



DB Commercial Real Estate

A DAVIS-BEEVERS COMPANY

Fax (254) 774-9999
(254) 771-5959

LAND FOR LEASE

12707 NE HK DODGEN LOOP, TEMPLE, TX

AERIAL



- ♦ Highly visible NEC of I-35 and Loop 363
 - ♦ Water, sewer and gas available
 - ♦ Off-site Detention



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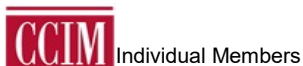
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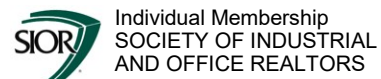
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DESCRIPTION:	Intersection of North Loop 363 and IH-35 serves as the main entry intersection on the north side of Temple. Desirable land at the corner of IH-35 and North Loop 363 across from Buc-ee's
FOR LEASE:	Lot 2: \pm 1.055 acres
PROPERTY LOCATION:	Excellent location off of IH-35 and North Loop 363, Temple, TX
ZONING:	Retail/Light Industrial
TRAFFIC COUNT:	75,773 vehicles per day IH-35 per TXDOT 2023 17,374 vehicles per day Loop 363 per TXDOT 2023
UTILITIES:	Water, sewer and gas available
ADDITIONAL INFO:	Across I-35 from the Temple Industrial Park that is home to businesses like FedEx Ground, Meta Temple Data Center, McLane Company Campuses, Wilsonart, PFG, Wal Mart Distribution Center, H-E-B Distribution Center, Niagara Bottling and more. Close proximity to Waco, TX - appx. 35 miles
PRICE:	Available upon request Mike Beevers mike@dbcre.com

Tenant is responsible to verify all information contained herein. The statements and figures contained herein, while not guaranteed, are secured from sources DB Commercial believes authoritative. DB Commercial makes no representation or warranties, either expressed or implied, as to the accuracy of the information contained herein. All information subject to change. 02/25
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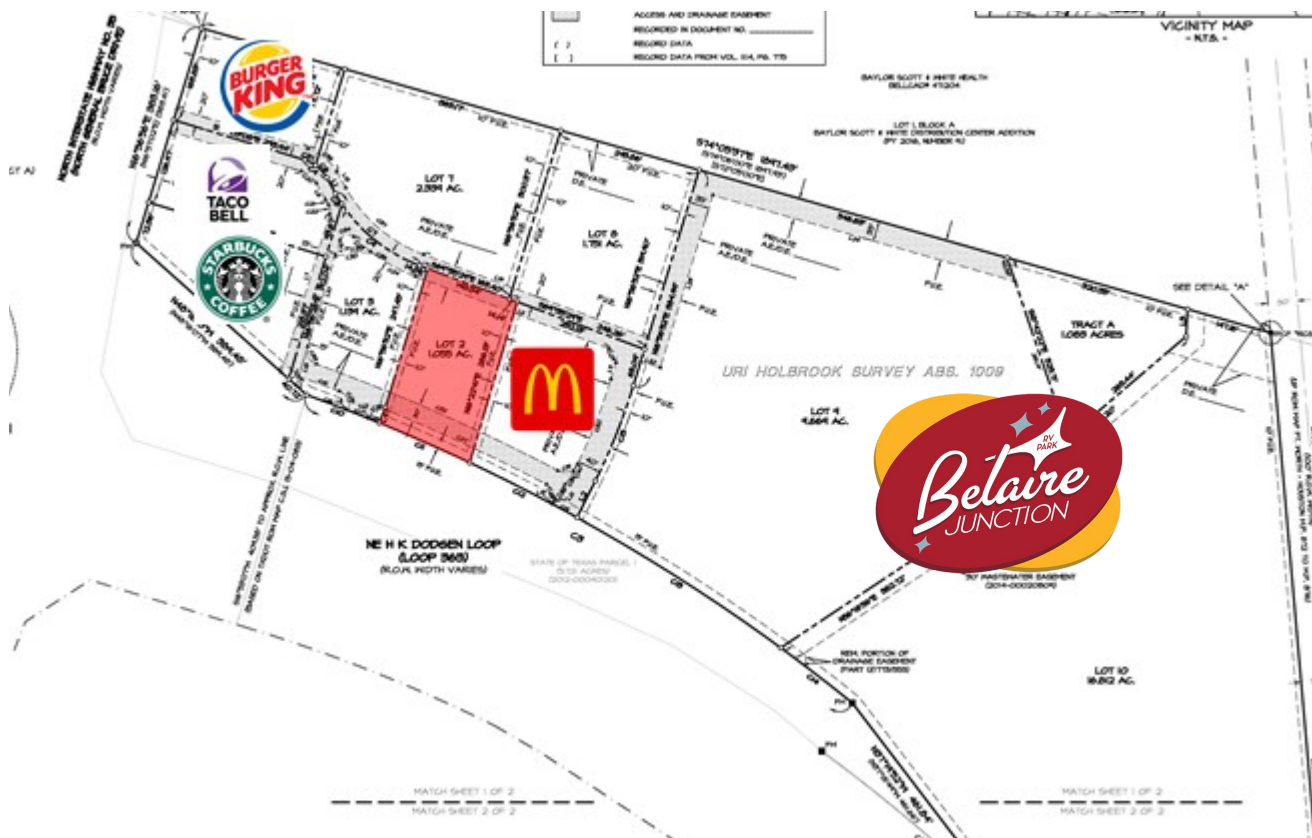


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Individual Members

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