

403-415 VAN DYCK DRIVE

Temple, TX 76504

SPRADLEYPROPERTIES.COM



RETAIL / OFFICE AVAILABLE FOR LEASE

- SIZE:** Suite 403/403A: 1,672 SF
Suite 405: 792 SF
Suite 413: 650 SF
- LEASE RATE:** \$1.40/SF/MO
(Plus utilities and increases)
- SECURITY DEPOSIT:** Equal to one month's rent
- ZONING:** C - PD Commercial - Planned Development
- PARKING:** 33 shared spaces (asphalt paved)
- COMMENTS:** Suite 403 and 403A can be divided. Water, sewer, and trash will be billed back to each Tenant monthly along with a service fee.

Presented By: Bobby Spradley, CCIM
bobby@spradleyproperties.com
(254) 771-5111

Tenant is responsible to verify all information contained herein. The statements and figures while not guaranteed, are secured from sources we believe authoritative. No representations or warranties, either expressed or implied, are made as the accuracy of the information contained herein. Tenant should assume that Spradley Properties represents Landlord, unless otherwise informed. All information subject of change. 4/27/2026



121 N. 31st Street, Suite C
Temple, TX 76504

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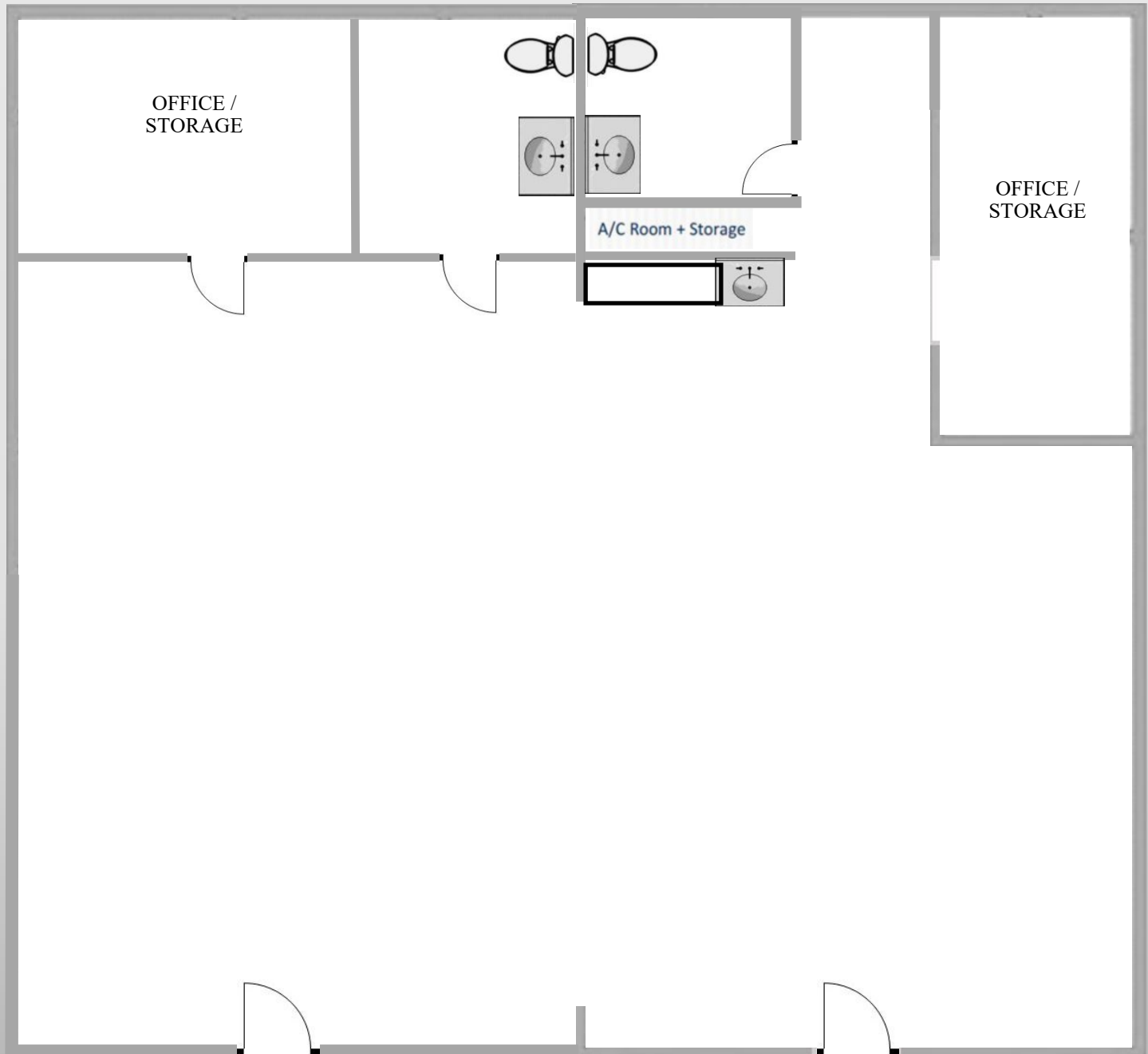
Direct: (254) 771-5111
Office: (254) 742-7733
Fax: (254) 742-2411

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SUITE 403 & 403 A FLOOR PLAN



ALL MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE



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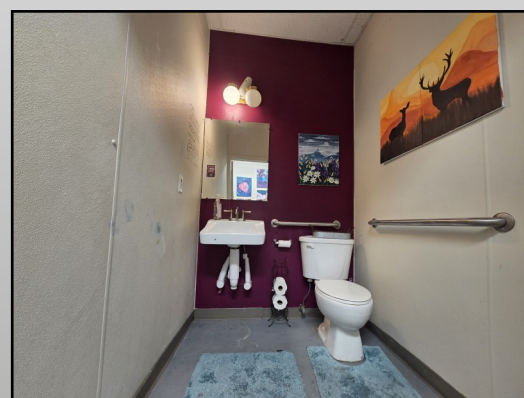
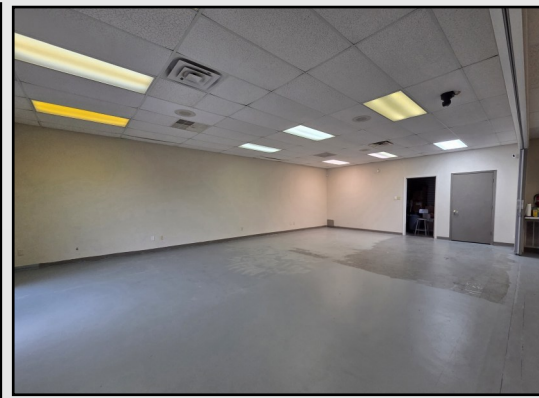
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SUITE 403 & 403A PICTURES



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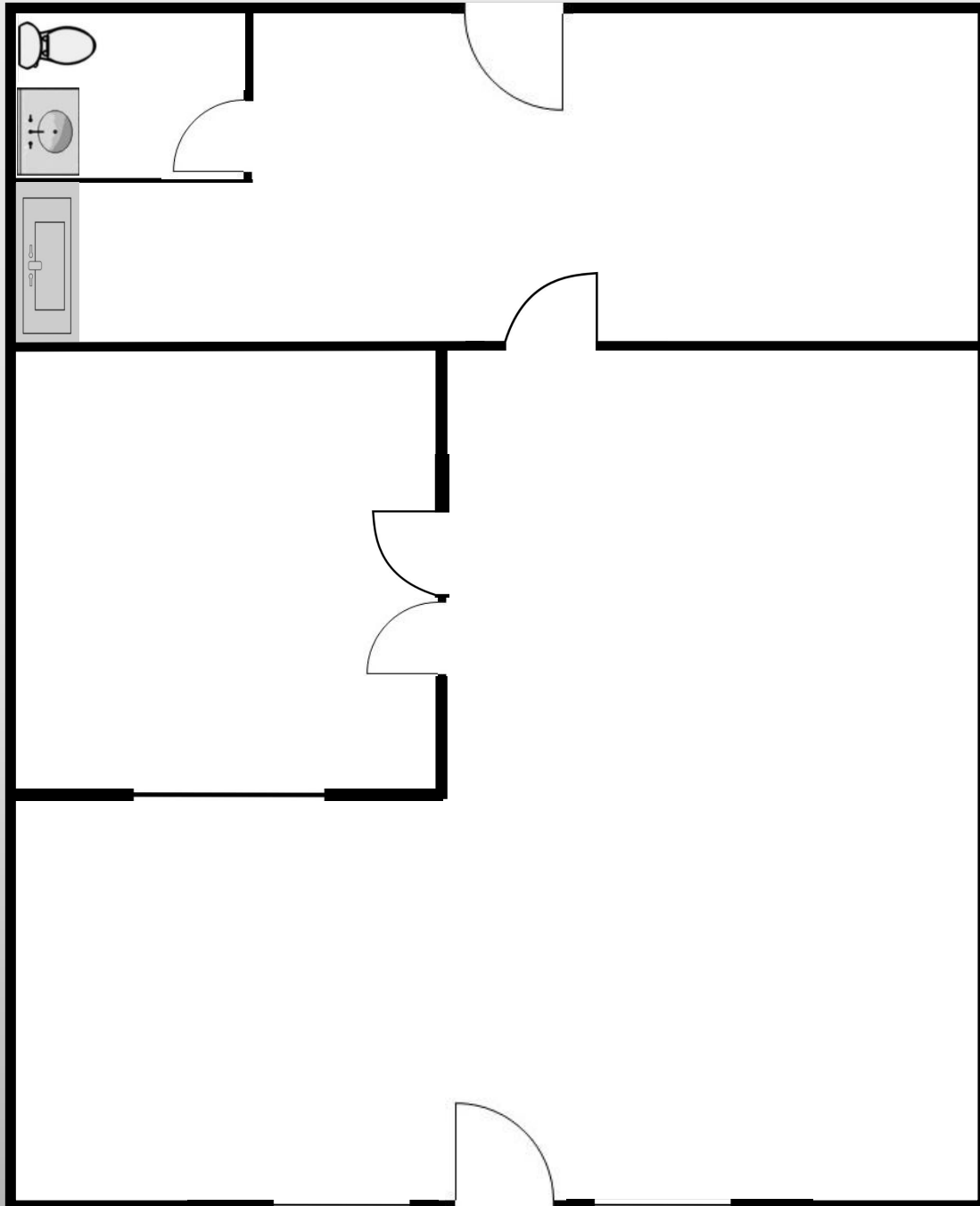
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SUITE 405 FLOOR PLAN



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SUITE 405 PICTURES

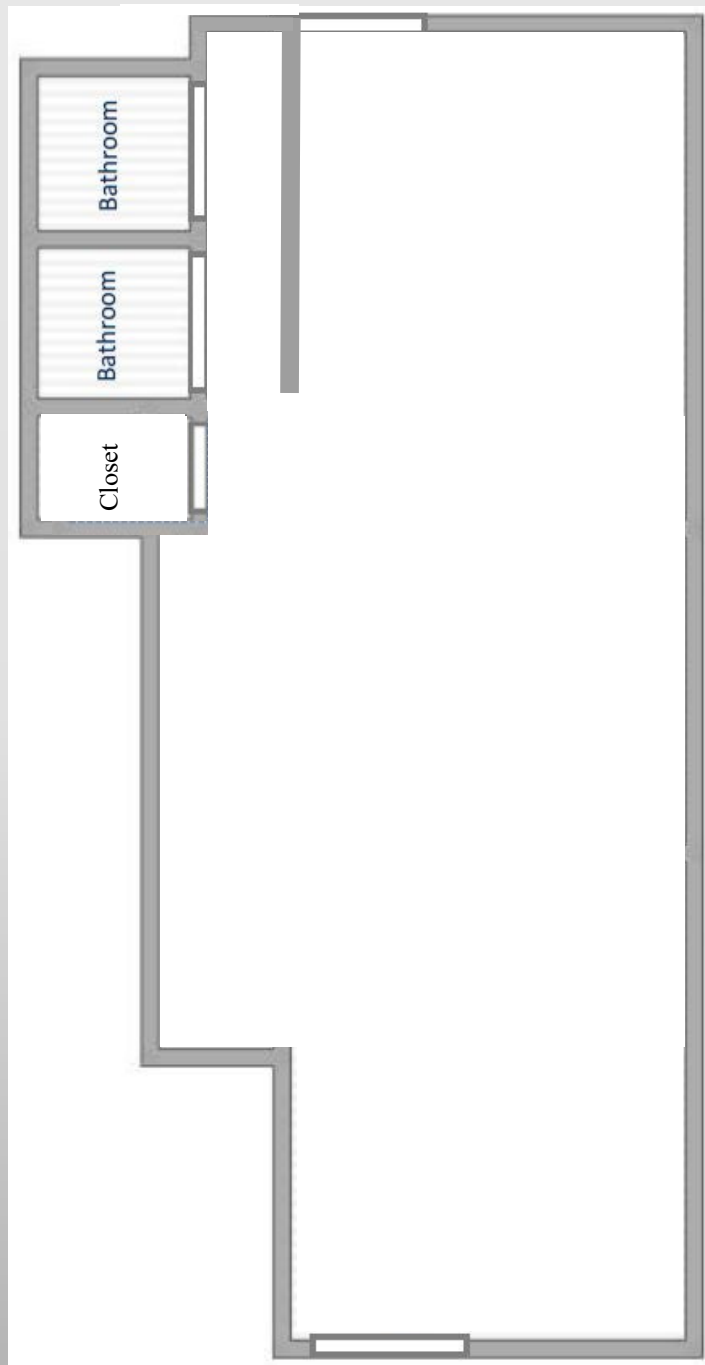


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SUITE 413 FLOOR PLAN



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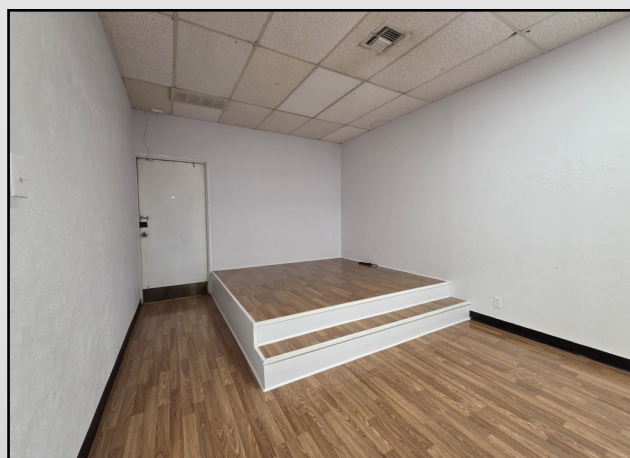
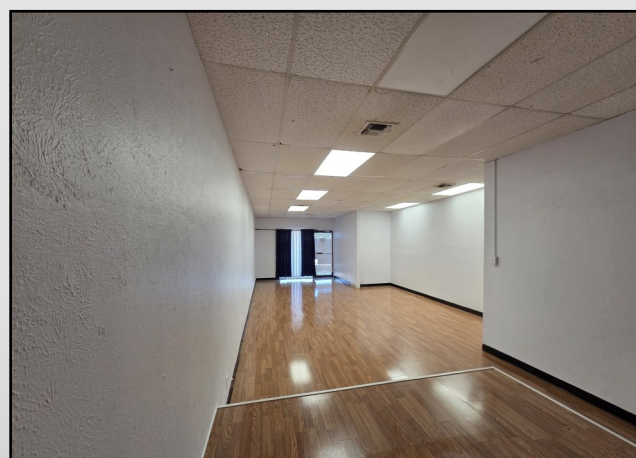
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SUITE 413 PICTURES



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