



FOR INFO

**±1.9 ACRES AVAILABLE**  
NWC OF I-35 FRONTAGE ROAD & ALAE STREET

TEMPLE, TEXAS

**DUWEST**  
CREATING, ENHANCING & PROTECTING VALUE

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## OVERVIEW

- ±1.910 Acres Available
- Hard Corner Parcel
- Adjacent to future Tractor Supply
- Located at the southwest quadrant of I-35 & NW H K Dodgen Loop
- Surrounded by Industrial/Commercial
- Call for Info & Price

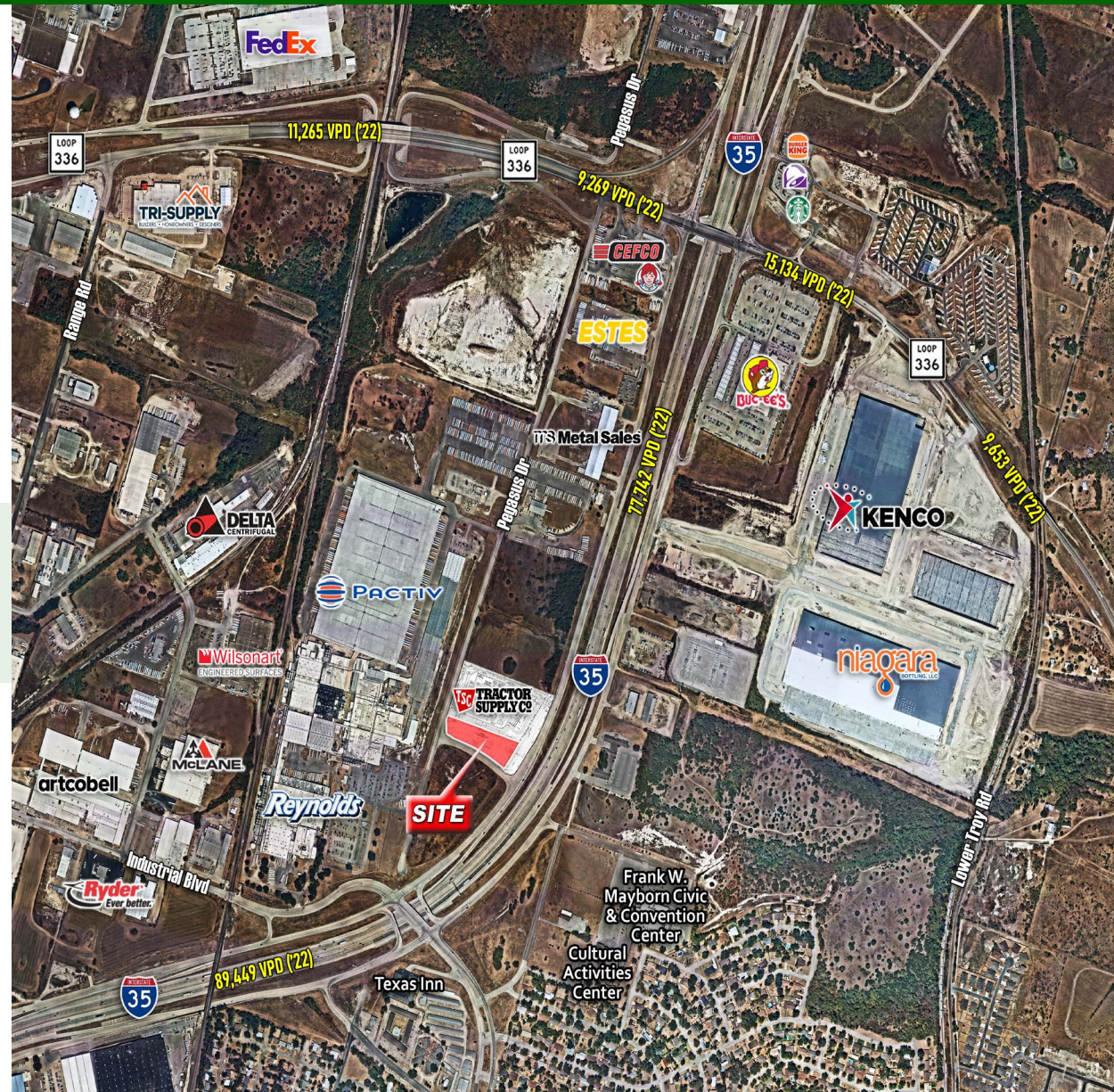
## TRAFFIC COUNTS

Interstate 35: 77,742 VPD (TXDOT, 2022)

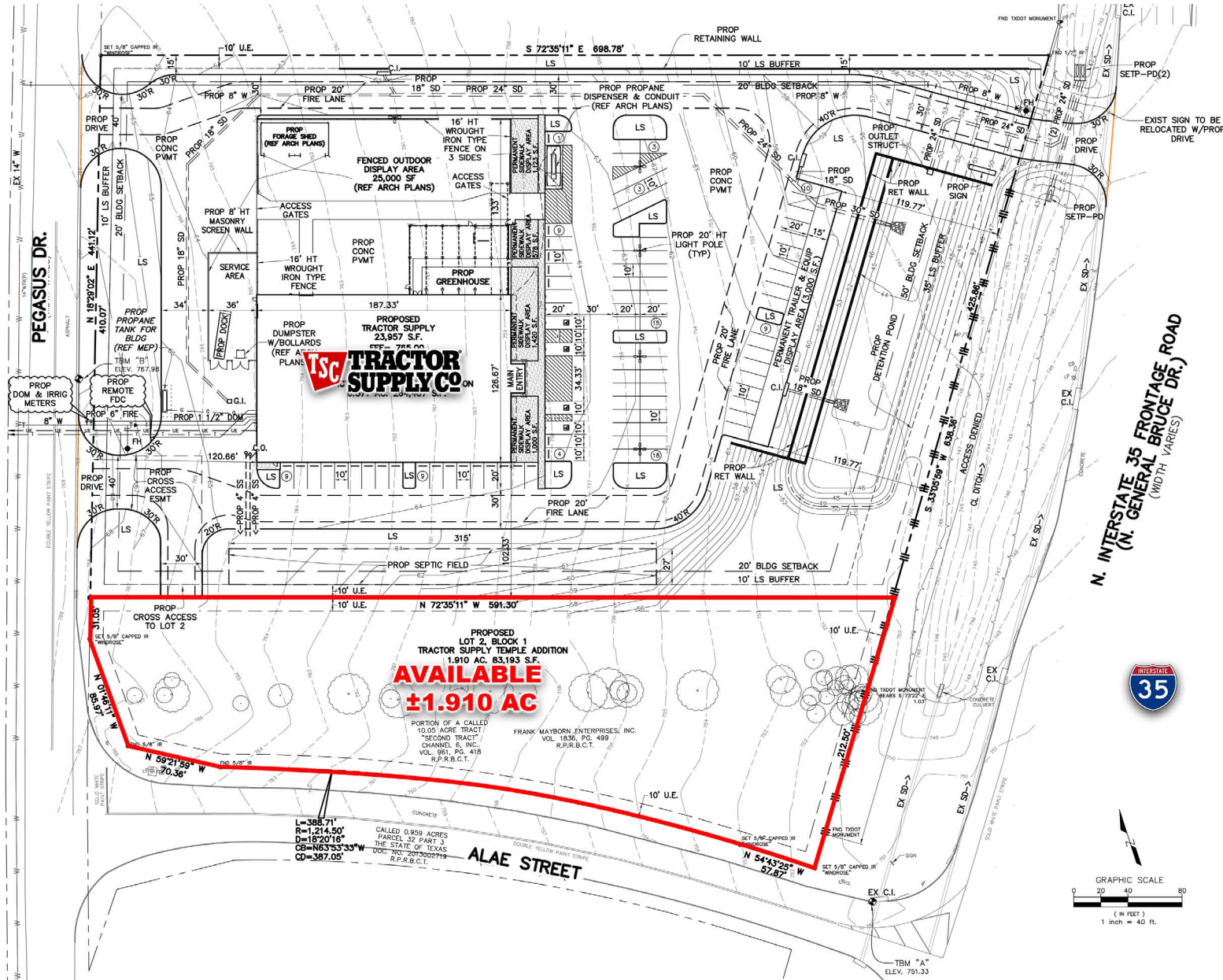
Loop 336: 15,134 VPD (TXDOT, 2022)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	2,926	19,913	51,918
2028 Projected Pop.	2,998	20,612	54,511
Daytime Pop.	5,991	39,997	92,015
Avg HH Income	\$73,267	\$58,312	\$62,877



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