



INDEPENDENCE
COMMERCIAL REAL ESTATE

1.0 ACRE AVAILABLE

LAND ON I-35 FRONTAGE

5906 S GENERAL BRUCE DRIVE | TEMPLE, TEXAS



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CONTACT:

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SIZE

» ±1.00 Acres Available

HIGHLIGHTS

- » I-35 and Profit Place Frontage
- » 8" water line and 8" sewer line
- » C (Commercial) Zoning
- » City of Temple Jurisdiction
- » Price: \$402,930 (\$9.25 PSF)

TRAFFIC COUNTS

I-35: 137,689 VPD ('24)

Charter Oak Dr: 9,207 VPD ('24)

AREA RETAILERS



TOTAL POPULATION

1 MILE	881
3 MILE	44,776
5 MILE	104,539



DAYTIME POPULATION

1 MILE	2,226
3 MILE	52,399
5 MILE	127,125



TOTAL HOUSEHOLDS

1 MILE	370
3 MILE	18,632
5 MILE	41,984



AVERAGE HH INCOME

1 MILE	\$122,182
3 MILE	\$101,920
5 MILE	\$98,548

5906 S GENERAL BRUCE DRIVE | PROPERTY OVERVIEW



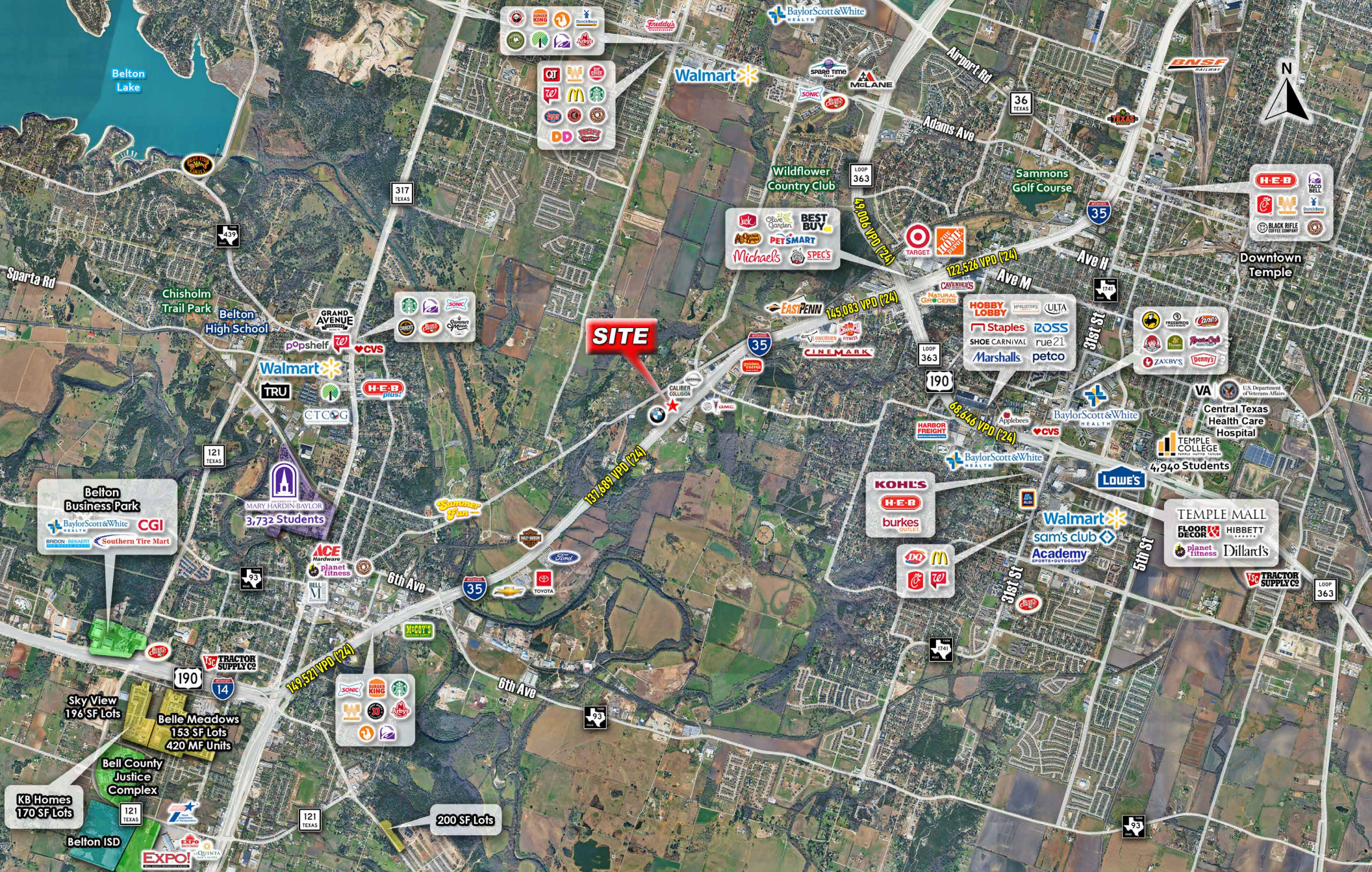
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5906 S GENERAL BRUCE DRIVE | SITE AERIAL



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5906 S GENERAL BRUCE DRIVE | MARKET AERIAL



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