

COMMERCIAL AND MULTI-FAMILY DEVELOPMENT SITE

3200 S. GENERAL BRUCE DRIVE

TEMPLE, TX 76504

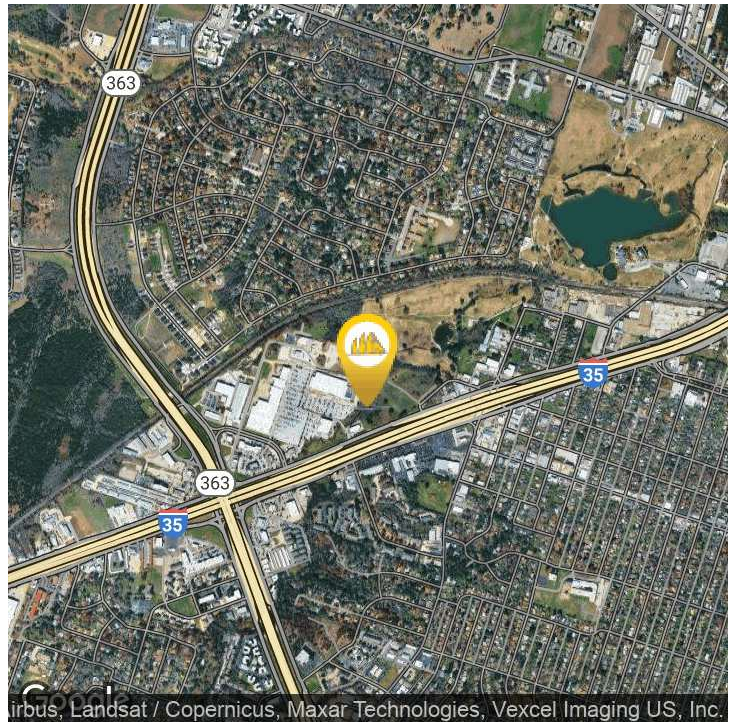
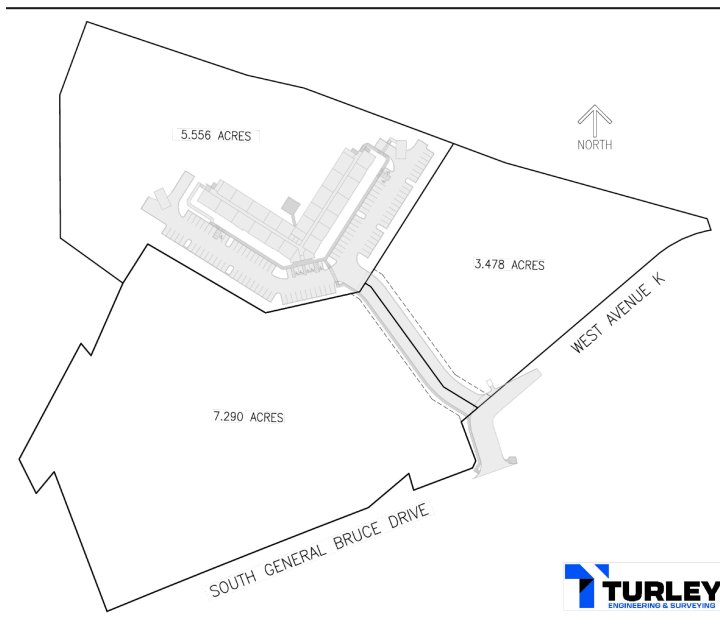
10.768 ACRES FOR SALE



LAND FOR SALE

3200 S. GENERAL BRUCE DRIVE, TEMPLE, TX 76504

EXECUTIVE SUMMARY



OFFERING SUMMARY

Commercial Parcel	
Sale Price:	call for more info
Lot Size:	10.768 Acres
Zoning:	MF/Commercial Use
Market:	Temple
Submarket:	I-35
Traffic Count:	110,000

PROPERTY OVERVIEW

~690 feet of frontage on I-35, ideal for commercial use.
Beautiful creek frontage, mature trees, and views of Sammons Golf Course.

PROPERTY HIGHLIGHTS

Excellent I-35 visibility, with approximately 110,000 cars per day. Next to anchored power center "Bird Creek Crossing" with Target, Home Depot, Michaels, Boot Barn, Specs, Best Buy, BJ's Brewhouse, and Chipotle.

PROPERTY HIGHLIGHTS

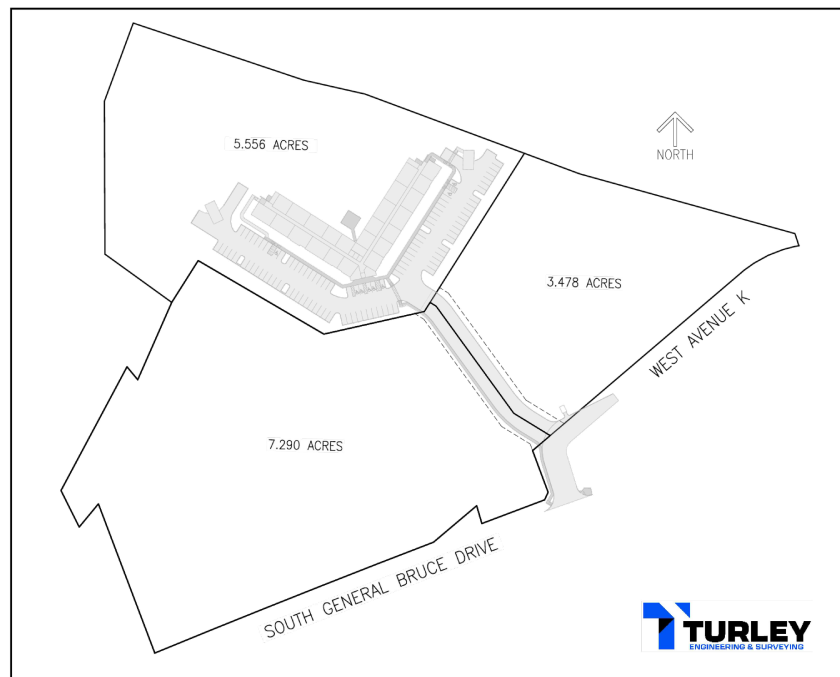
WILL MORRIS
254.778.6675
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DANIEL MORRISON
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Daniel@charterres.com

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ADDITIONAL PHOTOS



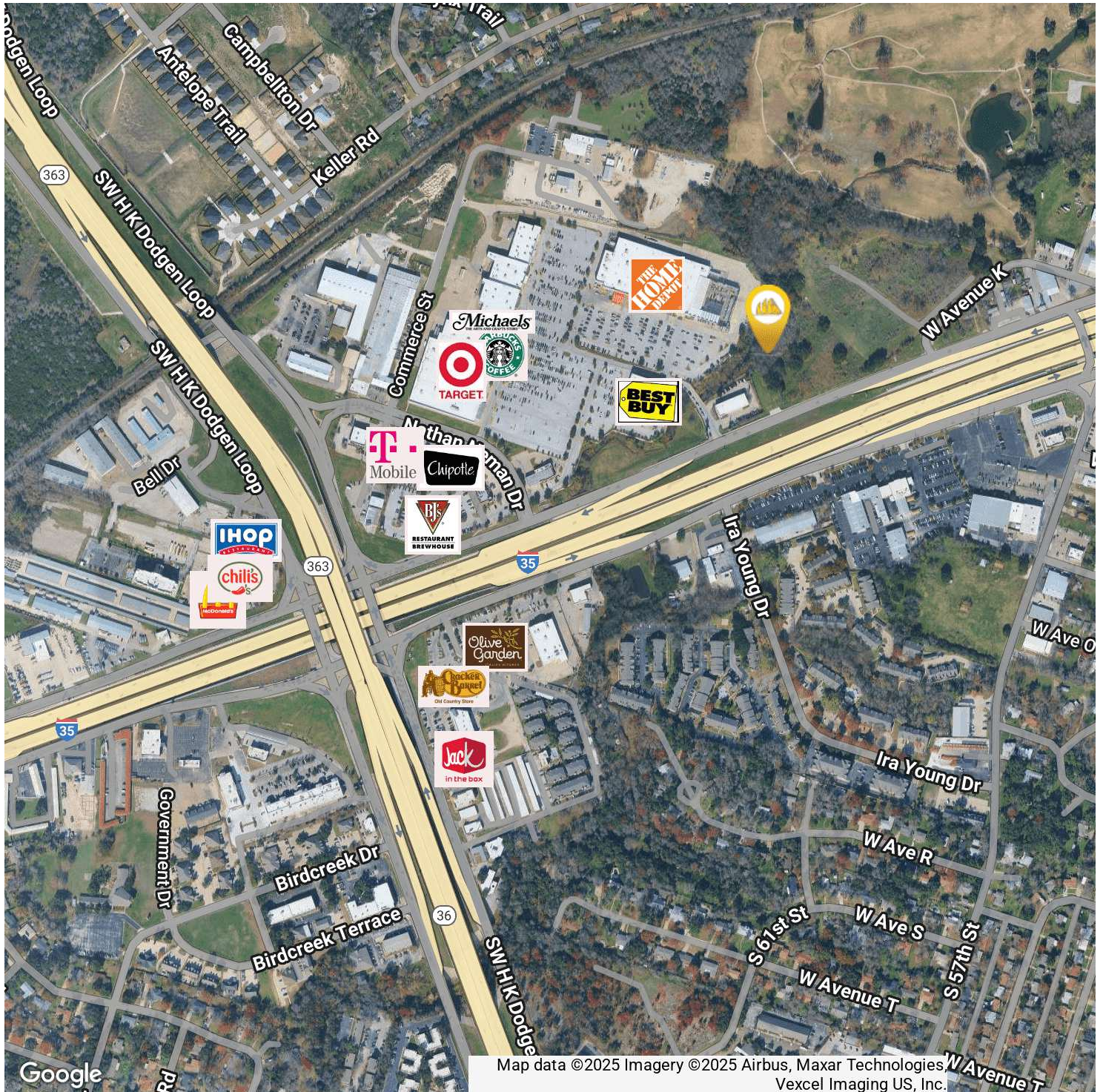
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LOCATION MAP



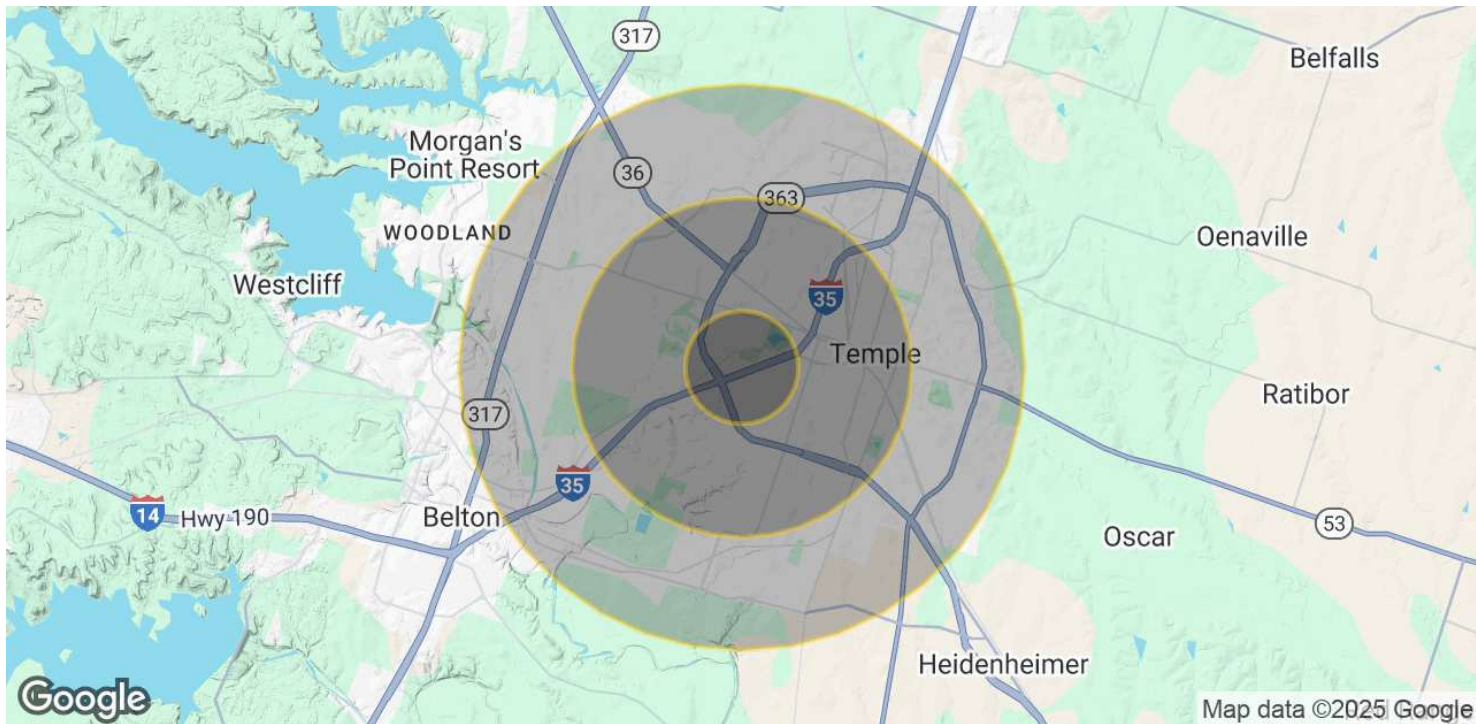
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,719	55,589	92,979
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,941	23,568	36,694
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$68,371	\$72,770	\$80,330
Average House Value	\$188,802	\$223,926	\$245,343

* Demographic data derived from 2020 ACS - US Census

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