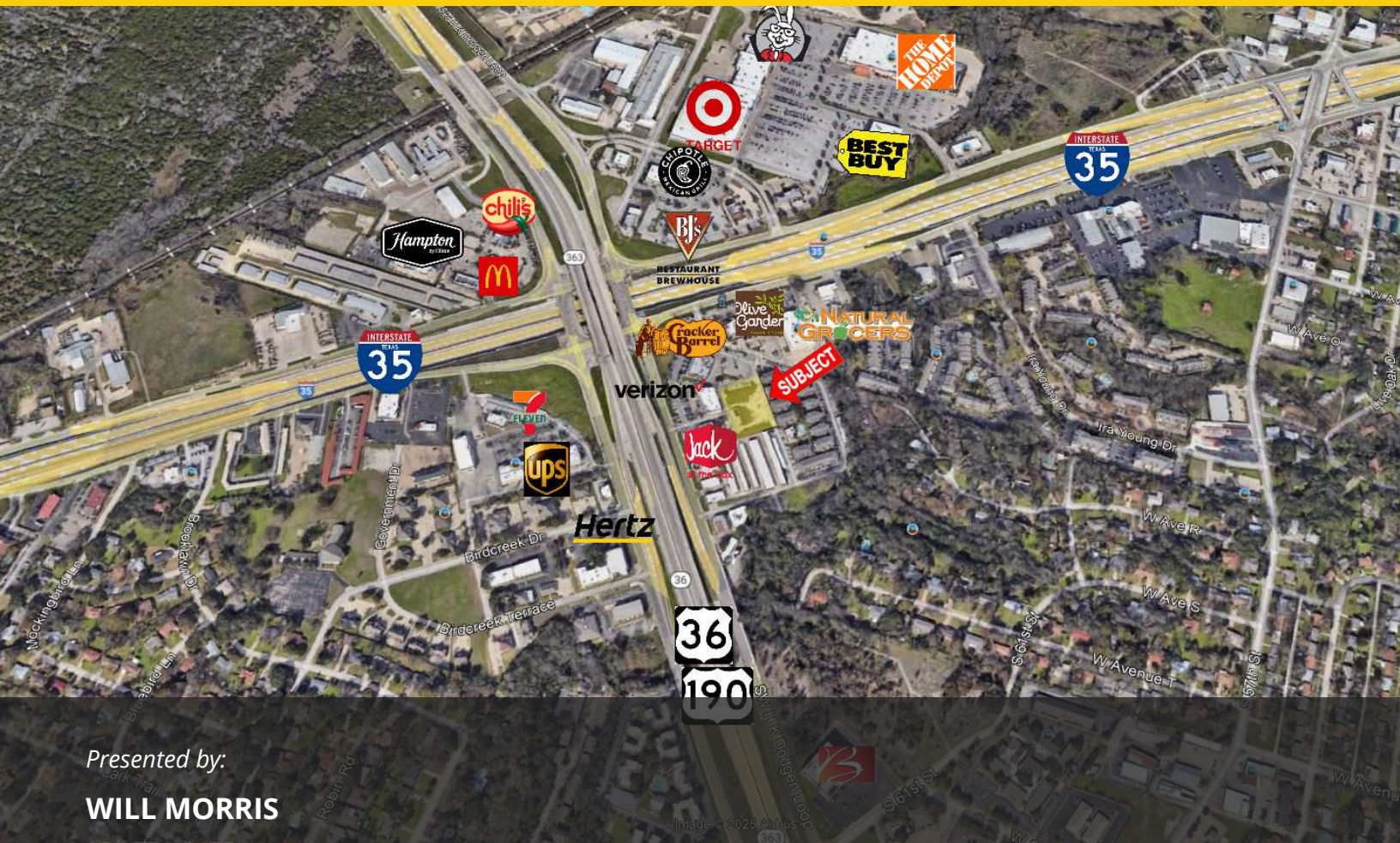


3610 SW HK DODGEN LOOP

WILDFLOWER COURT LOT 4

TEMPLE, TX 76504

LAND FOR SALE



Presented by:

WILL MORRIS

254.778.6675

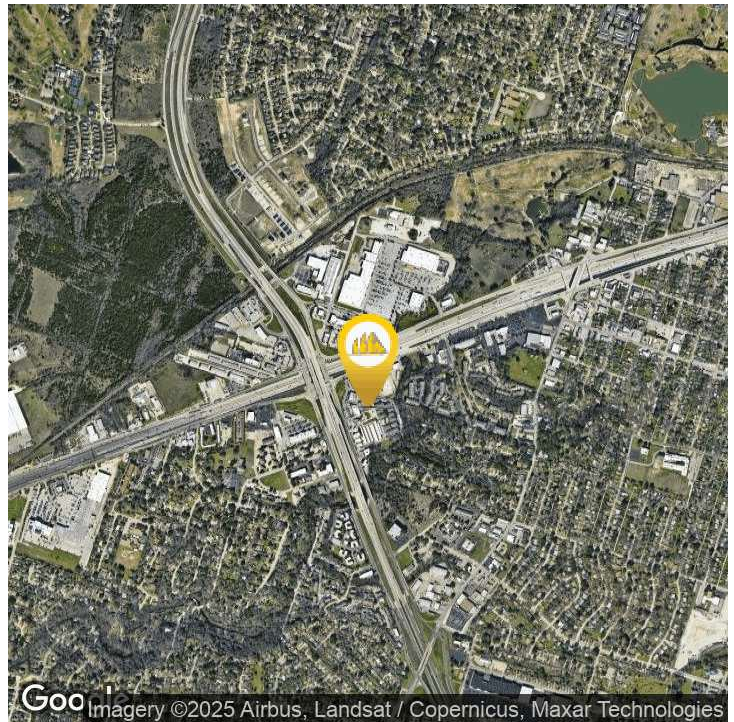
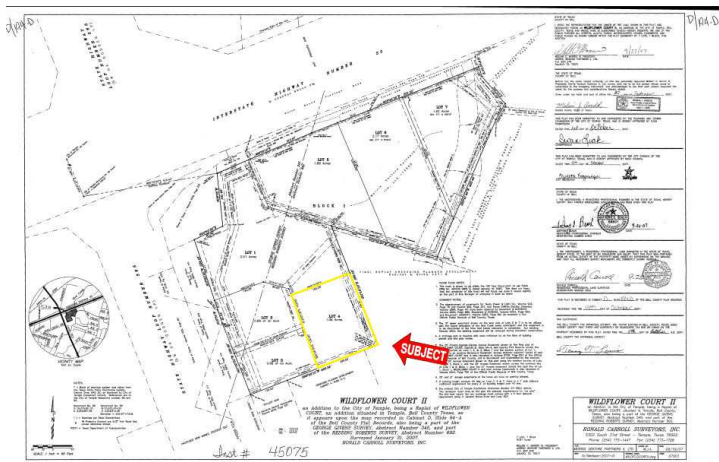
will@charterres.com



LAND FOR SALE

3610 SW H K DODGEN LOOP, TEMPLE, TX 76504

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$14.00 / SF
Available SF:	
Lot Size:	45,189 SF
Price / Acre:	\$609,840
Zoning:	C
Market:	Temple
Submarket:	Belton, Troy

PROPERTY OVERVIEW

~1.06 acres of available land abutting Wildflower Court in Temple TX at your IH35 and HWY 190 intersection.

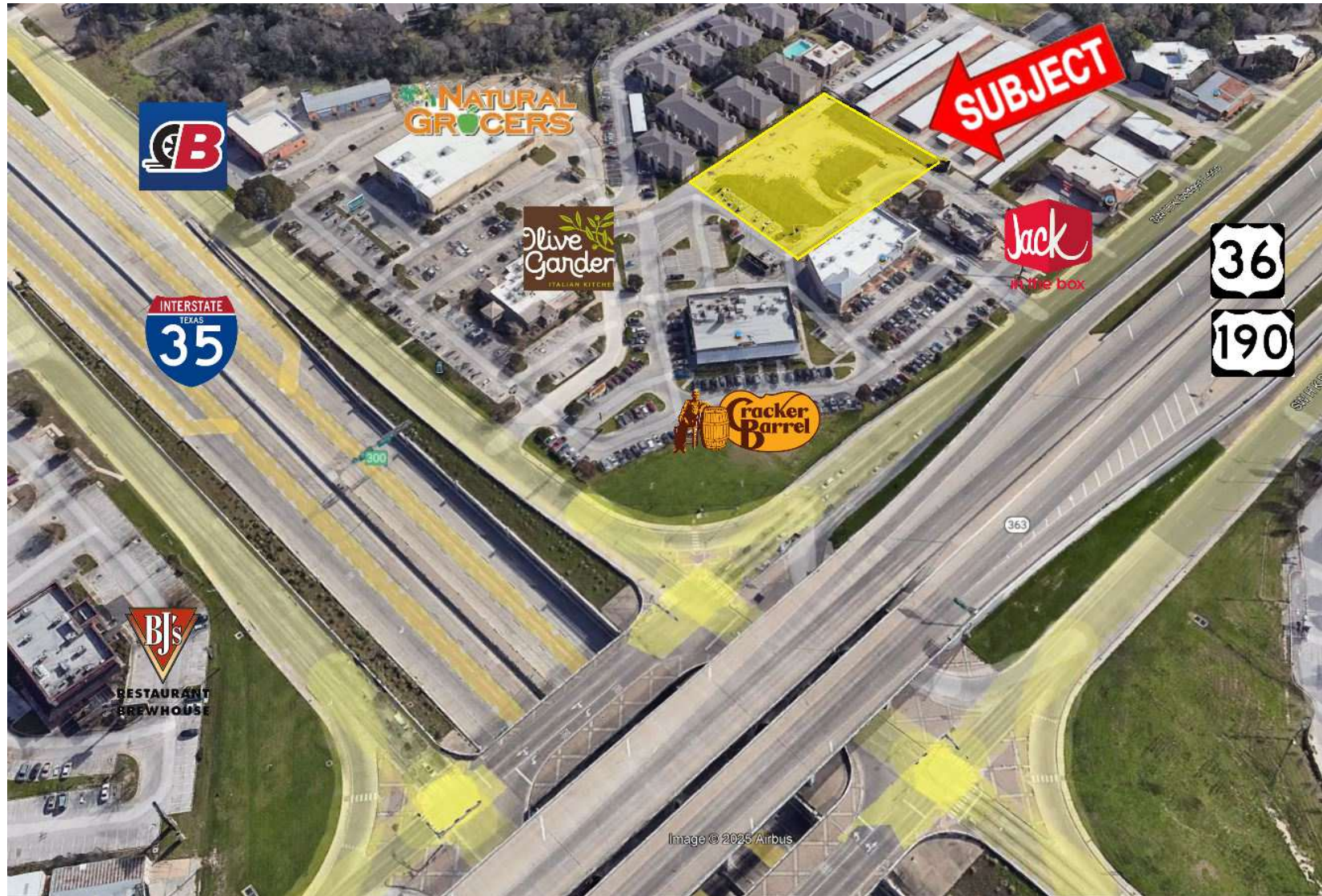
PROPERTY HIGHLIGHTS

- Located at IH35 and Loop 363 Junction
- Part of a 10 acre development
- Highest traffic intersection in Bell County
- Signage on both IH35 and Loop 363 availability

WILL MORRIS
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LAND FOR SALE

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LAND FOR SALE

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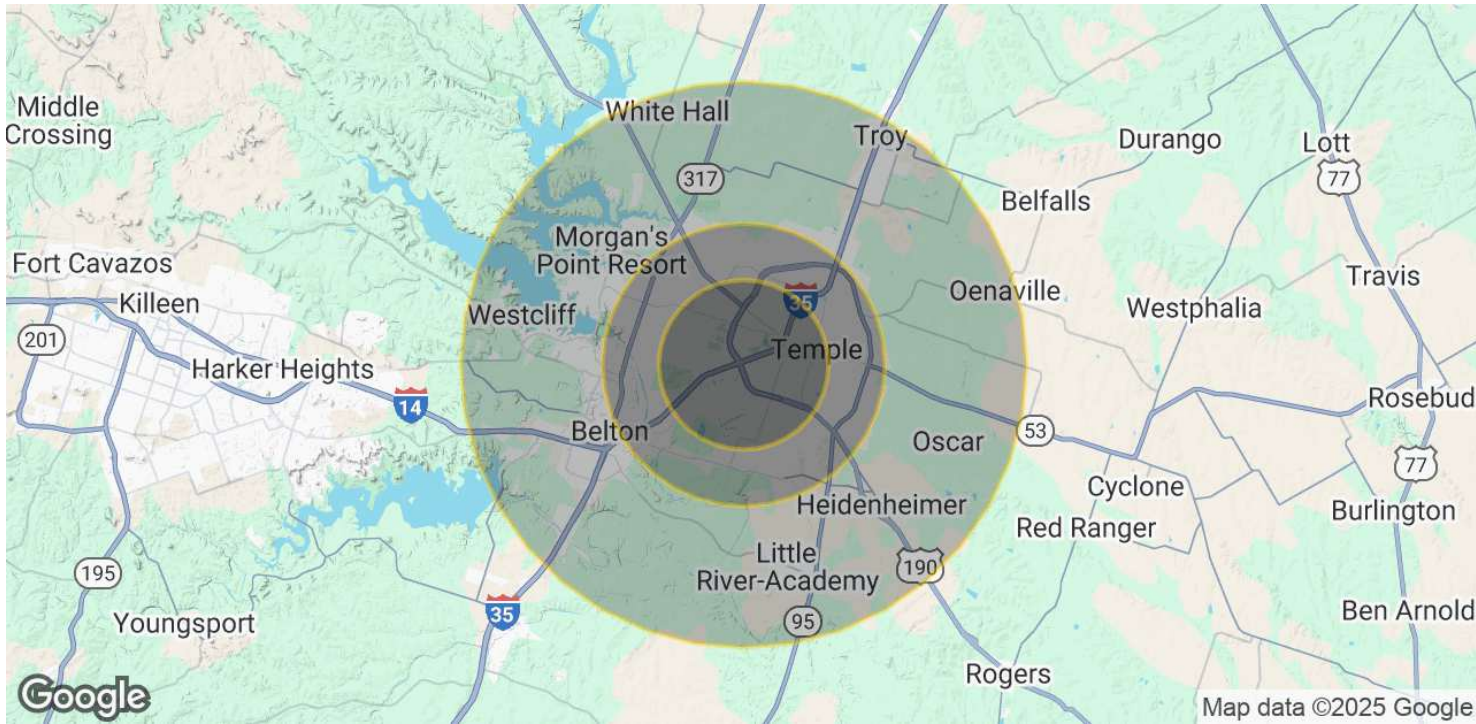
LOCATION MAP



Imagery ©2025 Airbus, CNES / Airbus,
Maxar Technologies

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DEMOGRAPHICS MAP & REPORT



	3 MILES	5 MILES	10 MILES
POPULATION			
Total Population	52,138	92,960	143,475
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	40	40
HOUSEHOLDS & INCOME			
Total Households	22,213	36,686	54,659
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$72,840	\$80,448	\$87,356
Average House Value	\$226,259	\$245,608	\$281,554

Demographics data derived from AlphaMap