAS & WACO
-  < 90 MIN TO AUSTIN, GRANDVIEW, COLLEGE STATION & BASTROP





PRELIMINARY
 NOT FOR REGULATORY
 APPROVAL, PERMIT OR
 CONSTRUCTION.
 JOSEPH A. ROSS
 TEXAS
ROSSA
 900 8th Street
 Suite 105
 Wylie, Texas 75091
 Tel: 940.285.2087

MUSE CAPITAL, LLC
 TEMPLE INDUSTRIAL
 LUCIUS MCELVEY ROAD
 TEMPLE, TEXAS 76704

Project Name
 TEMPLE INDUSTRIAL

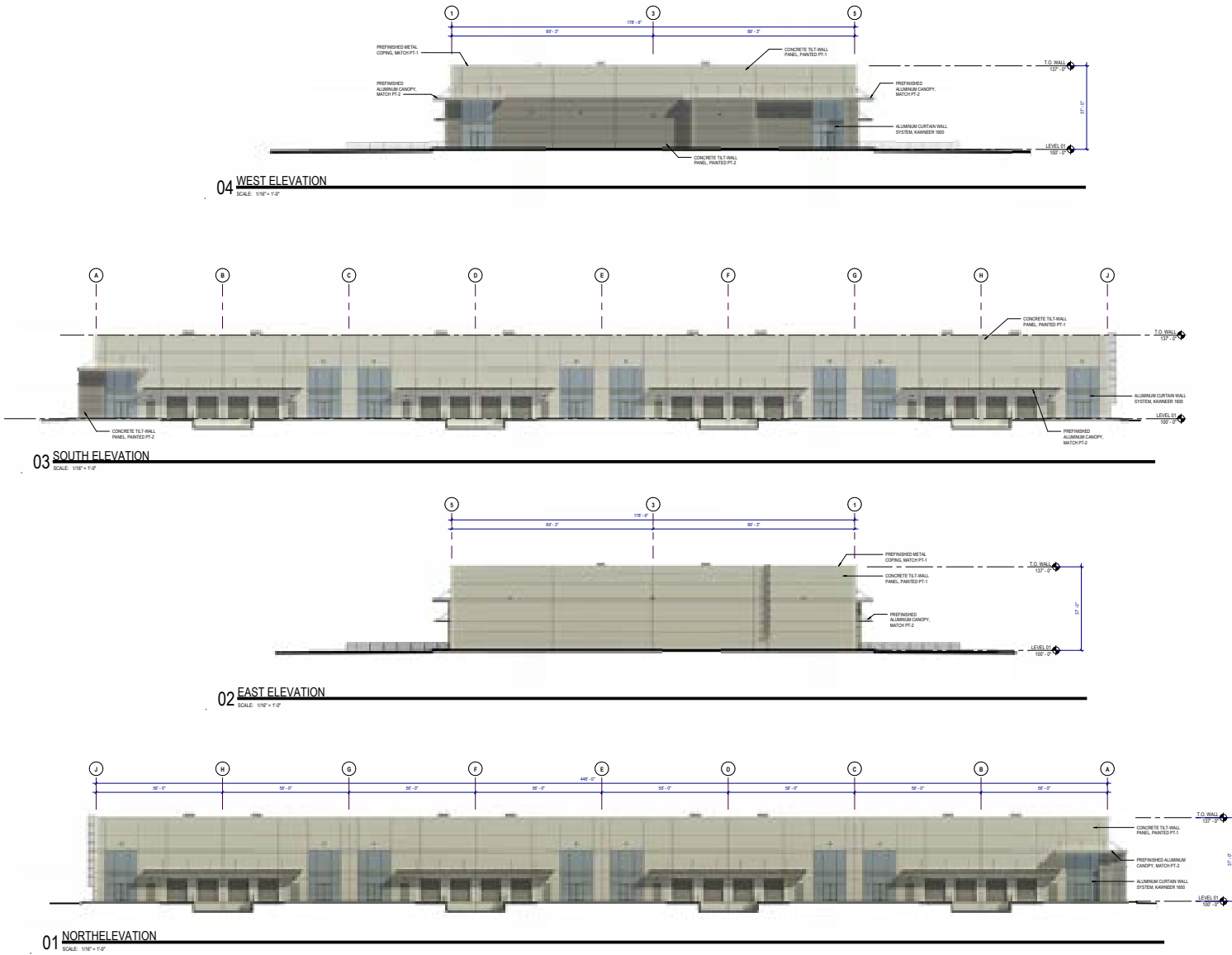
Project Number
 21917

Description
 SITE PLAN

Scale
 1" = 30'-0"

A1.01

SCHEMATIC DESIGN



PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.
JOSEPH & ROSS
TX 82349

ROSSA
501 8th Street
Suite 910
Victoria, TX 77901
Tel: 940.265.5087

MUSE CAPITAL, LLC
TEMPLE INDUSTRIAL
LUGGIE MCKELVEY ROAD
TEMPLE, TEXAS 76784

| Date | Description |
|------------|------------------|
| 09/08/2023 | SCHEMATIC DESIGN |

Project Name
TEMPLE INDUSTRIAL

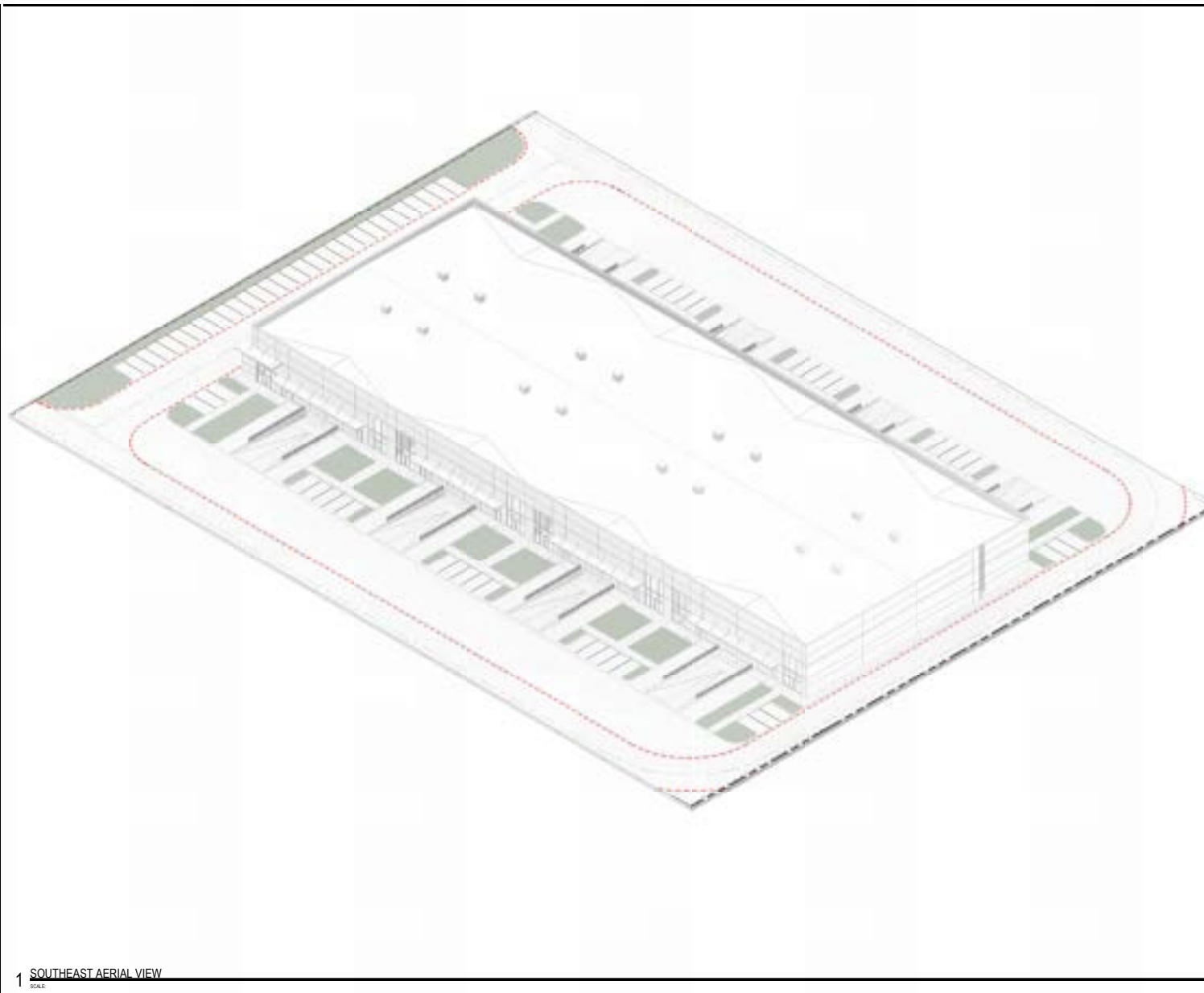
Project Number
21017

Description
BUILDING ELEVATIONS

Scale
1/16" = 1'-0"

A4.01

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1 SOUTHEAST AERIAL VIEW
SCALE

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CONSTRUCTION.
JOSEPH A. ROSS
TX 823849

ROSSA
ARCHITECTS
900 8th Street
Suite 911
Waco, TX, Texas 76701
Tel: 942.285.5567

MUSE CAPITAL, LLC
TEMPLE INDUSTRIAL
LUCAS McVEY ROAD
TEMPLE, TEXAS 76788

| Date | Description |
|--------------|------------------|
| 1 08.08.2023 | SCHEMATIC DESIGN |

Project Name
TEMPLE INDUSTRIAL

Project Number
21017

Description
3D VIEW Copy 1

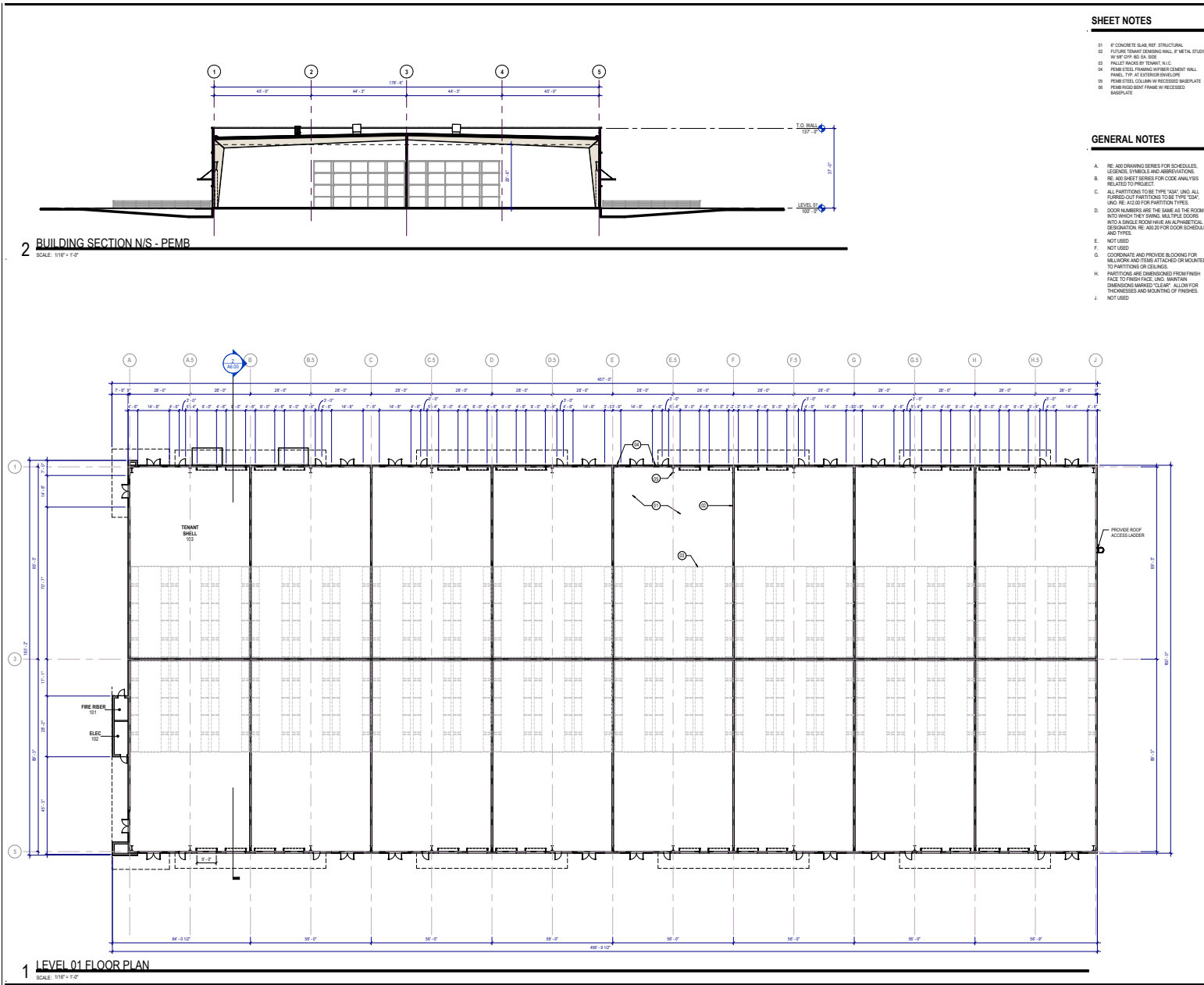
Scale

A5.02

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SCHEMATIC DESIGN



SHEET NOTES

- 01 IF CONCRETE SLAB REF. STRUCTURAL
- 02 FUTURE TENANT DESIGN/SHALL IF METAL STUDS
- 03 RE SP OFF 80 BA. SIZE
- 04 WALLS FINISHED BY TENANT S.I.C.
- 05 FEMBE TILES FINISHED WITH CERAMIC WALL PANELS TYP. AT EXTERIOR ENVELOPE
- 06 FEMBE STEEL COLUMN BY RECESSED BASEPLATE
- 07 FEMBE ROOF RAY FINISH BY RECESSED BASEPLATE

GENERAL NOTES

- A. SEE AIA DRAWING SERIES FOR SCHEDULES, LEGENDS, SYMBOLS AND ABBREVIATIONS.
- B. SEE AIA SHEET SERIES FOR CODE ANALYSIS RELATED TO PROJECT.
- C. ALL PARTITIONS TO BE TYPE "PM" UNLESS ALL ALIGNED/OUT PARTITIONS TO BE TYPE "GA" UNLESS ALL 1/2" PARTITION TYPES.
- D. DOOR NUMBERS ARE THE SAME AS THE ROOM INTO WHICH THEY OPEN. ALL FIVE DOORS INTO A SINGLE ROOM HAVE AN ALPHABETICAL DESIGNATOR. RE: AIAJ for DOOR SCHEDULE AND TYPES.
- E. NOT USED.
- F. NOT USED.
- G. COORDINATE AND PROVIDE BLOODING FOR MILLWORK AND TILES ATTACHED OR MOUNTED TO PARTITIONS OR CEILING.
- H. PARTITIONS ARE CONSTRUCTION FROM FINISH FACE TO FINISH FACE. UNLESS MOUNTED DIMENSIONS SHOWN TO FACE. ALLOW FOR SCHEDULES AND MOUNTING OF FINISHES.
- J. NOT USED.

PRELIMINARY

NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.
JOSEPH A. ROSSA
TX 62349

ROSSA

600 8th Street
Suite 100
Houston, Texas 77001
Tel: 847.285.5887

MUSE CAPITAL, LLC

TEMPLE INDUSTRIAL
LOCKER MCELVEY ROAD
TEMPLE, TEXAS 76784

Date Description
1 09.08.2023 SCHEMATIC DESIGN

Project Name
TEMPLE INDUSTRIAL

Project Number
21017

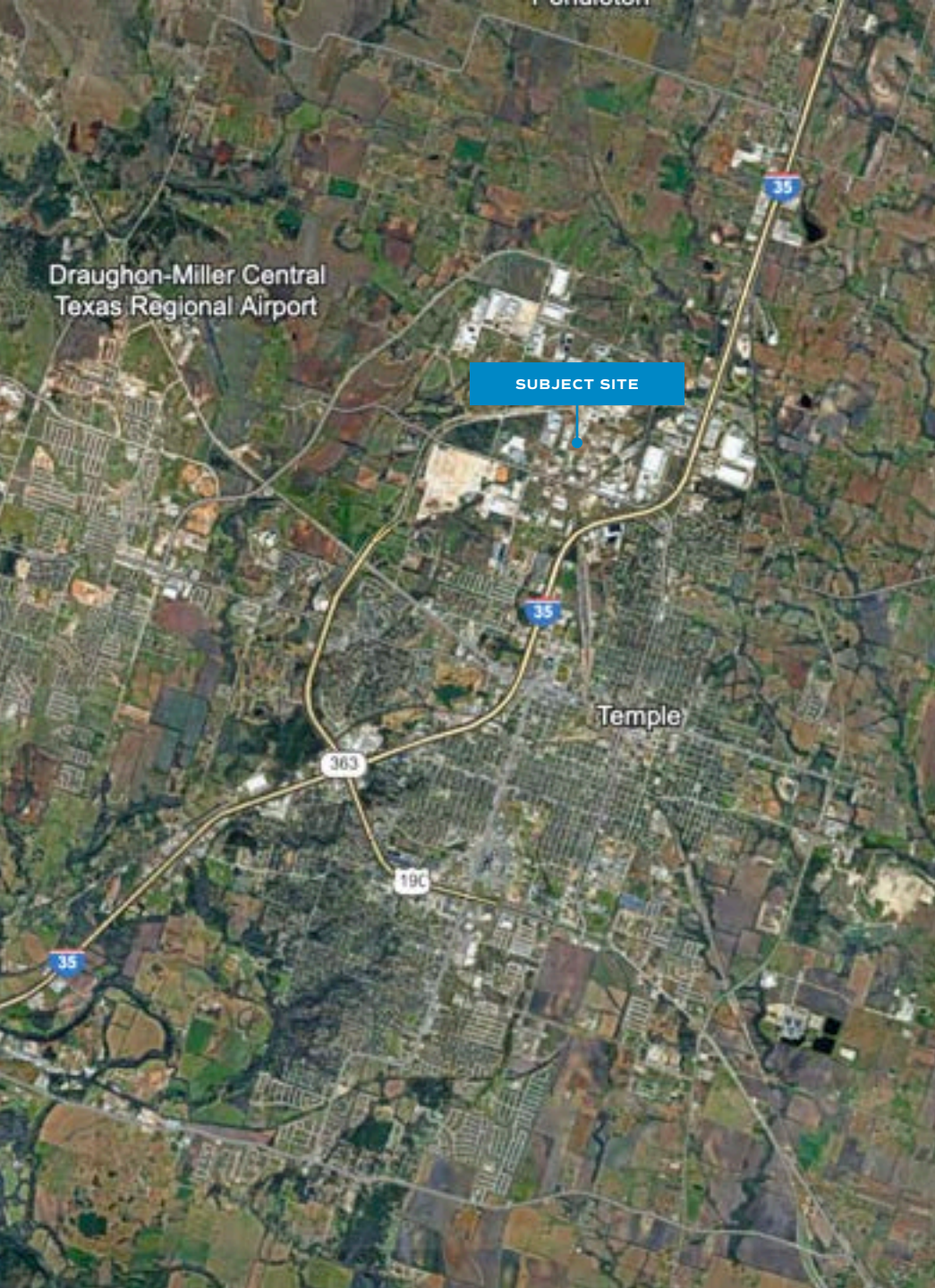
Description
PEMB OPTION

Scale
1/16" = 1'-0"

A6.00

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CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



CLAY FULLER

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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. **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:
 - 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.

| | | | |
|---|----------------|---|---------------------|
| Coldwell Banker Apex, Realtors | 0590914 | lori@cbapex.com | 254.313.0000 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Designated Broker of Firm | License No. | Email | Phone |
| Kathy Schroeder | 269763 | kathy@cbapex.com | 254.776.0000 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Clay Fuller | 666232 | clay@cromwellcommercialgroup.com | 254.313.0000 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____