



DB Commercial Real Estate

A DAVIS-BEEVERS COMPANY

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

LAND FOR LEASE 12637 NE HK DODGEN LOOP, TEMPLE, TX

AERIAL



- ◆ Highly visible NEC of I-35 and Loop 363
 - ◆ Water, sewer and gas available
 - ◆ Off-site Detention



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- DESCRIPTION:** Intersection of North Loop 363 and IH-35 serves as the main entry intersection on the north side of Temple. Desirable land at the corner of IH-35 and North Loop 363 across from Buc-ee's
- FOR LEASE:** Lot 3: ± 1.14 acres
- PROPERTY LOCATION:** Excellent location off of IH-35 and North Loop 363, Temple, TX
- ZONING:** Retail/Light Industrial
- TRAFFIC COUNT:** 75,773 vehicles per day IH-35 per TXDOT 2023
17,374 vehicles per day Loop 363 per TXDOT 2023
- UTILITIES:** Water, sewer and gas available
- ADDITIONAL INFO:** Across I-35 from the Temple Industrial Park that is home to businesses like FedEx Ground, Meta Temple Data Center, McLane Company Campuses, Wilsonart, PFG, Wal Mart Distribution Center, H-E-B Distribution Center, Niagara Bottling and more.
Close proximity to Waco, TX - appx. 35 miles
- PRICE:** Available upon request
Mike Beevers
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