

1604 W CALHOUN AVE &
411 N GENERAL BRUCE
TEMPLE, TX 76504

LAND FOR SALE



Presented by:

WILL MORRIS

254.778.6675

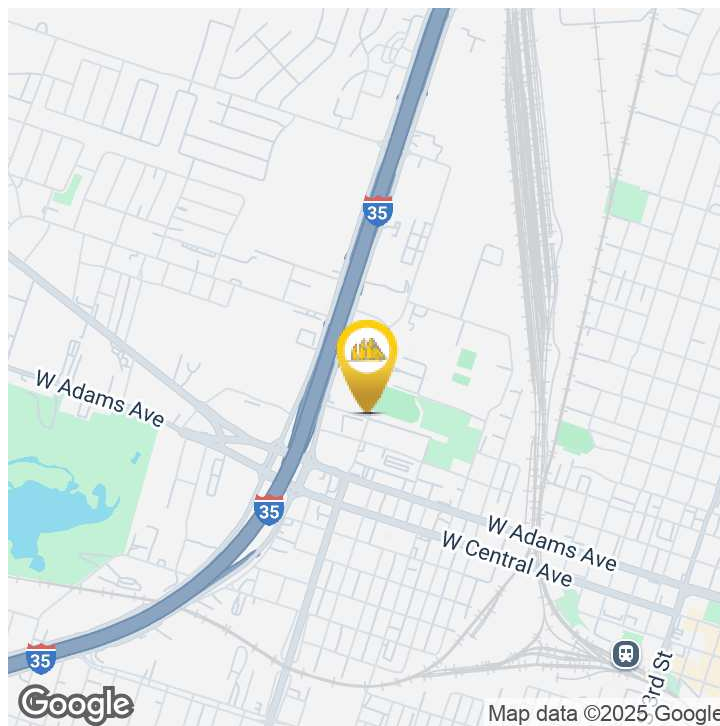
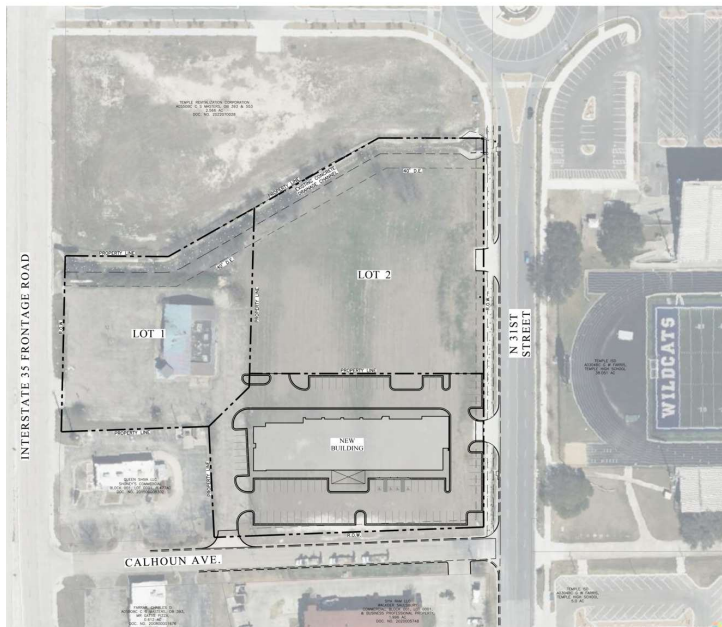
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Available SF:	
Lot Size:	1 acre to 2 acre lots available
Price / Acre:	-
Zoning:	GR

PROPERTY OVERVIEW

Very well-located development tract located in the center of Temple, Texas between I-35 frontage and 31st Street across from the 2,300 plus students at Temple Highschool. Approximately 1 mile west of downtown and 1.5 miles south of the Temple Industrial Park, these lots are very convenient to both interstate 35 traffic and the local working population centers. Adjoining these lots, a 130 – room TRU by Hilton hotel is planned. Easy access from Adams Avenue, 31st Street and the main downtown exit off of I-35 allow for excellent traffic flow from all directions. Two national restaurant brands have been slated for development immediately north of these lots, adding to the value at this location. Two to three lots are available depending on desired size.

PROPERTY HIGHLIGHTS

- Zoned GR
- Multiple access points
- Convenient location
- High-traffic area
- Excellent signage and visibility
- 2 or 3 lots available

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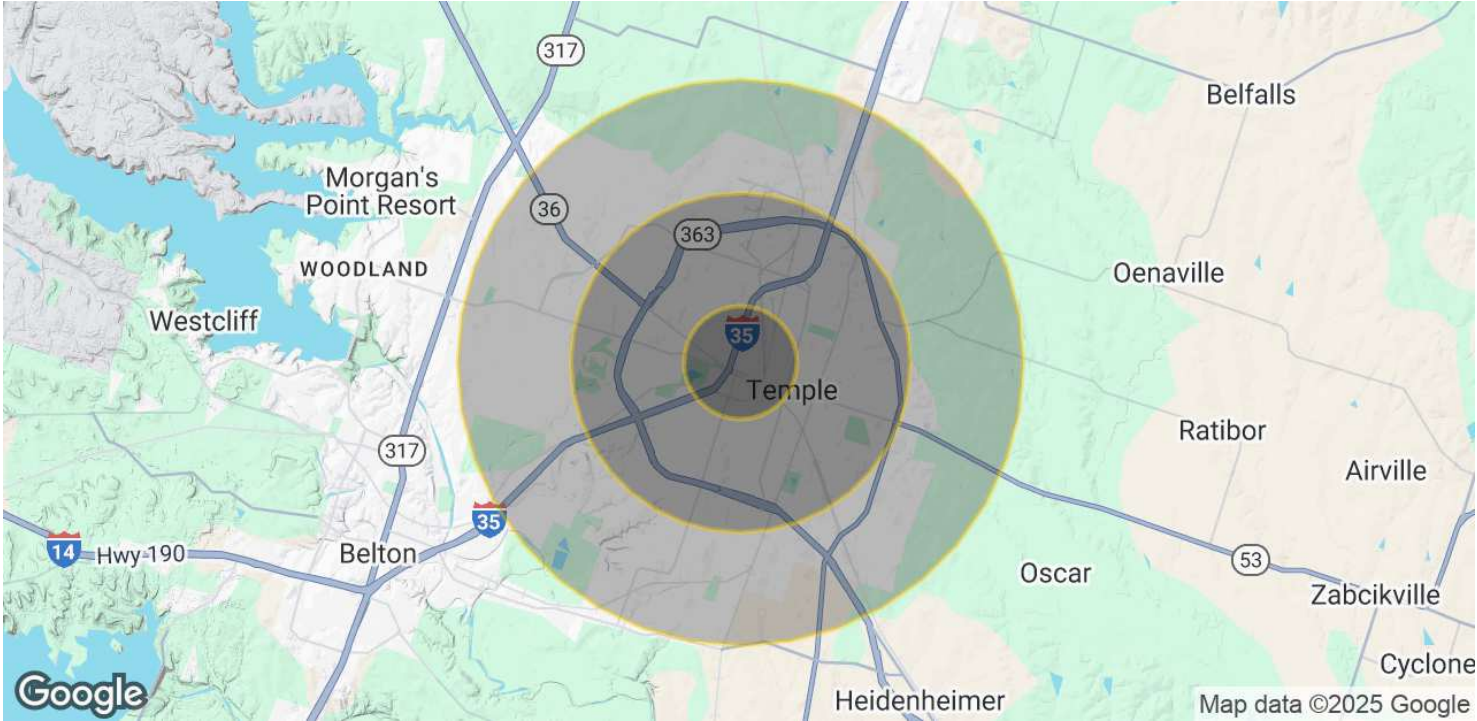
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AERIAL VIEW



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,601	44,990	73,855
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,802	19,389	30,314
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$55,936	\$62,708	\$75,558
Average House Value	\$227,988	\$202,512	\$230,882

Demographics data derived from AlphaMap