



DB Commercial Real Estate

A DAVIS-BEEVERS COMPANY

Fax (254) 774-9999
(254) 771-5959

HERITAGE CENTER 6607 WEST ADAMS AVE. SUITE F, TEMPLE, TX

DESCRIPTION:	Highly visible retail center located on a 1.73 acre pad site in front of the new Wal-Mart on West Adams/FM 2305. Fast growing corridor in the Temple/Belton area consisting of new schools, housing, retail and more.	
LEASE SPACE:	Suite F: 1,970 sq. ft. Leased 2023 NNN	\$33.00 psf NNN \$12.50 psf
PROPERTY LOCATION:	Wal-Mart shadow center located along FM 2305 east of Whataburger, McDonalds, Hat-Creek and other QSR's and community services.	
ZONING:	General Retail	
TRAFFIC COUNT:	Estimated 23,812 vehicles per day per TXDOT 2022 traffic data	
FINISH OUT:	Previously 7 Year tenant was a Credit Union. Current finish out includes waiting area, reception, 6 offices copy/work room, break room, two restrooms, and an open area which includes a high top counter.	
ADDITIONAL INFO:	Fully furnished lease space. Location includes pylon sign placement alongside West Adams/FM 2305	

Tenant is responsible to verify all information contained herein. The statements and figures contained herein, while not guaranteed, are secured from sources we believe authoritative. DBCRE makes no representation or warranties, either expressed or implied, as to the accuracy of the information contained herein. All information subject to change. 08/24



6 South 1st Street, Temple, TX 76501
P.O. Box 2367, Temple, TX 76503
www.dbcre.com



6607 W. ADAMS, SUITE F, TEMPLE, TX EXISTING FINISHOUT FLOORPLAN









