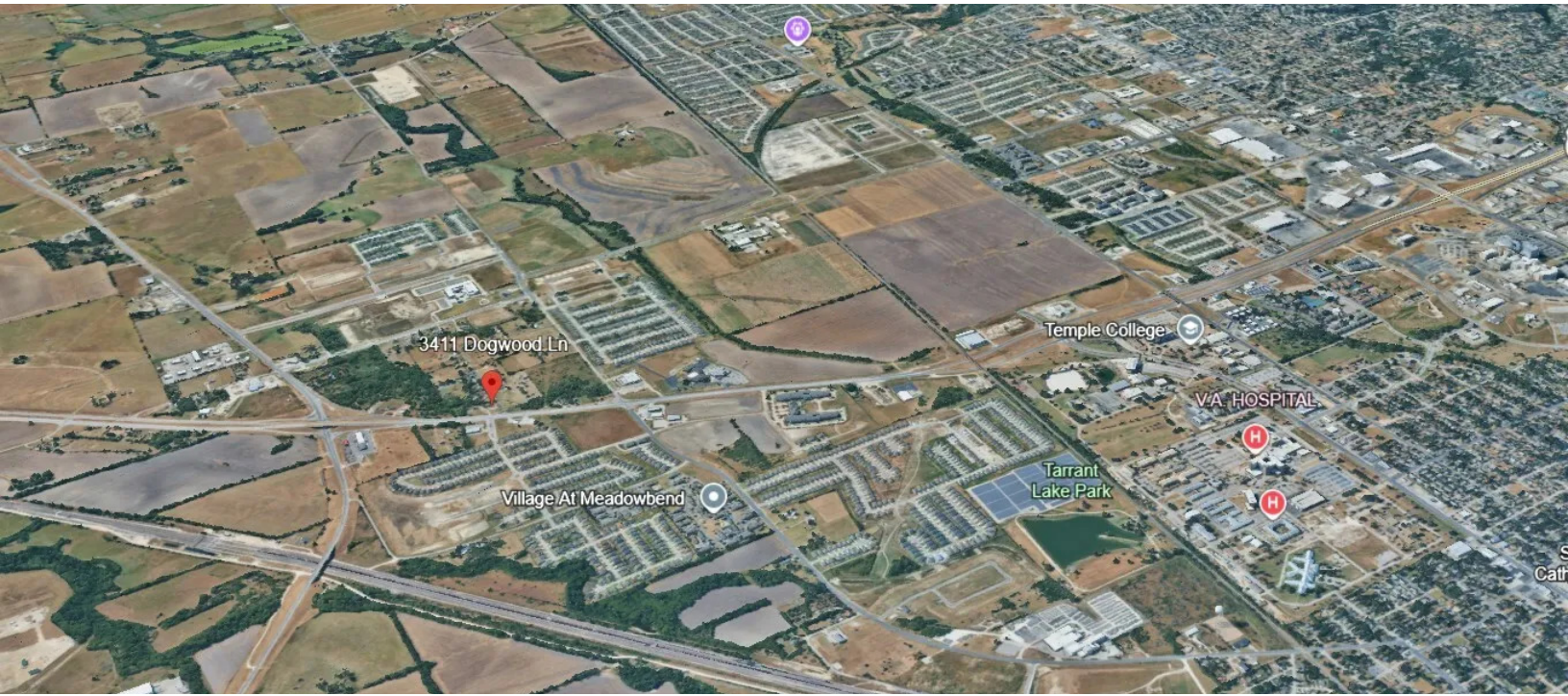


# 3411 DOGWOOD LN - 1.67 ACRES

3411 Dogwood Ln, Temple, TX 76502

EXECUTIVE  
SUMMARY



## OFFERING SUMMARY

|               |            |
|---------------|------------|
| Sale Price:   | \$595,000  |
| Available SF: |            |
| Lot Size:     | 1.67 Acres |
| Price / SF:   | \$8.18     |

## PROPERTY OVERVIEW

Premier 1.67-Acre Commercial Opportunity in Fast-Growing Temple, TX. Exceptional 1.67-Acres located at 3411 Dogwood Lane in the heart of Temple's rapidly expanding business corridor. Positioned just moments off the highway in a high-traffic, high-visibility area, this expansive lot offers an unmatched strategic advantage for investors, developers, or business owners looking to capture a steady stream of daily customers. Spanning 1.67 acres, the property provides ample acreage for flexible site layouts, generous dedicated parking, footprint expansion, or ground-up custom development. Temple is recognized as one of Central Texas's fastest-growing markets, fueled by booming healthcare, logistics, and manufacturing sectors. This property places you directly in the path of progress, surrounded by active commercial development and robust regional expansion. The high-volume traffic counts nearby ensure maximum brand exposure and effortless accessibility.

## PROPERTY HIGHLIGHTS

- Substantial 1.67-Acre Lot: Generous land footprint allowing for extensive building footprint, parking, or future development.

MATTHEW MUZECHENKO

325.439.1420

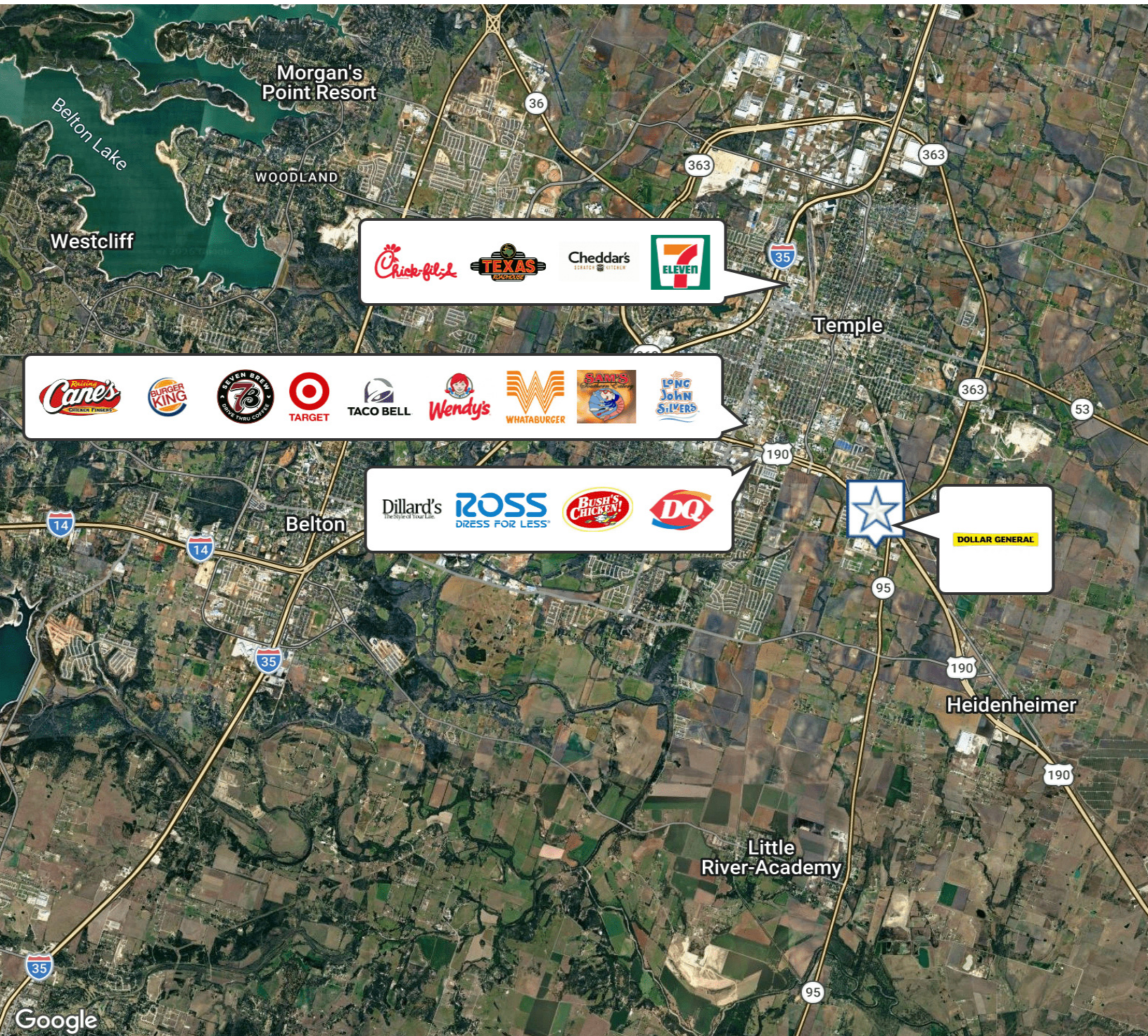
[matt@pauljohnsonrealtors.com](mailto:matt@pauljohnsonrealtors.com)



# 3411 DOGWOOD LN - 1.67 ACRES

3411 Dogwood Ln, Temple, TX 76502

LOCATION  
MAP



MATTHEW MUZECHENKO

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4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

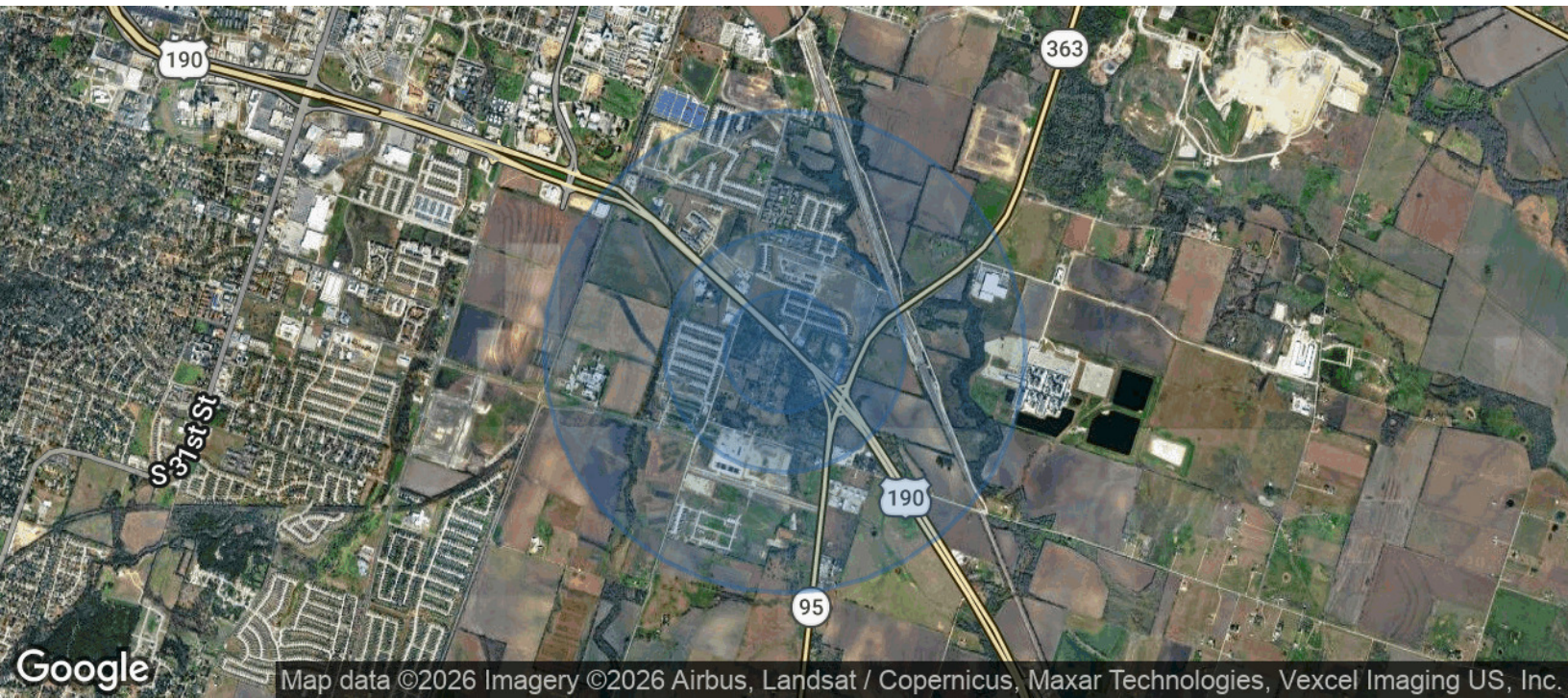
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# 3411 DOGWOOD LN - 1.67 ACRES

3411 Dogwood Ln, Temple, TX 76502

## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 77         | 473       | 2,270  |
| Average Age          | 29.3       | 32.1      | 34.1   |
| Average Age (Male)   | 30.1       | 32.9      | 35.4   |
| Average Age (Female) | 29.0       | 33.3      | 35.9   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 27         | 167       | 820       |
| # of Persons per HH | 2.9        | 2.8       | 2.8       |
| Average HH Income   | \$99,070   | \$95,607  | \$84,819  |
| Average House Value | \$252,020  | \$241,309 | \$230,827 |

2023 American Community Survey (ACS)

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