

IH 35 OFFICE BUILDING
1111 N GENERAL BRUCE DR
TEMPLE, TX 76504

OFFICE BUILDING FOR LEASE



Presented by:

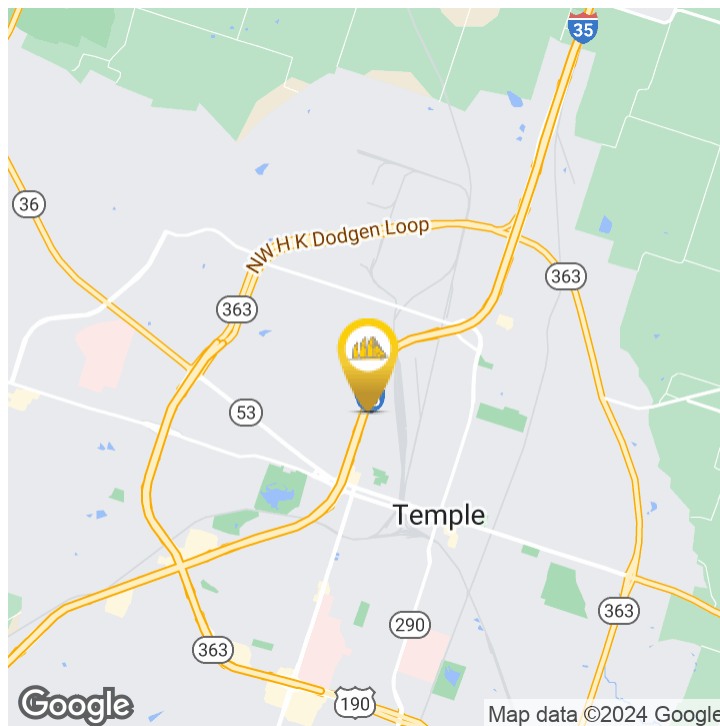
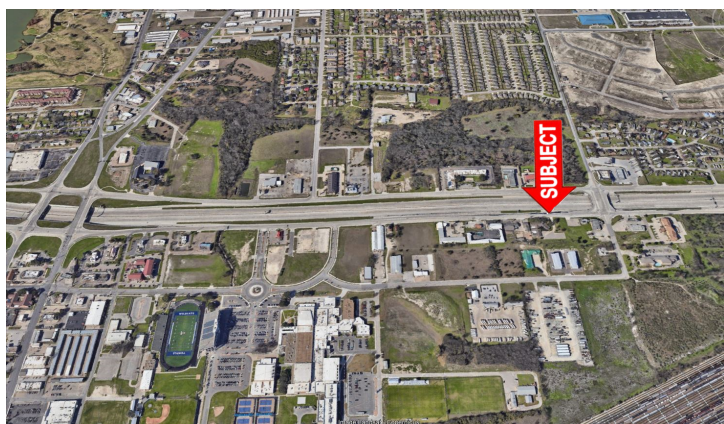
WILL MORRIS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	
Lease Rate:	Negotiable
Building Size:	12,321 SF
Available SF:	2,800 - 12,310 SF
Lot Size:	1.762 Acres
Year Built:	1965
Renovated:	2023
Zoning:	GR (General Retail)
Market:	Temple-Killeen-Ft Cavazos
Submarket:	Temple

PROPERTY OVERVIEW

Remodeled in 2023, this attractive office accommodates multiple offices, several conference rooms, and multiple administrative work spaces. 28 parking spaces with an estimated .40 acres of additional land for more parking if needed. With excellent access on and off the highway, this property is located off of the IH-35 and Nugent ave in Temple TX. Conveniently located in the Central Area of Temple.

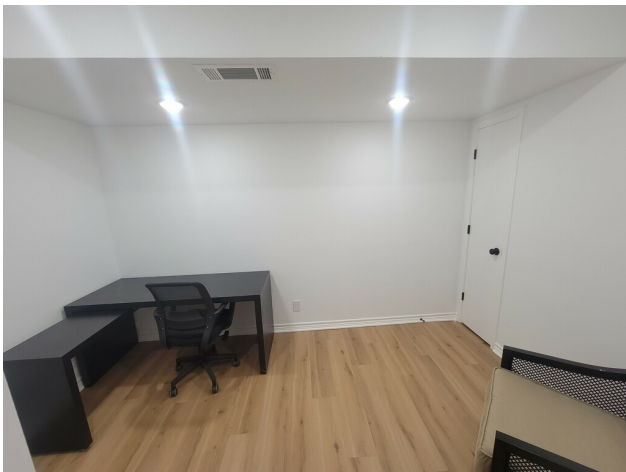
PROPERTY HIGHLIGHTS

- Building is capable of being sub divided, creating a multi tenant office building.

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PHOTOS



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POTENTIAL SUBDIVISION OF SPACE



For Illustration
Purposes only

- Designer does not warrant (expressly or implied) the resulting structure and is not responsible for any structural design problems, liability or damages resulting from the design plan.
- This design plan should be reviewed by a local architect or engineer to verify that it meets all local codes. Designer is not responsible to make the necessary revisions to enhance code compliance and structural integrity.
- This is not a survey. Designer has not reviewed any applicable deed restrictions or subdivision requirements. The owner and/or builder are responsible for obtaining a survey, for complying with deed restrictions and subdivision requirements and for locating and marking all property lines, building setback lines, utility easements, drainage easements, and/or any other requirements related to the design or site layout.
- Changes made from the design plan without the consent of Designer are unauthorized and release Designer of responsibility for all consequences arising from such changes. Only a qualified designer, architect, contractor or structural engineer should attempt to modify any portion of this design plan.
- The entire risk is retained by the client from the date of the design and construction shown by the design or drawing.
- All measurements should be verified by the builder on job site.

BUILD. AREA: 12,310
COV. PORCHES: 11,264
TOTAL SHAB: 13,274

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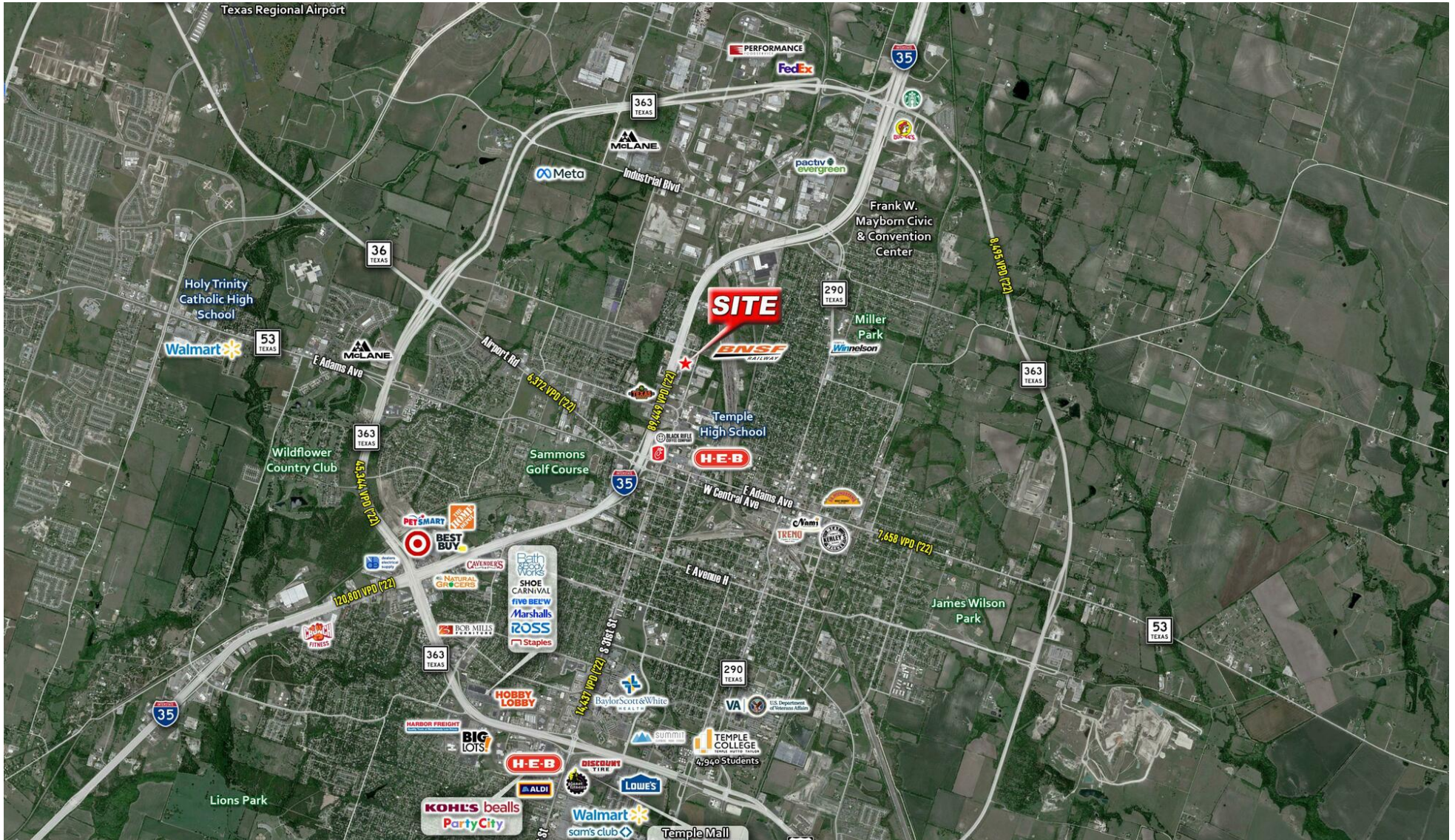
1111 No. General Bruce Drive
Temple, Texas
Date: 07/09/08

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FLOOR PLAN

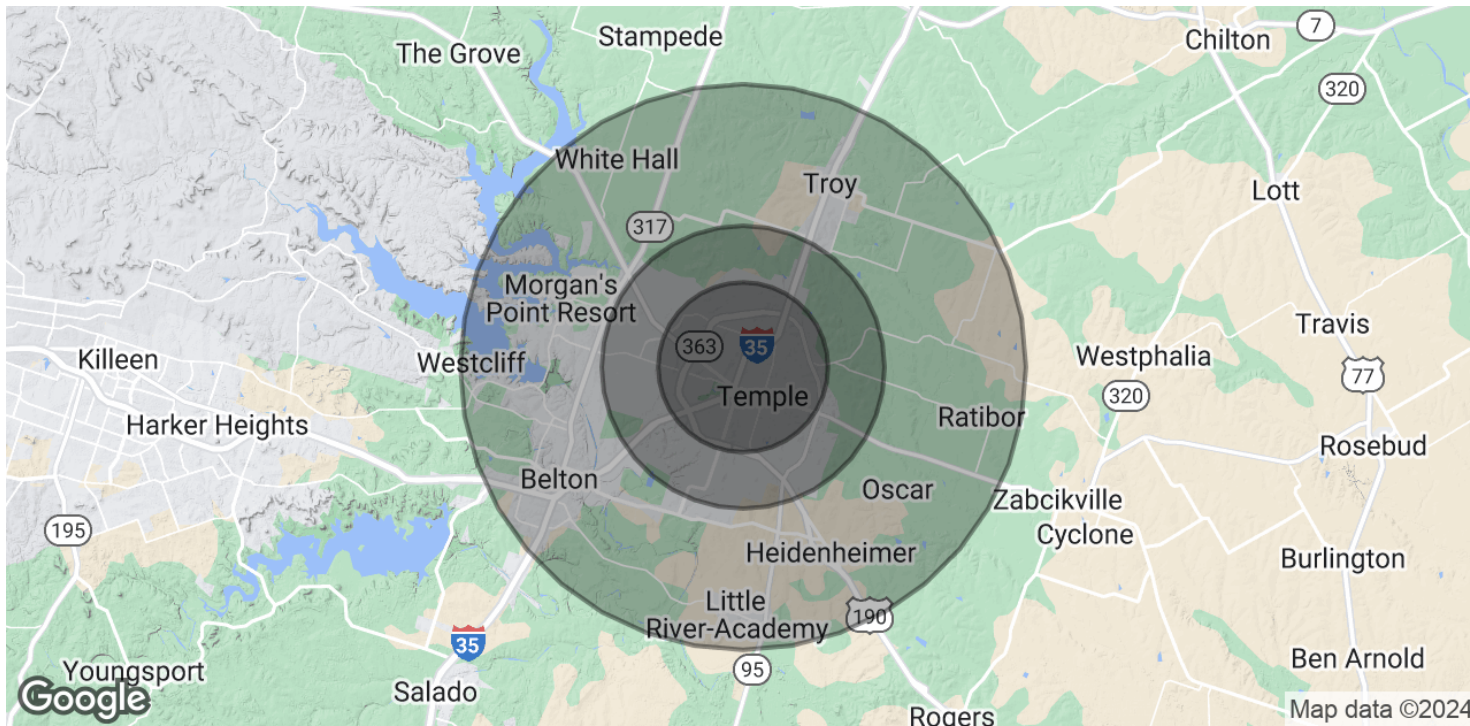
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LOCATION AERIAL



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DEMOGRAPHICS MAP & REPORT



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	35,671	66,203	119,891
Average Age	37.0	36.3	35.5
Average Age (Male)	34.3	34.4	33.7
Average Age (Female)	37.8	35.9	35.5

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	16,102	27,691	47,404
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$47,980	\$59,250	\$68,642
Average House Value	\$102,240	\$119,012	\$147,474

* Demographic data derived from 2020 ACS - US Census