

I-35 FRONTAGE LAND FOR SALE ADJACENT TO BUC-EE'S

2 Parcel Development
Opportunity
I-35 Frontage Property

Total Acres Available
17.39

Lot 1
9.26 Acres

Lot 2
8.13 Acres



BUC-EE'S

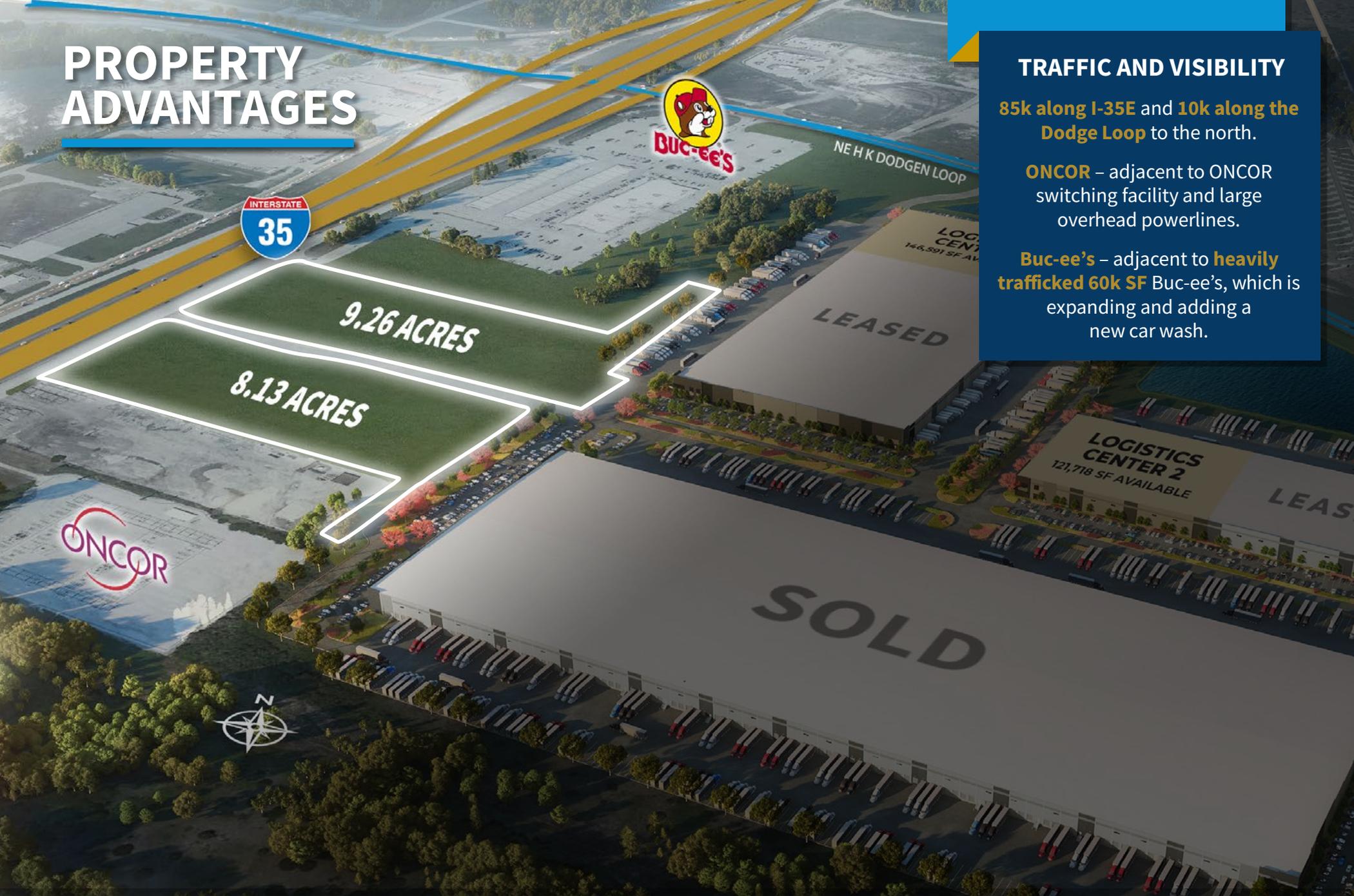
Lot 1 | 9.26 Acres

Lot 2 | 8.13 Acres

IH-35 and Logistics Way, Temple, TX 76501



PROPERTY ADVANTAGES



TRAFFIC AND VISIBILITY

85k along I-35E and 10k along the Dodge Loop to the north.

ONCOR – adjacent to ONCOR switching facility and large overhead powerlines.

Buc-ee's – adjacent to heavily trafficked 60k SF Buc-ee's, which is expanding and adding a new car wash.

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Lot 2
8.13 Acres

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ZONING



9.26
Acres

8.13
Acres



Location	IH-35 and Logistics Way, Temple, TX 76501
Zoning	Commercially zoned within the IH-35 Industrial Sub-District
Acres	17.39 AC
Proposed Use	Commercial, Retail, Hotel, Restaurant, Light Industrial
Frontage	750'

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ACCESS MAP

Traffic Count at Buc-ee's

Average of 7 million visitors per year

Main entrance facing I-35 with prominent signage opportunity

Four two-way access points

Convenient & direct ingress/egress to I-35 & Loop 363



← Ingress ← Egress

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CORPORATE NEIGHBORS

Very strong
corporate presence



Corporation	Distance from CenTX
1 ONCOR	0.1 Miles
2 ESTES	0.7 Miles
3 BaylorScott&White HEALTH	1.0 Miles
4 PACTIV	1.2 Miles
5 Reynolds Consumer Products	1.3 Miles
6 POLAR	1.6 Miles
7 FedEx	1.6 Miles
8 CARPENTER	1.8 Miles
9 Cargill	1.9 Miles
10 BAE SYSTEMS	1.9 Miles
11 PERFORMANCE FOODSERVICE	1.9 Miles
12 Reynolds Consumer Products	1.9 Miles
13 MARS Petcare	2.3 Miles
14 Wilsonart ENGINEERED SURFACES	2.7 Miles
15 STARCORR SERVICES	2.7 Miles
16 naqafa	2.9 Miles
17 MCLANE	3.0 Miles
18 Walmart	3.0 Miles
19 H-E-B	3.6 Miles
20 Meta	3.6 Miles
21 MCLANE HEADQUARTERS	4.5 Miles
MCLANE COMPANY	

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SUBSTANTIAL POWER USER NEIGHBORS

Power user
corporate presence

Corporation	Distance from CenTX
1 pactiv evergreen	1.6 Miles
2 Reynolds Consumer Products	1.7 Miles
3 Cargill	1.9 Miles
4 Palladio	2.2 Miles
5 Wilsonart	2.5 Miles
6 FedEx Express	2.5 Miles
7 Walmart	2.6 Miles
8 McLANE	2.7 Miles
9 MARS Petcare	3.1 Miles
10 EASTPENN	3.4 Miles
11 Meta	3.5 Miles
12 H-E-B	3.6 Miles
13 PERFORMANCE FOODSERVICE	3.6 Miles
14 niagara	3.7 Miles
15 VA U.S. Department of Veterans Affairs	5.3 Miles
16 BaylorScott&White HEALTH	5.9 Miles
17 SUNBELT SOLOMON	6.6 Miles
18 McLane Children's BaylorScott&White	7.7 Miles
19 McLane Children's BaylorScott&White	7.7 Miles
20 REVOL	10.5 Miles
21 TRU HOMES	11.9 Miles

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TEXAS TRIANGLE

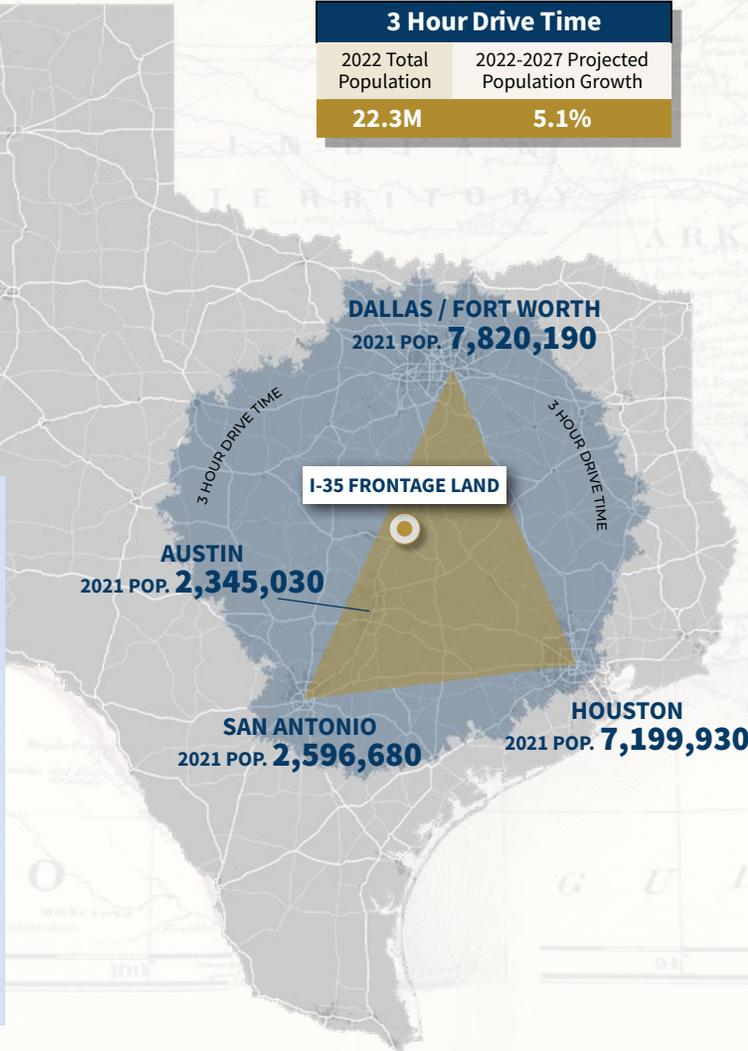
The **Texas Triangle** is home to the State's four largest cities (Dallas-Fort Worth, Houston, Austin, and San Antonio) and the majority of the State's population. This mega-region accounts for 77% of State's GDP, a whopping **\$1.3+ trillion**.

3 Hour Drive Time

2022 Total Population	2022-2027 Projected Population Growth
22.3M	5.1%

KEY ACCESS POINTS

Distribution Hubs	Distance from CenTX
AUSTIN-BERGSTROM INT'L AIRPORT	75 Miles
UP WILMER	125 Miles
FORT WORTH ALLIANCE AIRPORT	135 Miles
BNSF ALLIANCE	135 Miles
DALLAS-FORT WORTH INT'L AIRPORT	140 Miles
SAN ANTONIO INT'L AIRPORT	140 Miles
UP SAN ANTONIO	155 Miles
KCS WYLIE	160 Miles
GEORGE BUSH INTCNL AIRPORT	165 Miles
BNSF & UP HOUSTON	175 Miles
PORT OF HOUSTON	180 Miles



Dallas-Fort Worth, Houston, Austin, and San Antonio are all in the **Top 10 fastest growing cities** in the United States



If the **Texas Triangle** were an independent nation, it would be the **15th largest economy in the world**, roughly the size of Mexico or Australia



The major 4 major cities that help make up the Texas Triangle are expected to all (soon) be in the **Top 10 most populous cities** in the United States



Effective Buying Income in the Texas Triangle, which is reflective of income earned after taxes, is expected to **outpace the rest of the United States over the next 5 years**

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COMPELLING LABOR STORY

Transportation/
material moving
as a % of labor force



Population: 30 Minute Drive Time

2022 Total Population	2022-2027 Projected Population Growth	2022 Transportation/ Materials Moving Total	2022 Transportation/ Materials Moving % of the Labor Force
415,000	4.5%	15,713	8.5%

SAMSUNG
AUSTIN SEMICONDUCTOR

\$17 billion chip
manufacturing plant

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