

# HIGHWAY 317 & WEST ADAMS TEMPLE, TX

**\$3,050,000 (~\$7.00/ft)**  
**+/- 10 ACRES**  
**TEMPLE, TEXAS**

10 Acres available for sale in the heart of Central Texas within the Interstate 35 Corridor and in the high growth area of West Temple.

The site is currently undeveloped and zoned AG but, the City of Temple is receptive to mixed-use development.

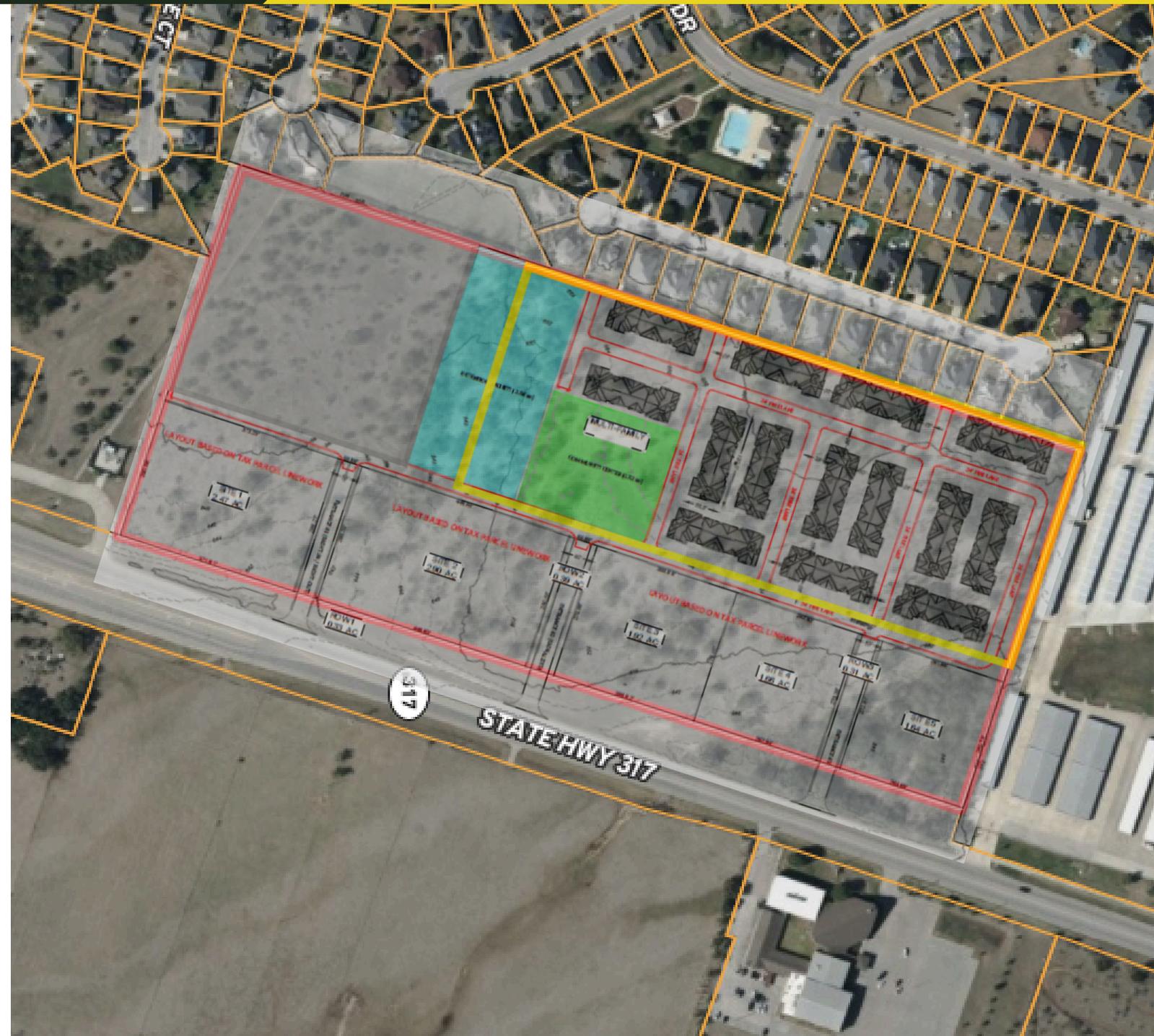
Water, Sewer, and electricity can be made available on the property.

Located near the hub of traffic flow between Belton & Temple, at the intersection of West Adams Dr. and Hwy 317.

Hwy 317 - 16,309 VPD (TxDOT 2023)  
West Adams - 20,946 VPD (TxDOT 2021)

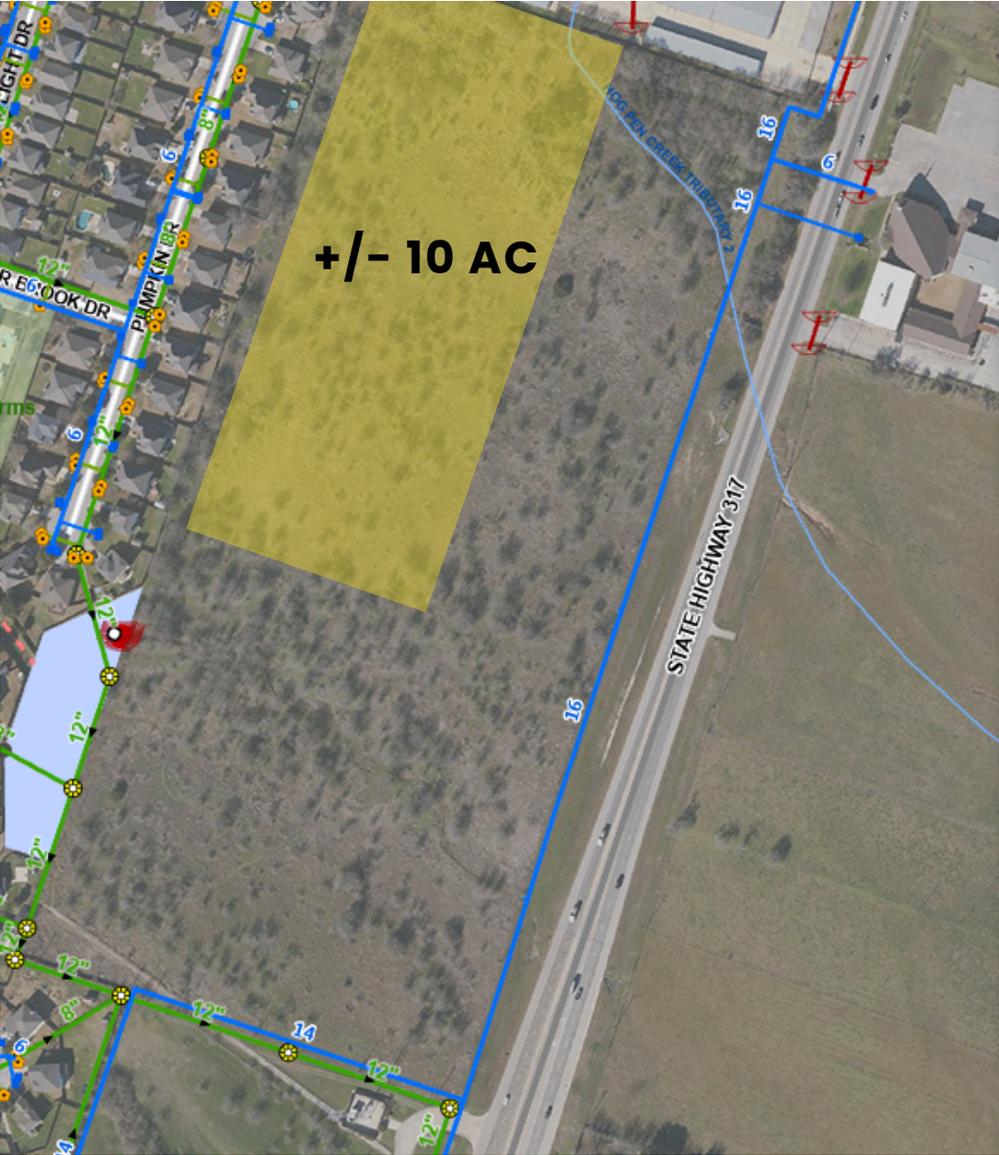


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**+/- 10 AC**

- Water Service Connection
- Water Service Line
- Water Main
  - POTABLE WATER
  - RAW WATER
  - RECLAIMED WATER
  - TREATED WATER
- Sanitary Sewer
  - Sanitary Clean Out
  - Sanitary Manhole
  - Sanitary Gravity Main
  - Sanitary Lateral Line
- Stormwater
  - DischargePoint
  - NetworkStructures
    - DISCHARGE STRUCTURE
    - HEADWALL
    - JUNCTION CHAMBER
    - VIRTUAL JUNCTION
  - Inlet
  - Manhole

# HIGHWAY 317 & WEST ADAMS TEMPLE, TX



 **MULTI FAMILY LOCATIONS**



# HIGHWAY 317 & WEST ADAMS TEMPLE, TX

## PROPERTY SUMMARY

- Located in heart of Temple's rapidly growing West Adams area with nearby parks, restaurants, shopping and schools.
- Belton ISD schools. (Less than 1 mile from Lake Belton High School)
- Within Temple city limits.
- Six miles from Meta Platforms Data Center future location in Temple.
- Nine miles from Scott & White Hospital, Veterans Hospital, Children's Hospital and Temple College.
- Currently undeveloped and zoned AG.
- City of Temple's Future Land Use indicates "Suburban Commercial" zoning.
- City of Temple has been receptive to mixed-use development on this site.
- According to preliminary discussions with TDOT, this site is potentially eligible for up to three access points from Hwy 317.
- A 16" water line is located along the Eastern boundary.
- A 12" sewer main is located along the Southern property line.
- Oncor confirms that electricity is available at this location for a mixed-use development.
- AT&T cable services are also available in this area.



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