

1712 SW H K Dodgen Loop

CBRE-1712dodgenloop.com

Temple, TX 76504



The Offering

1712 SW H K Dodgen Loop is a 4,008 SF former Monterey's Little Mexico restaurant building on 0.725 Acres. It is located on Southwest Dodgen Loop frontage road and one parcel east of S 39th Street in Temple, Texas. It is adjacent to O'Reilly's Auto Parts, Mexicano Grille and near two hotels, the Comfort Inn and Marriott Fairfield Inn, Denny's, and Applebee's. The site is directly across the highway from HEB and down the street from Wendy's, CVS, and Baylor Scott & White Medical Center. Located just west of 31st Street, the main retail artery in Temple with major retail destinations such as the Temple Mall, Walmart, and Sam's Club. This property has a desirable location with high visibility and high traffic counts of 23,257 VPD along SW H K Dodgen Loop (Hwy 190). This asset offers investors an excellent opportunity for retail development or owner users the opportunity for continued restaurant operation.

Property Overview

Address	1712 SW H K Dodgen Loop Temple, TX 76504
Price	Contact Brokers
Building Size	4,008 SF
Land Size	0.725 AC 31,581 SF
Year Built	1975
Parking	50 Spaces
Parcel ID	53796, 123522
Zoning	C (Commercial)



SW H K DODGEN LOOP 23,257 VPD



S 31st ST 31,455 VPD



190

Subject Property



SW H K DODGEN LOOP 23,257 VPD

23,960 VPD

190

NE



BIRD CREEK CROSSING

THE HOME DEPOT | TARGET | BEST BUY

PET SMART | Michaels

BOOT BARN | SPECS

Firestone

RESTAURANT BREWHOUSE

McDonald's | IHOP

Ashley HOMESTORE | LONGHORN STEAKHOUSE | CINEMARK

NATURAL GROCERS

Jack Olive Garden

Old Country Store

DOLLAR GENERAL

Aaron's | CAVENDER'S

TEMPLE TOWNE CENTER

Marshalls | ROSS | HOBBY LOBBY

Bath & Body Works

Staples | five BELOW

petco | ULTA BEAUTY | SHOE CARNIVAL

McALISTER'S | James Avery | Applebee's

KFC | SUBWAY

Advance Auto Parts

AutoZone

FAMILY DOLLAR

Jack in the Box | DQ

SONIC

BURGER KING | Jersey Mike's | BUFFALO WILD WINGS

MOD | ZAXBY'S

FAMILY DOLLAR

BIG LOTS! | CITITRENDS | GOODYEAR | HARBOR FREIGHT TOOLS

Subject Site

CVS pharmacy | Denny's | Wendy's | Schlotzsky's

Panera Bread | Cane's | PAPA JOHN'S | FREEBIRDS

TEMPLE MALL

Dillard's | Bath & Body Works | HIBBETT SPORTS | FLOOR DECOR | DISCOUNT TIRE

MARKET PLACE SHOPPING CENTER

H-E-B | KOHL'S | BEALL'S

Wendy's | TACO BELL | Starbucks

SUBWAY | SEPHORA | DOLLAR TREE | Party City | SHOE DEPT.

Jason's deli

ALDI | Long John Silvers

Walgreens

LOWE'S

Walmart | Sam's Club | Academy | Chick-fil-A | SONIC

TWIN LIQUORS | McDonald's | Advance Auto Parts

26,461 VPD

28,189 VPD

190 | 24,400 VPD

46,000 VPD

100,000 VPD

LOOP 363

44,638 VPD

35

190



Walmart
Supercentre

Temple Mall

DOLLAR TREE PartyCity
Orangetheory FITNESS SHOE DEPT. ENCORE

H-E-B

KOHL'S

McLane Children's
BaylorScott&White

Subject Property

O'Reilly
AUTO PARTS

Applebee's
GRILL + BAR

190

23,960 VPD

SW H K DODGEN LOOP 23,257 VPD

190

SE

Market Overview

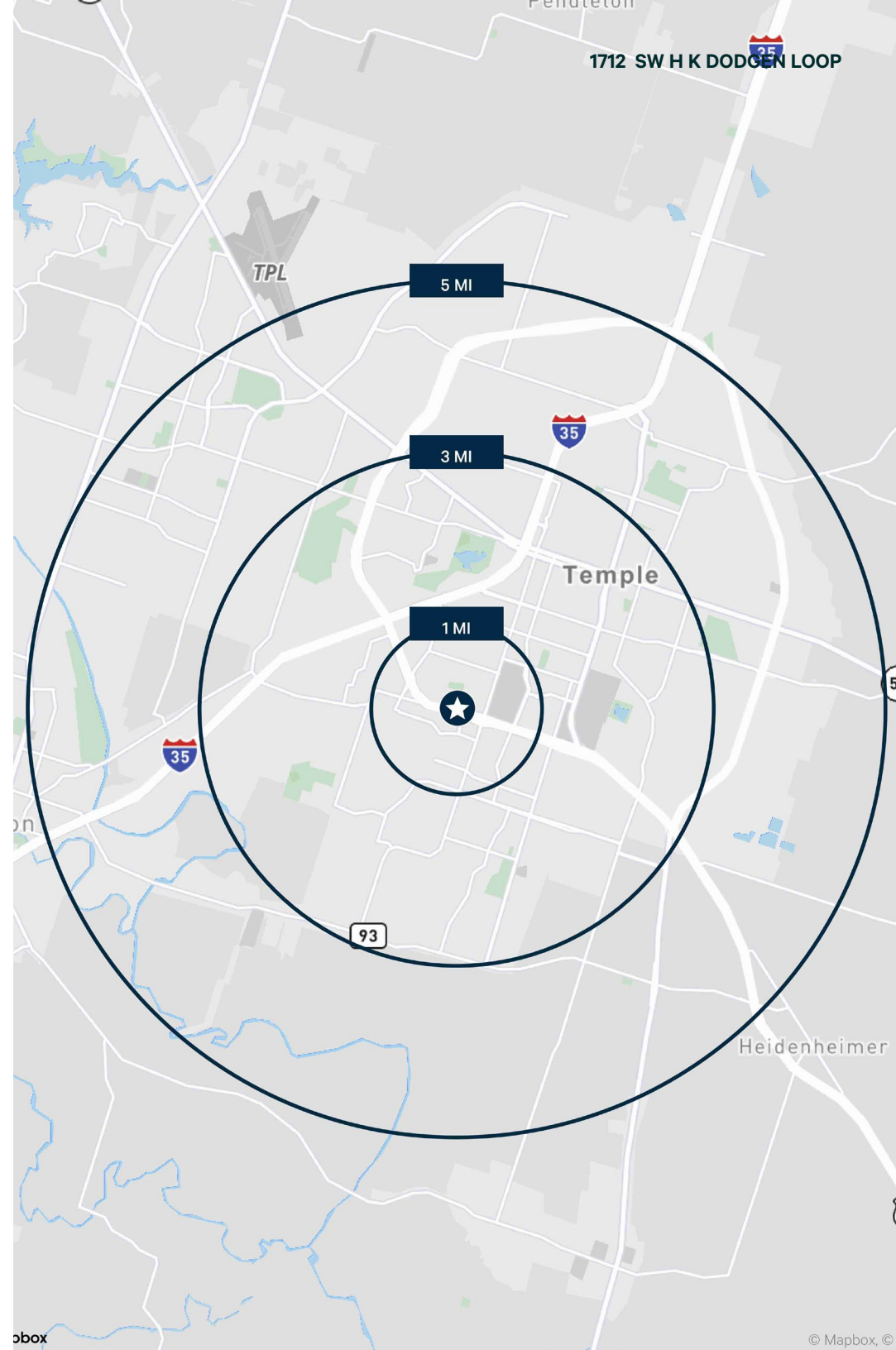
Temple, Texas is a vibrant city located in the heart of Central Texas. Known for its rich history, friendly community, and diverse culture, Temple offers a unique blend of small-town charm and urban amenities. Nestled along the picturesque banks of the Brazos River, the city boasts a natural beauty that is complemented by its well-maintained parks, scenic trails, and green spaces. Temple is home to a thriving healthcare industry, with world-class medical facilities such as Baylor Scott & White Medical Center, which draws patients from across the region. The city also embraces its cultural heritage, hosting a variety of events and festivals throughout the year, including the popular Bloomin' Temple Festival. Whether exploring the vibrant downtown area with its charming shops and restaurants, enjoying outdoor activities in one of the many parks, or immersing oneself in the city's rich history, Temple offers a warm and welcoming atmosphere that leaves visitors with lasting memories.

Source: www.discovertemple.com



Area Demographics

DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	11,001	59,086	87,699
2029 Population Projection	11,908	62,177	93,362
2020 Population - Census	9,608	53,956	79,026
2010 Population - Census	8,415	47,885	66,922
2020 - 2024 Annual Population Growth Rate	3.24%	2.16%	2.48%
2024 - 2029 Annual Population Growth Rate	1.60%	1.03%	1.26%
HOUSEHOLDS			
2024 Households	5,185	25,321	35,635
2029 Households Projection	5,750	27,160	38,551
2010 Households - Census	3,619	19,662	26,593
2020 Households - Census	4,478	22,904	31,919
2020 - 2024 Compound Annual Household Growth Rate	3.51%	2.39%	2.63%
2024 - 2029 Annual Household Growth Rate	2.09%	1.41%	1.59%
HOUSEHOLD INCOME			
2024 Avg. Household Income	\$72,316	\$78,001	\$82,424
2024 Median Household Income	\$53,090	\$55,159	\$59,864
PLACE OF WORK			
2024 Businesses	737	2,490	3,198
2024 Employees	12,237	37,163	49,250
CONSUMER HOUSEHOLD EXPENDITURES - AVERAGE			
Annual Budget	\$64,702	\$69,444	\$73,240



HOBBY LOBBY
petco
ROSS
 DRESS FOR LESS®
five BELOW
ULTA
 BEAUTY
Marshalls®
BED BATH & BEYOND
 Beyond any store of its kind.
Staples
SHOE CARNIVAL




Applebee's
 GRILL + BAR


O'Reilly
 AUTO PARTS

Subject Property

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NW



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