

IH 35 OFFICE BUILDING  
**1111 N GENERAL BRUCE DR**  
TEMPLE, TX 76504

OFFICE BUILDING FOR LEASE



*Presented by:*

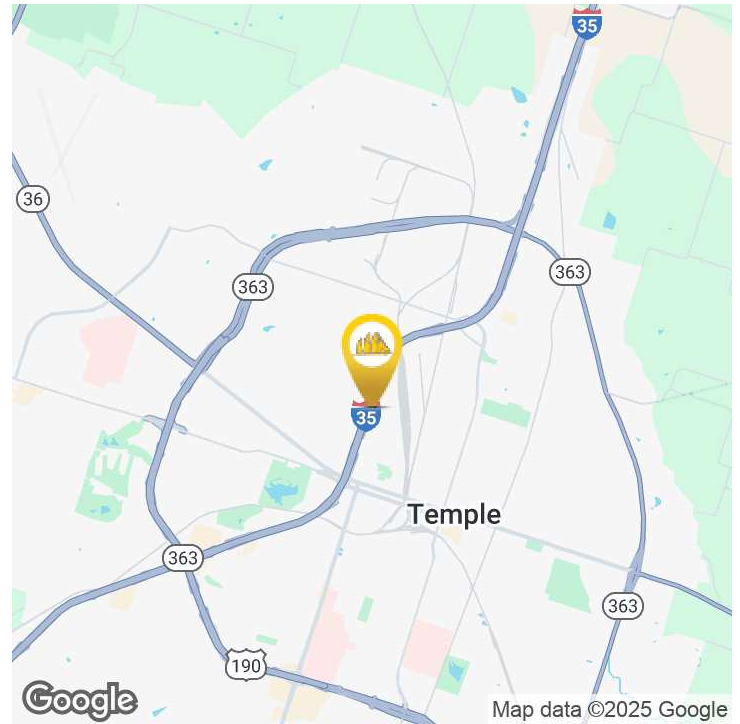
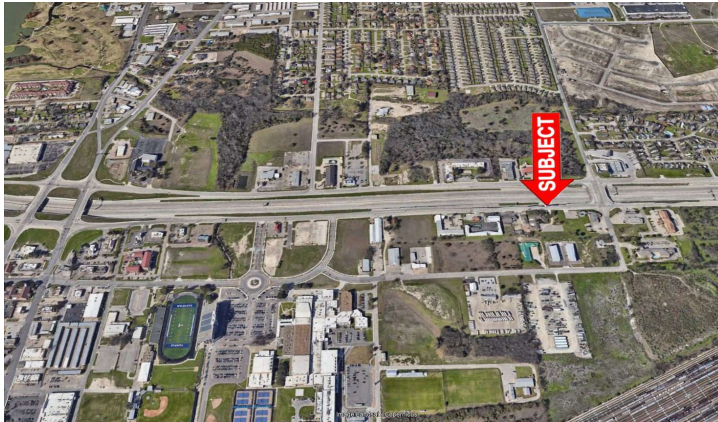
**WILL MORRIS**

254.778.6675

[will@charterres.com](mailto:will@charterres.com)



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	12,321 SF
Available SF:	8,953 SF
Lot Size:	1.762 Acres
Year Built:	1965
Renovated:	2023
Zoning:	GR (General Retail)
Market:	Temple-Killeen-Ft Cavazos
Submarket:	Temple

PROPERTY OVERVIEW

Remodeled in 2023, this attractive office accommodates multiple offices, several conference rooms, and multiple administrative work spaces. 28 parking spaces with an estimated .40 acres of additional land for more parking if needed. With excellent access on and off the highway, this property is located off of the IH-35 and Nugent ave in Temple TX. Conveniently located in the Central Area of Temple.

PROPERTY HIGHLIGHTS

- Building is a multi tenant office building.
- 8953sf of available space
- Capable to subdivide



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## PHOTOS



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## POTENTIAL SUBDIVISION OF SPACE



Available space

FLOOR PLAN

Designer does not warrant (expressly or implied) the resulting structure and is not responsible for any structural design problems, liability or damages resulting from the design plan.  
The design plan should be reviewed by a local architect or engineer to verify that it meets all local codes. Designer is not responsible to make the necessary revisions to ensure code compliance and structural integrity.  
This is not a survey. Designer has not reviewed any applicable deed restrictions or subdivision requirements. The owner and/or builder are responsible for obtaining a survey, for complying with deed restrictions and subdivision requirements and for locating and verifying actual property lines, building setback lines, utility easements, drainage easements, and/or any other requirements related to the design or site.  
Changes made from the design plan without the consent of Designer are unauthorized and release Designer of responsibility for all consequences arising from such changes. Only a qualified designer, architect, contractor or structural engineer should attempt to modify any portion of this design plan.  
The office must be notified of any variations from the dimensions and condition shown by the design or drawing.  
All measurements should be verified by the builder on job site.

BLDG. AREA: 12,310  
COV. FORTRES: 1,254  
TOTAL STAB: 13,574

**R.D. Chaplin**  
and Associates  
1814 W. 4th St., Suite 100  
Temple, Texas 76504  
Office - (254)-773-3025  
Mobile - (254)-718-6416  
Email: rdchomes@vym.com

1111 No. General Bruce Drive  
Temple, Texas  
Date: 07/06/06

SHEET  
**1**

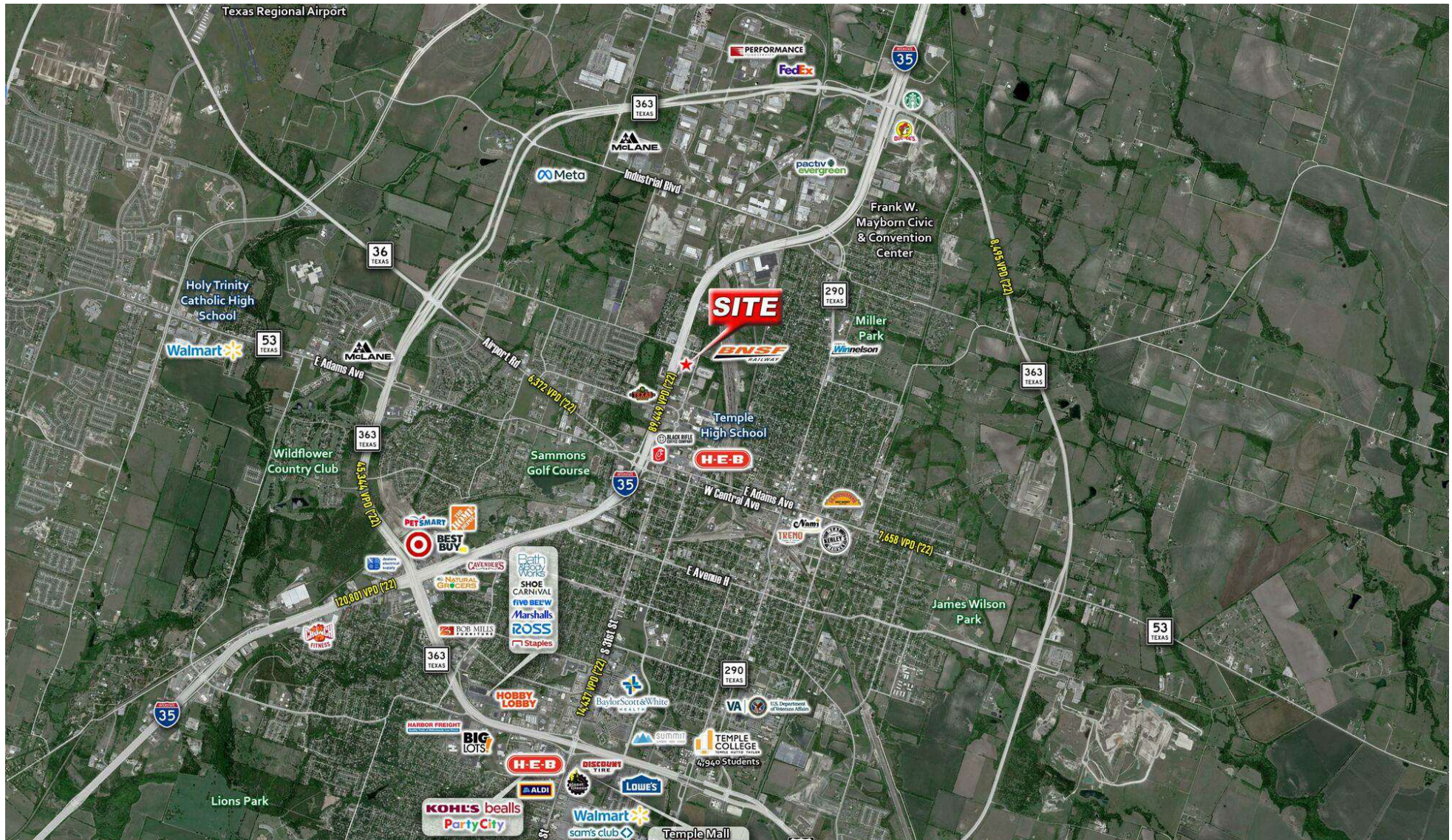
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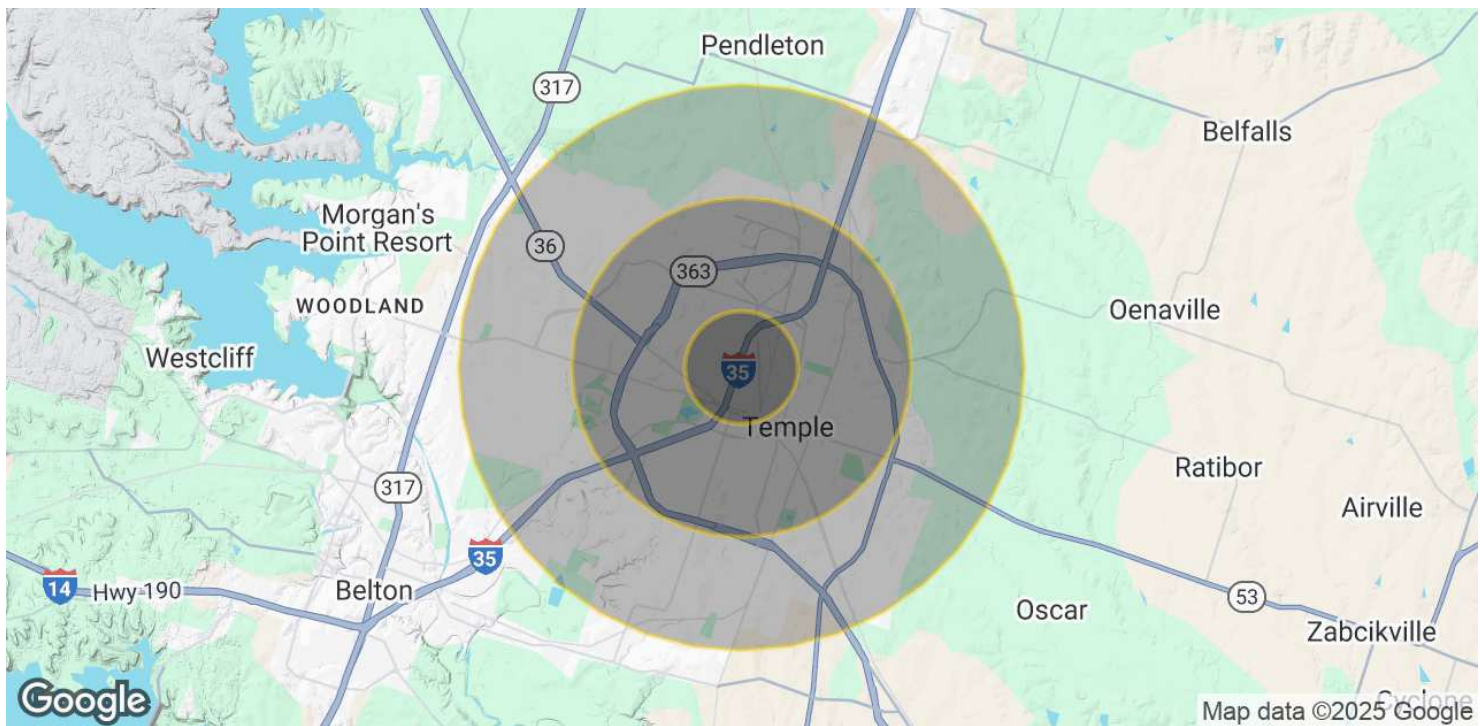
## LOCATION AERIAL



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## DEMOGRAPHICS MAP &amp; REPORT

**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,082	39,821	73,563
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,538	17,003	30,178
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$61,466	\$61,722	\$75,527
Average House Value	\$225,130	\$200,511	\$230,211

*Demographics data derived from AlphaMap*