



INDEPENDENCE
COMMERCIAL REAL ESTATE

±1.17 ACRES

HARD CORNER AVAILABLE

7634 PRAIRIE VIEW ROAD | TEMPLE, TEXAS



INDEPENDENCE
COMMERCIAL REAL ESTATE

CONTACT:

Preston Wolfe

E: preston@ind-re.com

M: 512.636.7821



SIZE

- » Approx. 1.17 Acres

HIGHLIGHTS

- » Hard Corner
- » Surrounded by new residential
- » For Lease or BTS
- » Rates: Contact Broker for Details

TRAFFIC COUNTS

Prairie View Rd: 2,617 VPD ('20)
TX-36: 15,911 VPD ('20)

AREA RETAILERS



TOTAL POPULATION

1 MILE	5,246
3 MILE	31,470
5 MILE	70,535



2029 POPULATION

1 MILE	6,055
3 MILE	34,754
5 MILE	76,339



TOTAL HOUSEHOLDS

1 MILE	1,821
3 MILE	11,535
5 MILE	28,007



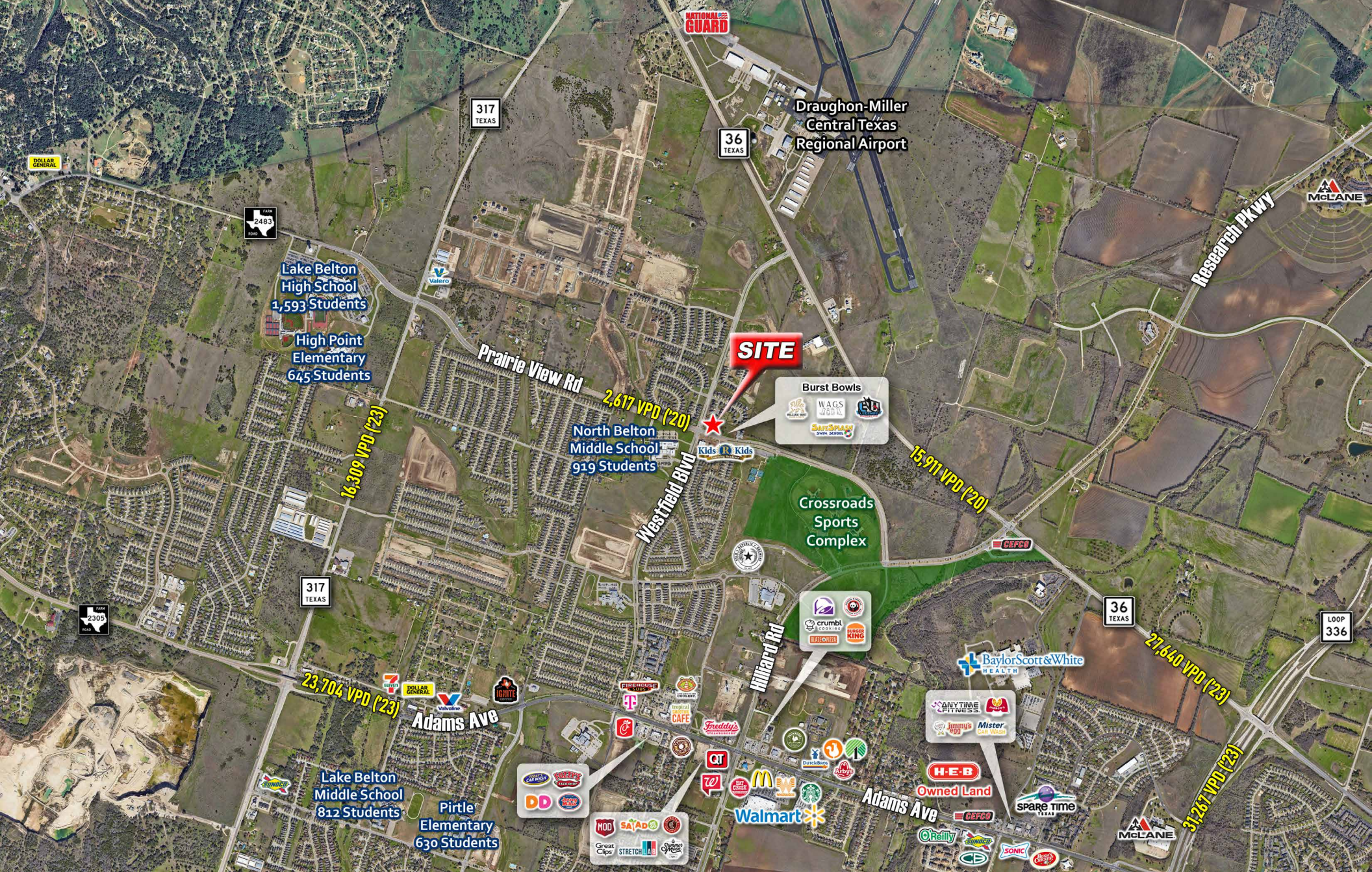
AVG HOUSEHOLD INCOME

1 MILE	\$112,162
3 MILE	\$108,811
5 MILE	\$100,251

7634 PRAIRIE VIEW ROAD | PROPERTY OVERVIEW



INDEPENDENCE
COMMERCIAL REAL ESTATE



7634 PRAIRIE VIEW ROAD | SITE AERIAL



INDEPENDENCE
COMMERCIAL REAL ESTATE



7634 PRAIRIE VIEW ROAD | MARKET AERIAL



INDEPENDENCE
COMMERCIAL REAL ESTATE



INDEPENDENCE
COMMERCIAL REAL ESTATE



INDEPENDENCE
COMMERCIAL REAL ESTATE



INDEPENDENCE
COMMERCIAL REAL ESTATE



INDEPENDENCE
COMMERCIAL REAL ESTATE

7634 PRAIRIE VIEW ROAD | SITE PHOTOS



INDEPENDENCE
COMMERCIAL REAL ESTATE



HARD CORNER AVAILABLE

7634 PRAIRIE VIEW ROAD | TEMPLE, TEXAS

CONTACT:

Preston Wolfe
preston@ind-re.com
512.636.7821



INDEPENDENCE
COMMERCIAL REAL ESTATE

ind-re.com

The information herein was obtained from third parties and has not been independently verified by Independence CRE. Any and all interested parties should have their choice of experts inspect the property and verify all information. Independence CRE makes no warranties or guarantees as to the information given to any prospective buyer or tenant.