
COTTON VENTURES

REAL ESTATE

2.5 Acre Restaurant Pad Site

Temple, TX

Restaurant Pad Site with I-35 Frontage at the entrance to Temple High School

Property Details

Site Specifications

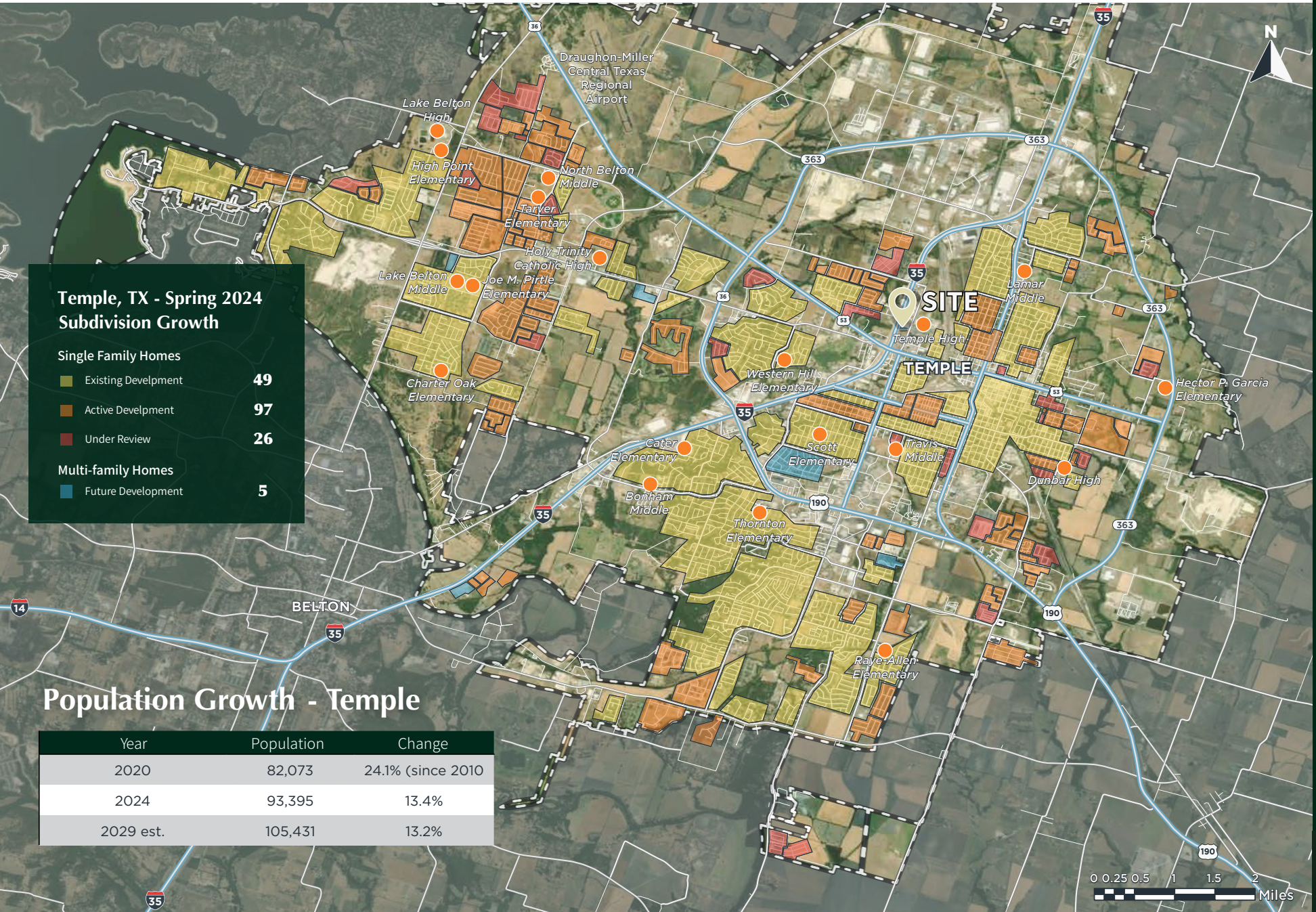
Temple, TX | I-35 at the entrance to Temple High School

Total Size	2.5 Acres
Deal Type	Ground Lease
Asking Rate	Contact Agent
Tax Incentives	Available
Frontage	I-35 / N General Bruce Dr.
I-35 Traffic	84,811 VPD

Opportunity Highlights

- 2.5-acre retail pad available for ground lease
- Tax incentives available for qualified users
- Direct I-35 frontage with 84,811 VPD
- Located at the entrance to Temple High School (2,185 students)
- Surrounded by strong subdivision growth (see pg. 3)
- Temple population projected to reach 105,000+ by 2029

Subdivision Growth



Temple, TX - Spring 2024 Subdivision Growth

Single Family Homes

- Existing Development **49**
- Active Development **97**
- Under Review **26**

Multi-family Homes

- Future Development **5**

Population Growth - Temple

Year	Population	Change
2020	82,073	24.1% (since 2010)
2024	93,395	13.4%
2029 est.	105,431	13.2%



City of Temple

Lightcast 2024

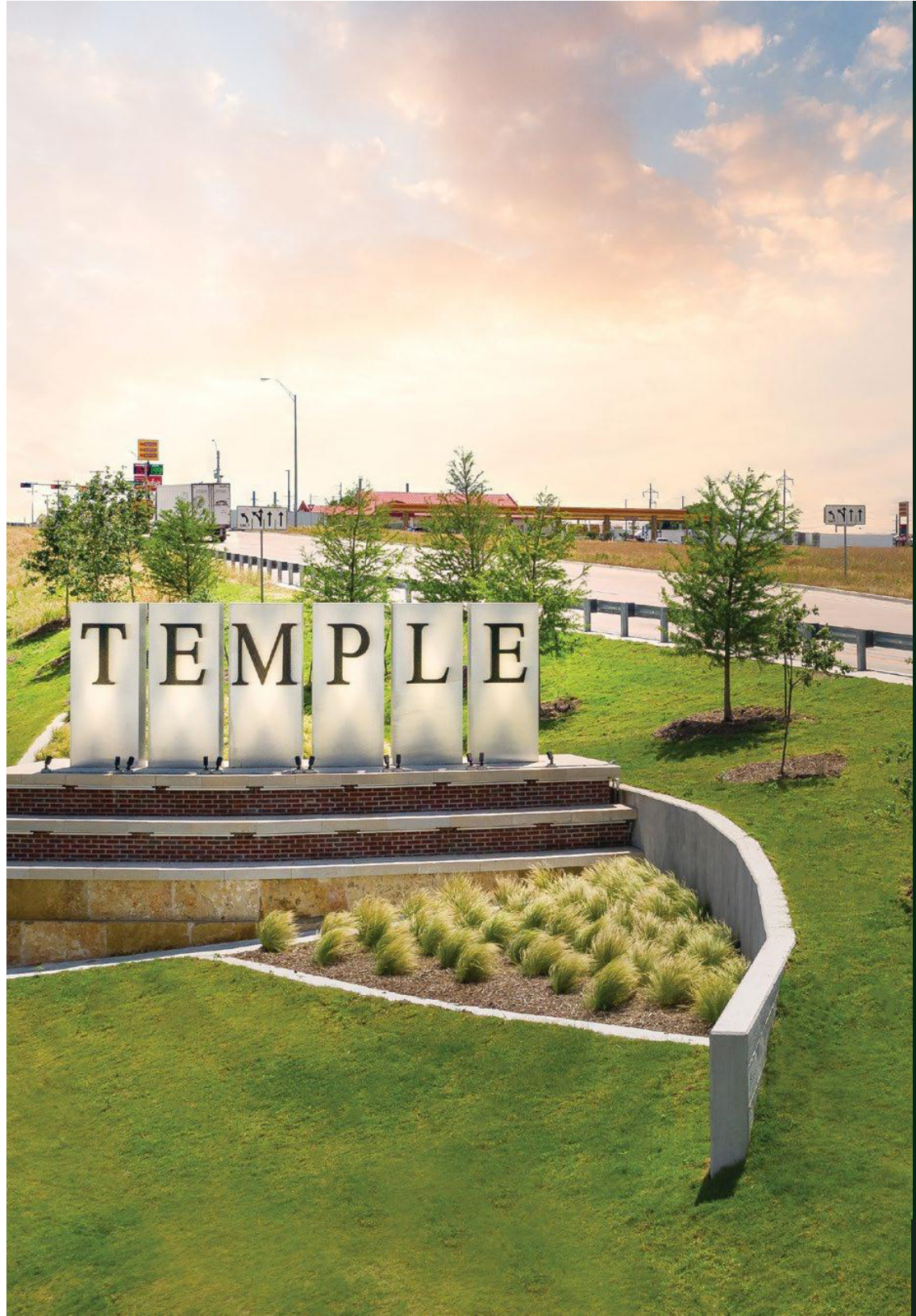
2024 Jobs **53,675**

2029 Jobs **57,055**

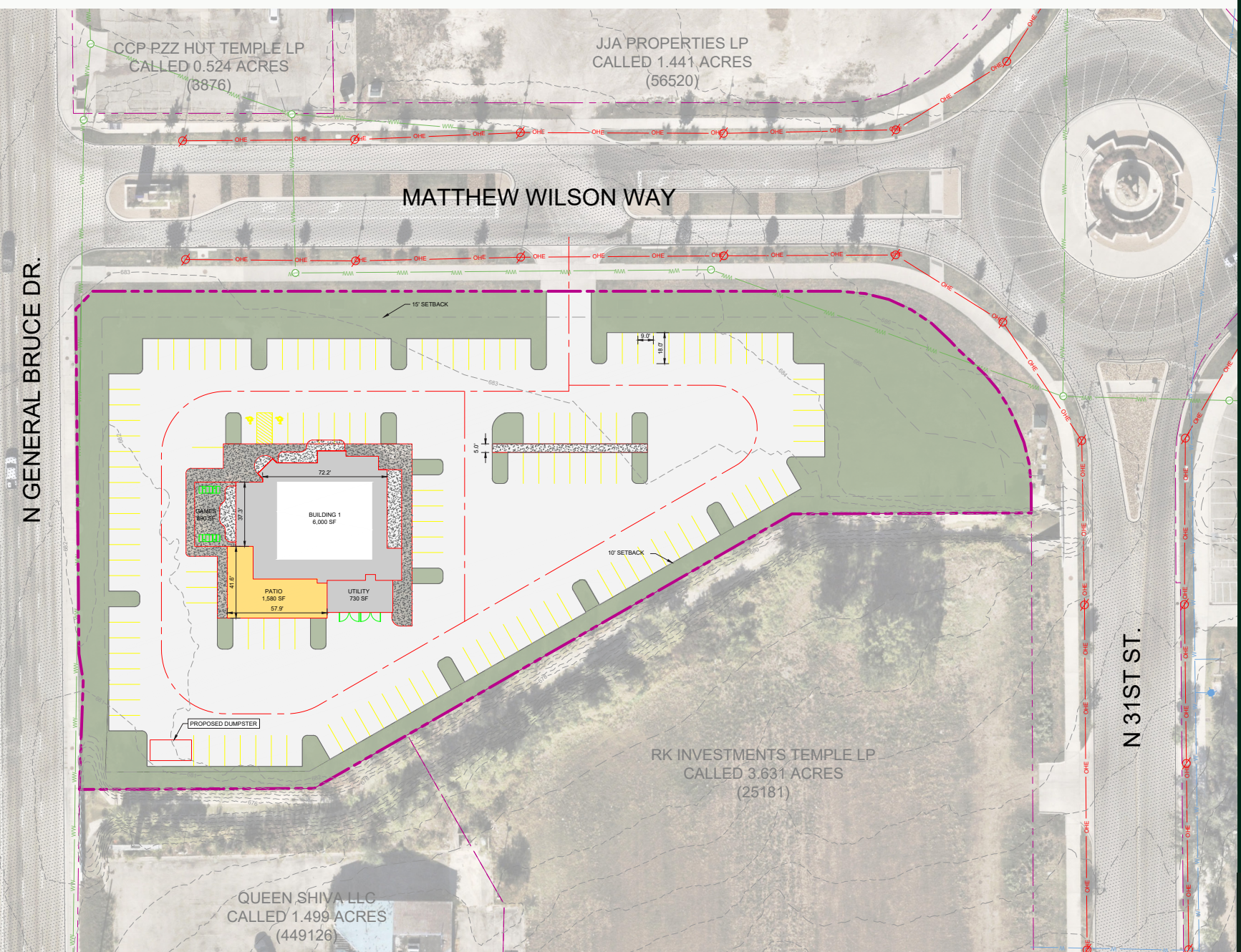
Change **3,380**

% Change **6.3%**

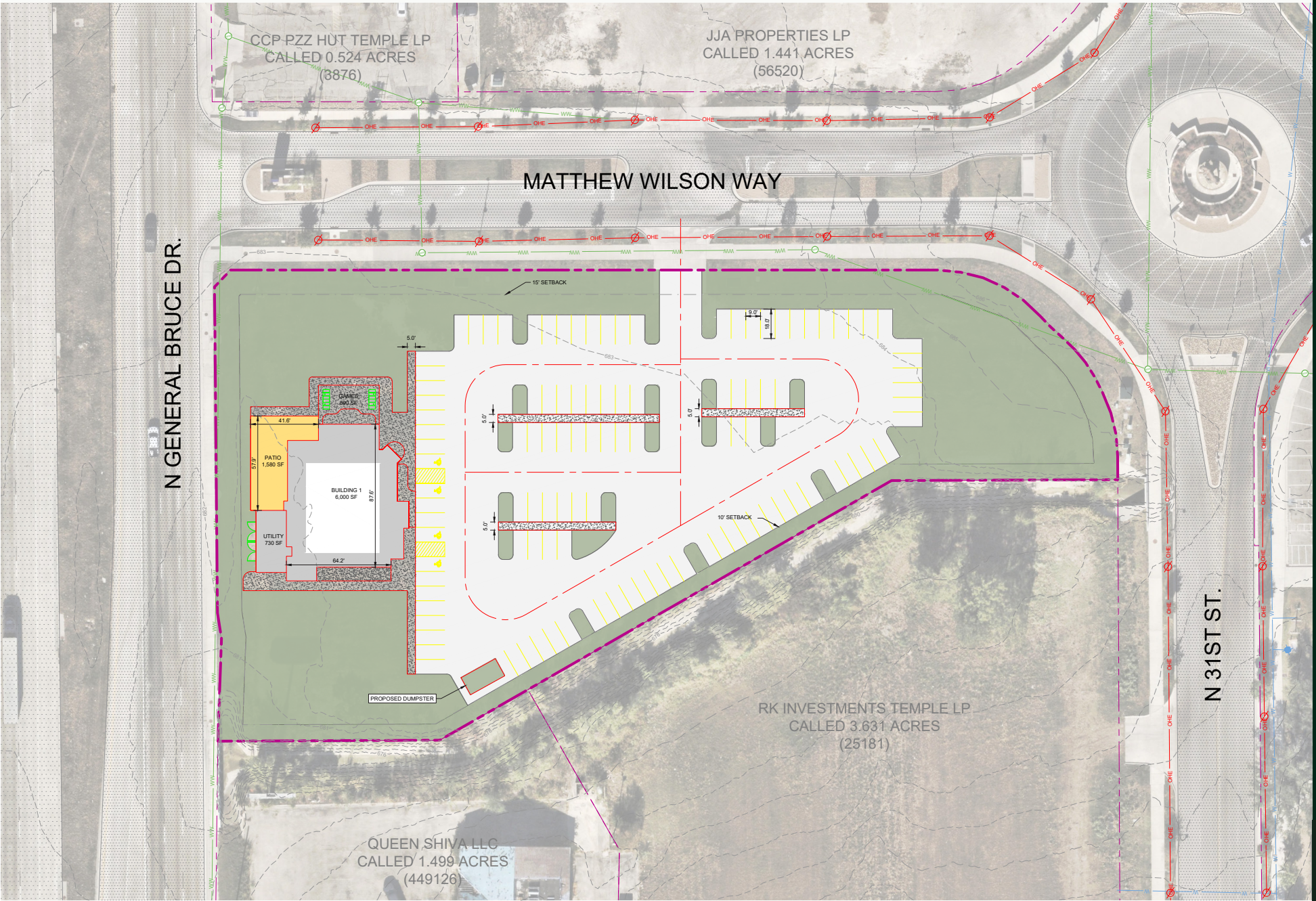
Earnings **\$77,500**



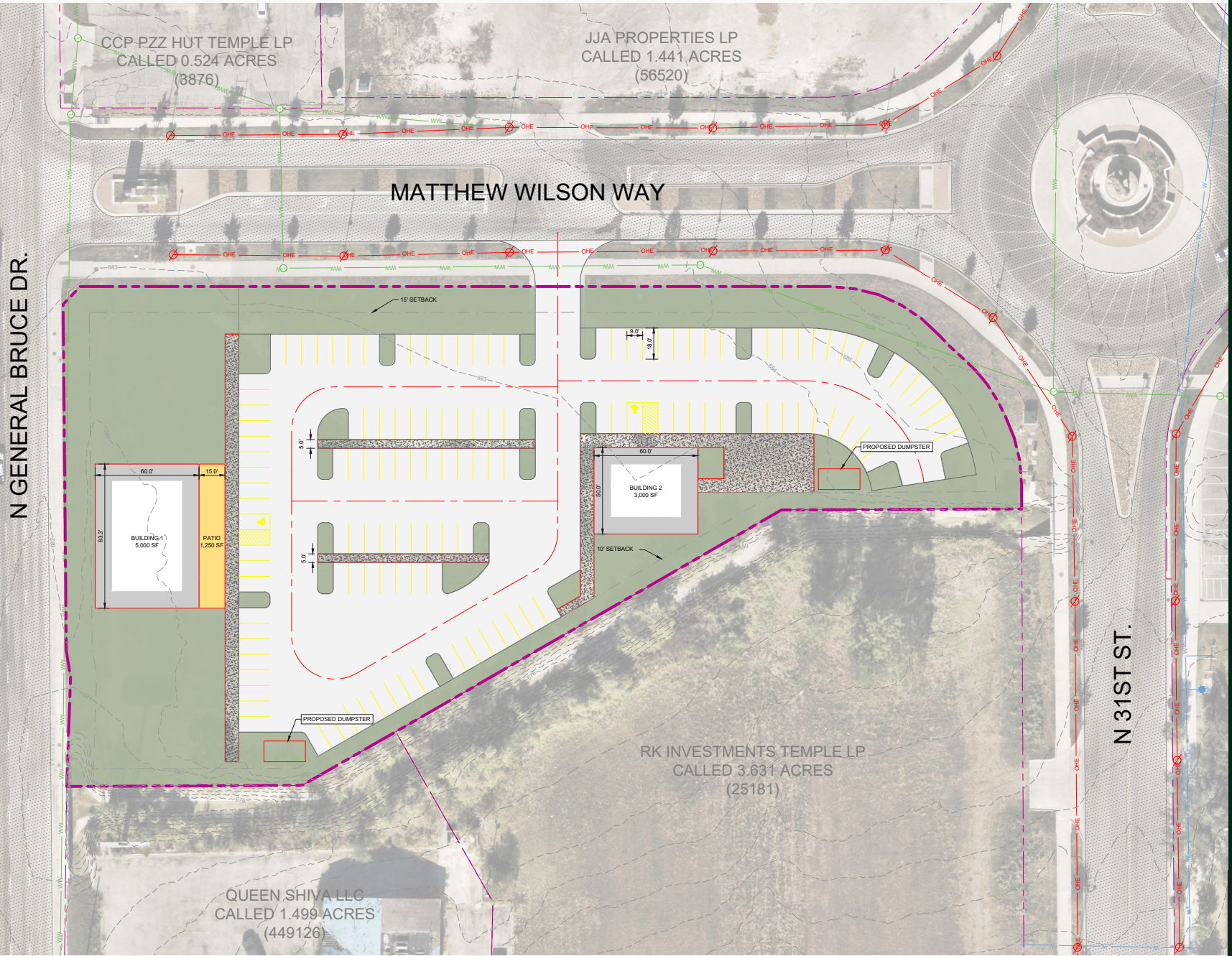
Conceptual Plan 1



Conceptual Plan 2



Conceptual Plan 3





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