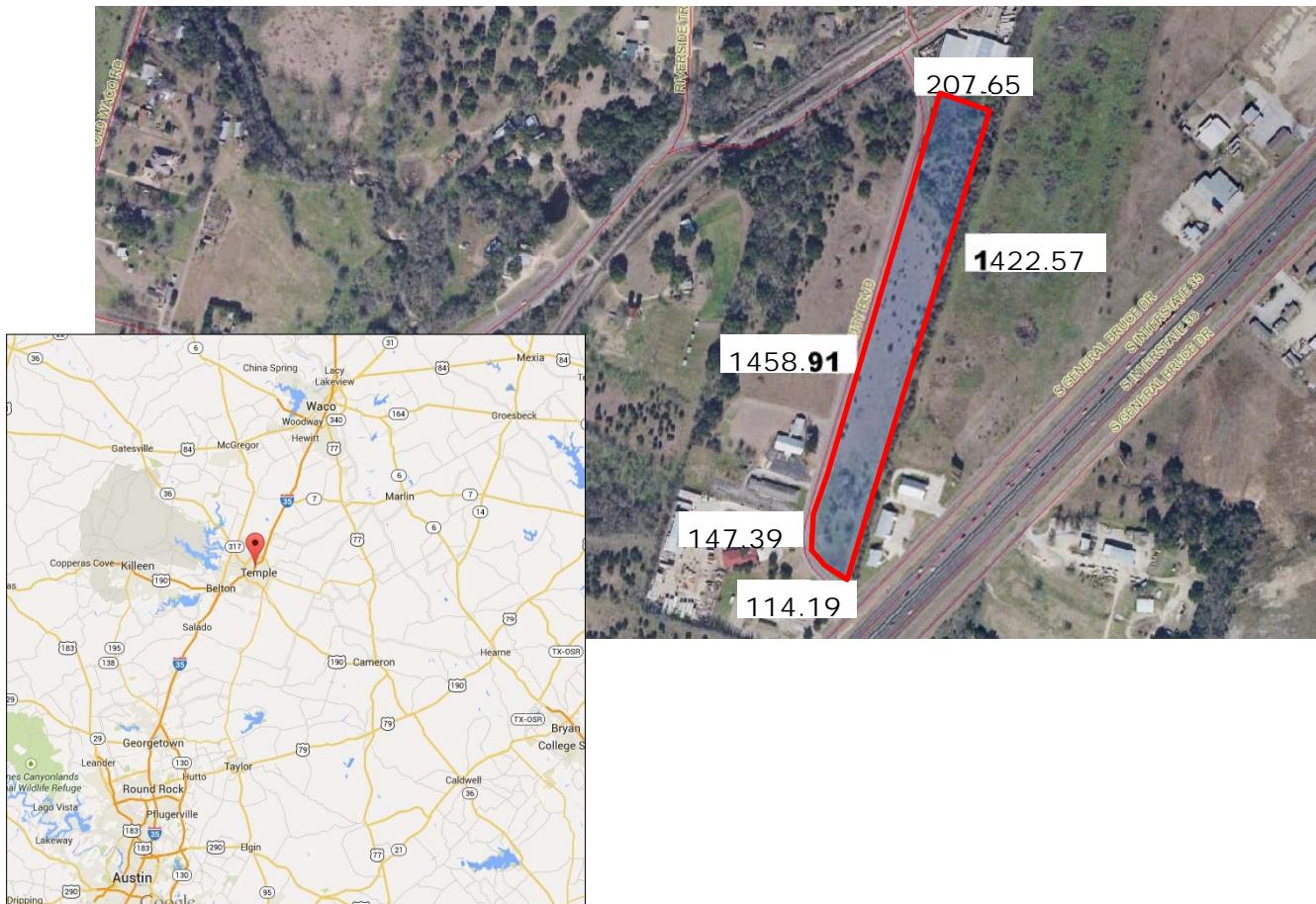




CENTRAL REALTY PARTNERS

# Build to Suit

Twin Cities Blvd., Temple, Texas



- Owner has approximately 7.66 acres and is willing to do Build to Suit for credit-worthy tenant.
- This location is perfect for an office or warehouse user.
- Minimum 5-year term on lease.
- Lease agreement is subject to credit approval.
- Located just off IH 35 and Charter Oaks Drive. Conveniently located off of IH 35 and in the Temple, Belton, Killeen MSA. Also within 30 minutes of Waco and 60 minutes of north Austin.
- Excellent accessibility.
- Utilities: Septic Only. 6" Water line available.
- Zoned: Light Industrial District.

For details, contact:

Scott Motsinger  
254.791.8700 (O)  
254.931.5636 (C)