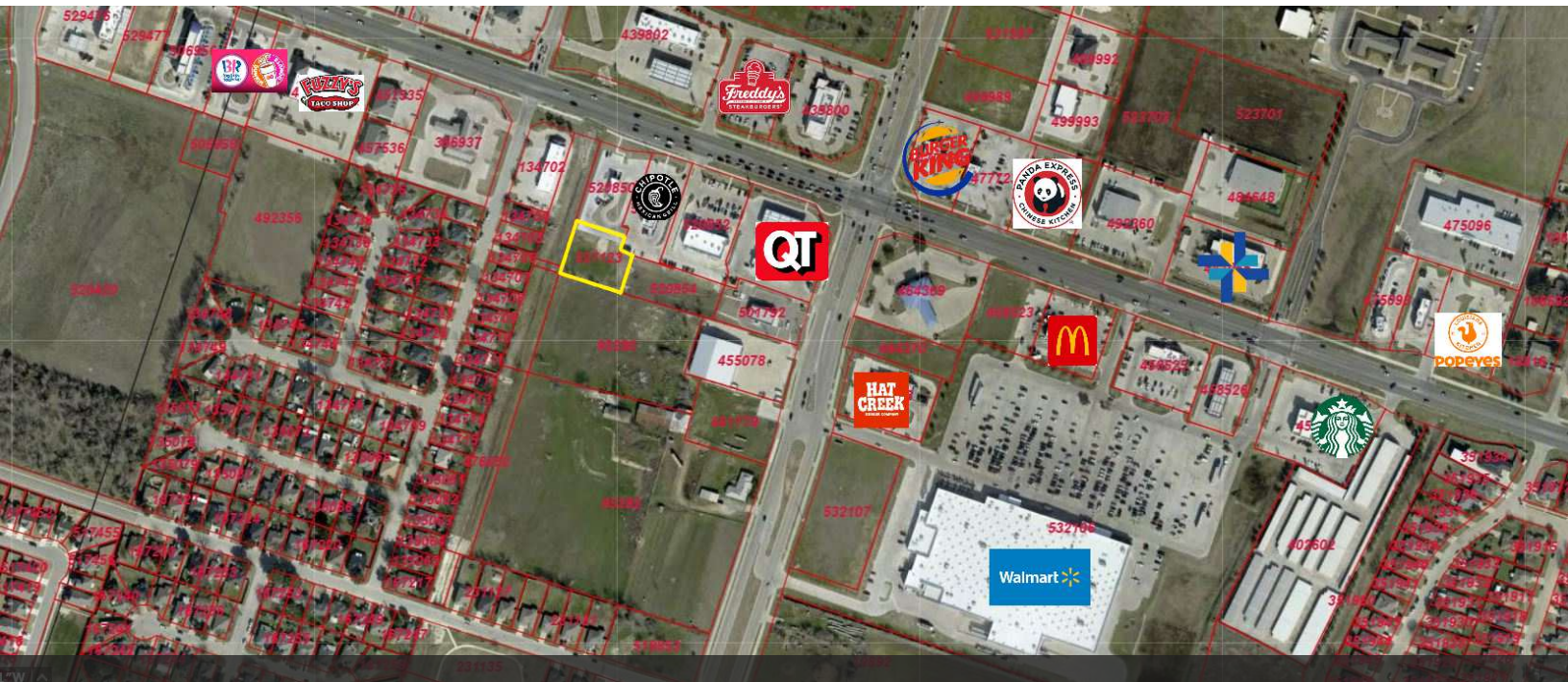


7159 W ADAMS AVE
7159 W ADAMS AVE
TEMPLE, TX 76502

LAND FOR SALE



Presented by:

WILL MORRIS

254.778.6675

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DANIEL MORRISON

254.780.7988

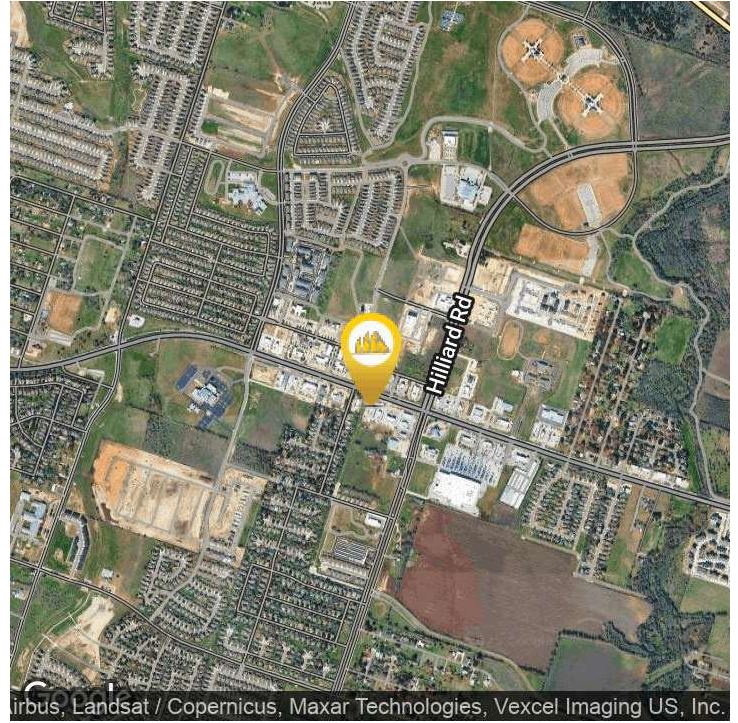
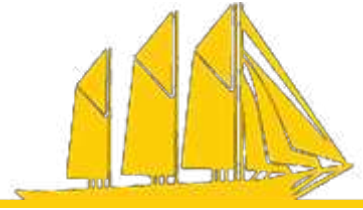
Daniel@charterres.com



LAND FOR SALE

TEMPLE, TX 76502

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Available SF:	
Lot Size:	26,554 SF
Price / Acre:	-
Zoning:	GR

PROPERTY OVERVIEW

0.61 acres of available land, situated in a high retail growth area located off of W Adams and a part of Trinity Plaza.

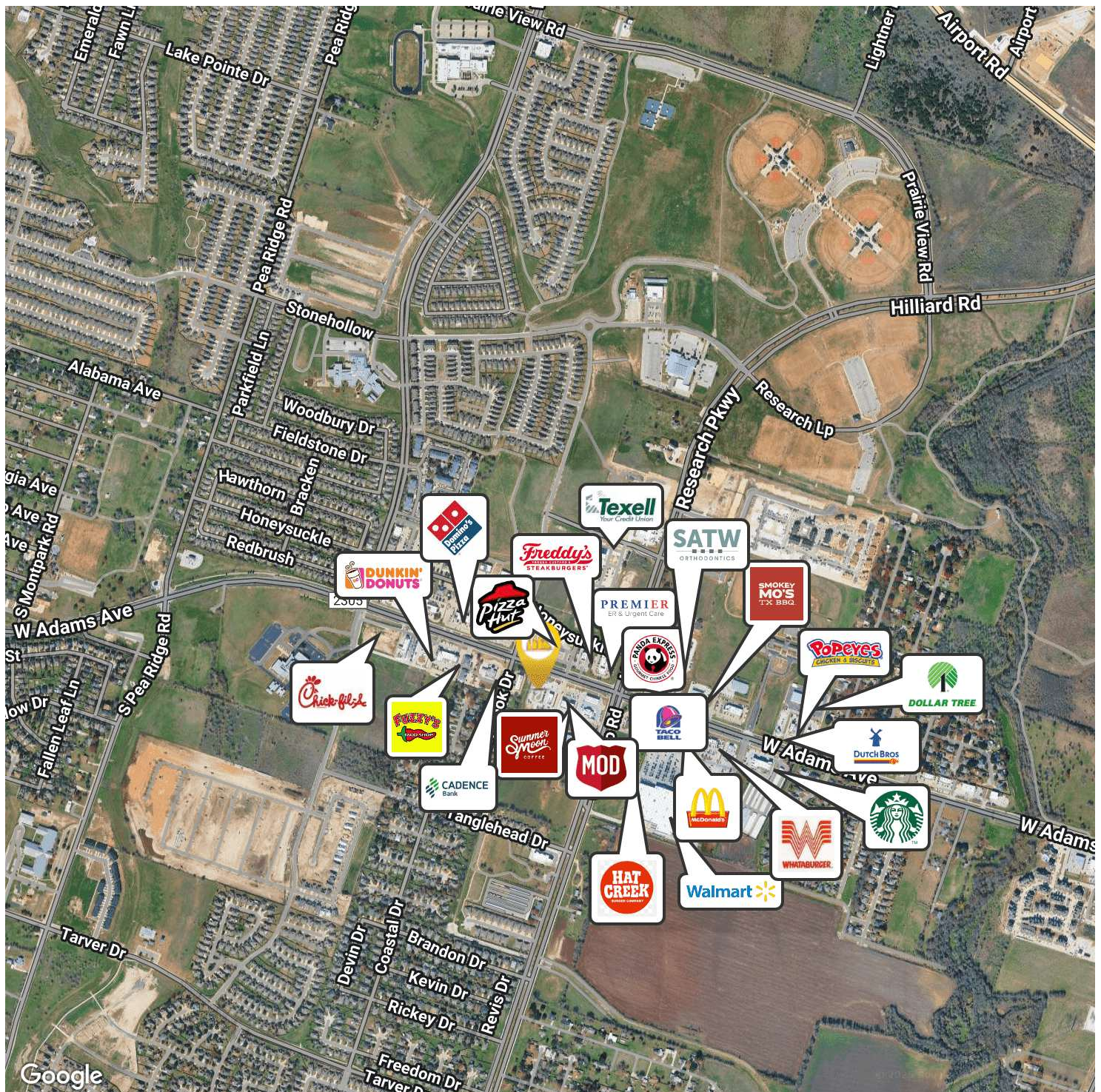
PROPERTY HIGHLIGHTS

- Strong retail growth in the surrounding area
- Area is densely populated
- High traffic corridor near major retailers

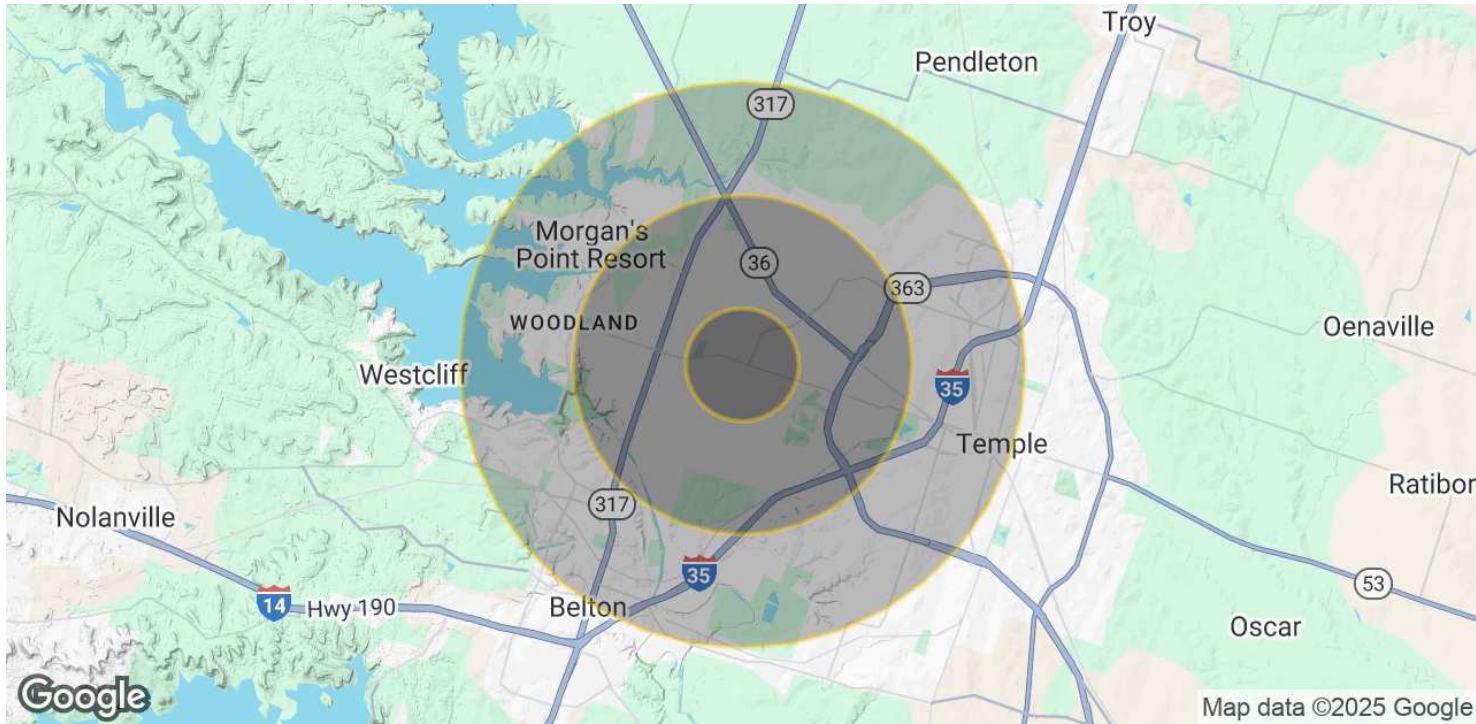
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,330	32,212	84,471
Average Age	34	36	39
Average Age (Male)	33	35	38
Average Age (Female)	35	37	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,116	11,748	33,231
# of Persons per HH	3	2.7	2.5
Average HH Income	\$113,110	\$101,986	\$90,207
Average House Value	\$263,990	\$282,332	\$277,422

Demographics data derived from AlphaMap