



INDEPENDENCE
COMMERCIAL REAL ESTATE

±3,579 SF



FREESTANDING BUILDING AVAILABLE

711 S. 1ST STREET | TEMPLE, TEXAS



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CONTACT:

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SIZE

- » 3,579 SF Showroom

HIGHLIGHTS

- » Freestanding steel frame metal building with concrete foundation, 2 restrooms, office, & storage area
- » 11 parking units
- » One back-lit sign fronting 1st Street
- » Base Zoning: C

TRAFFIC COUNTS

1st St: 10,404 VPD ('23)

Avenue H: 7,869 VPD ('20)

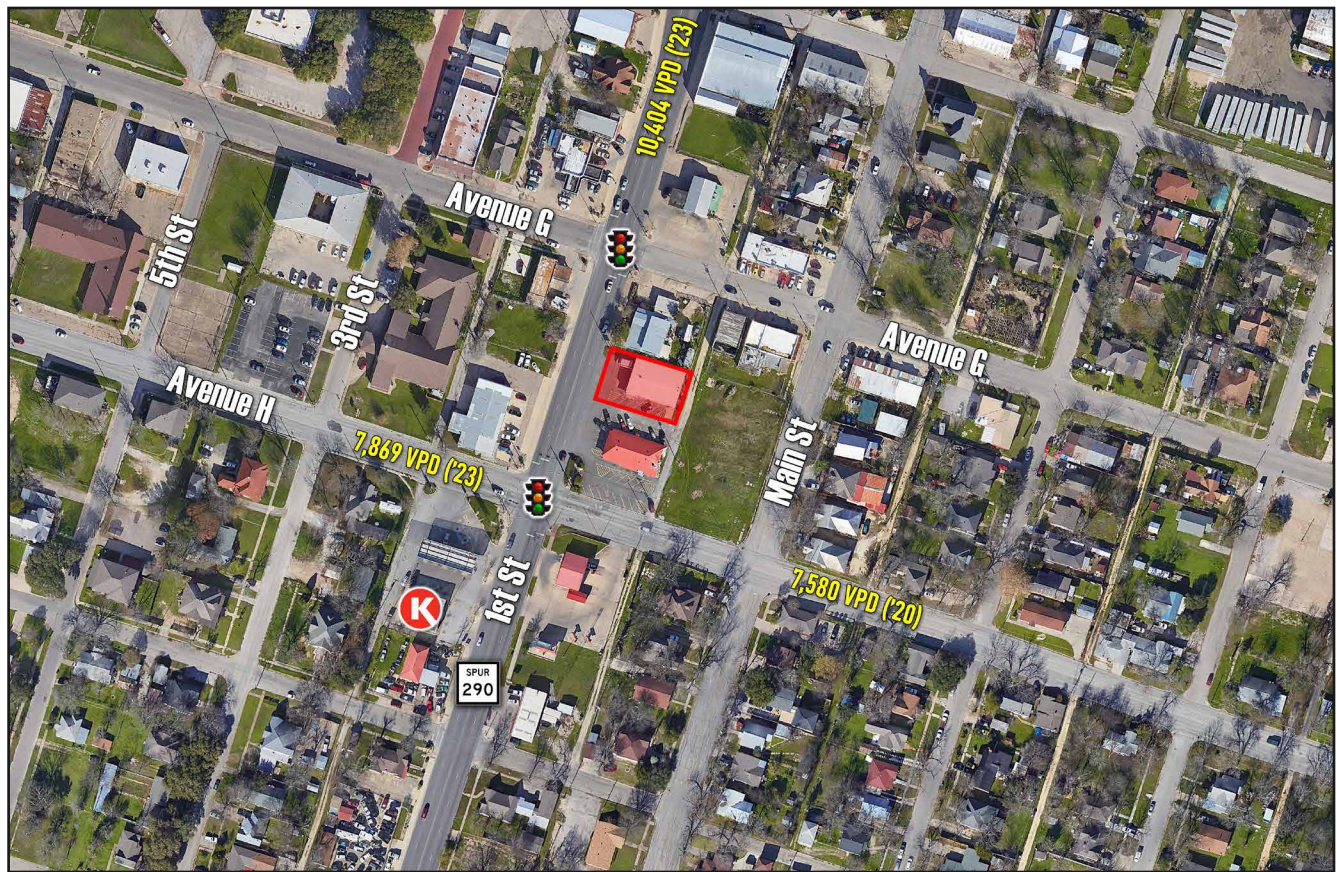
TRAFFIC GENERATORS



TEMPLE MALL



Central Texas
Health Care Hospital



TOTAL POPULATION

1 MILE	9,041
3 MILE	51,886
5 MILE	72,603



DAYTIME POPULATION

1 MILE	21,002
3 MILE	77,958
5 MILE	105,262



TOTAL HOUSEHOLDS

1 MILE	3,721
3 MILE	22,152
5 MILE	30,336



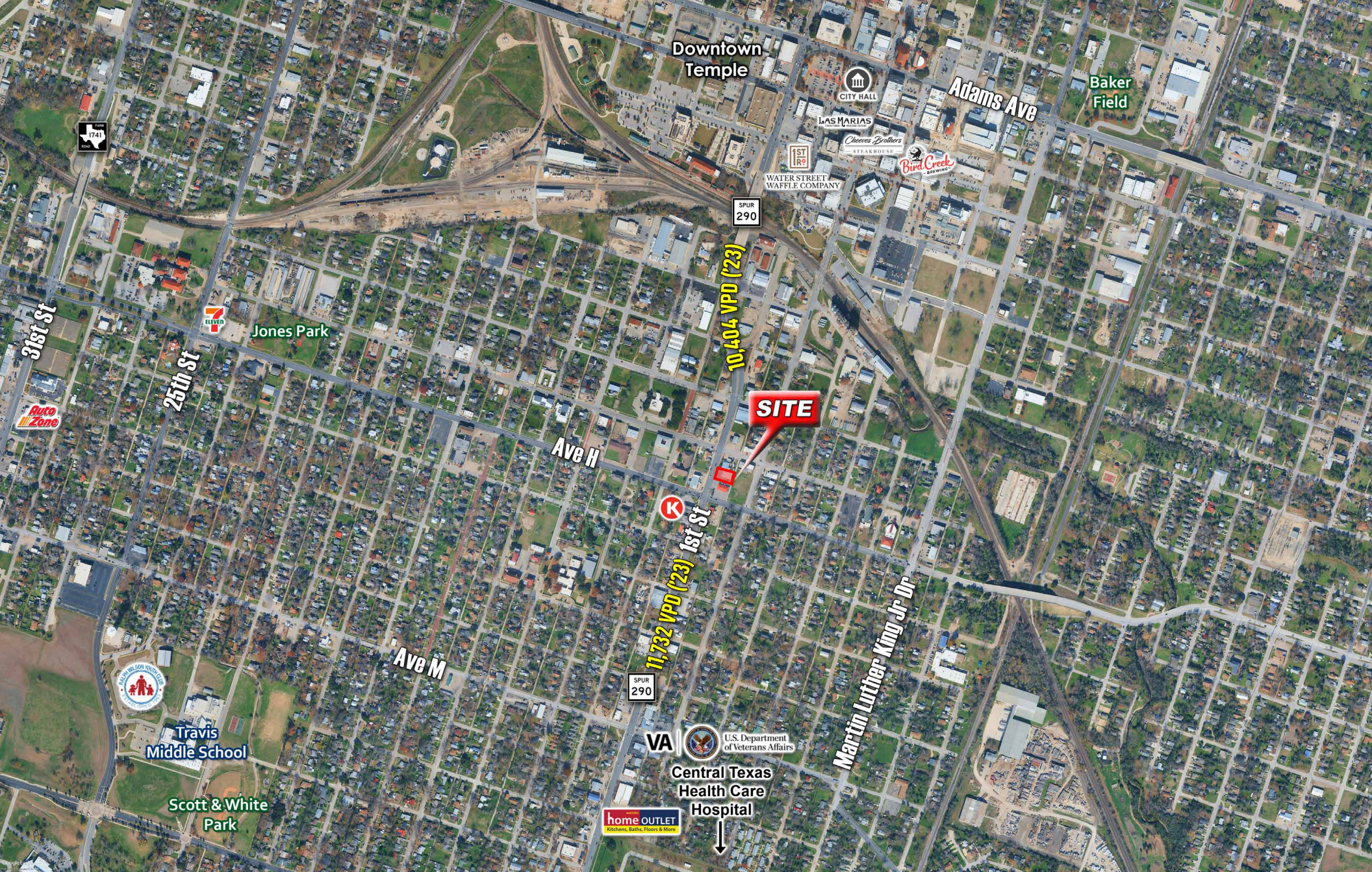
AVG HOUSEHOLD INCOME

1 MILE	\$44,976
3 MILE	\$66,936
5 MILE	\$78,241

711 S. 1ST STREET | PROPERTY OVERVIEW



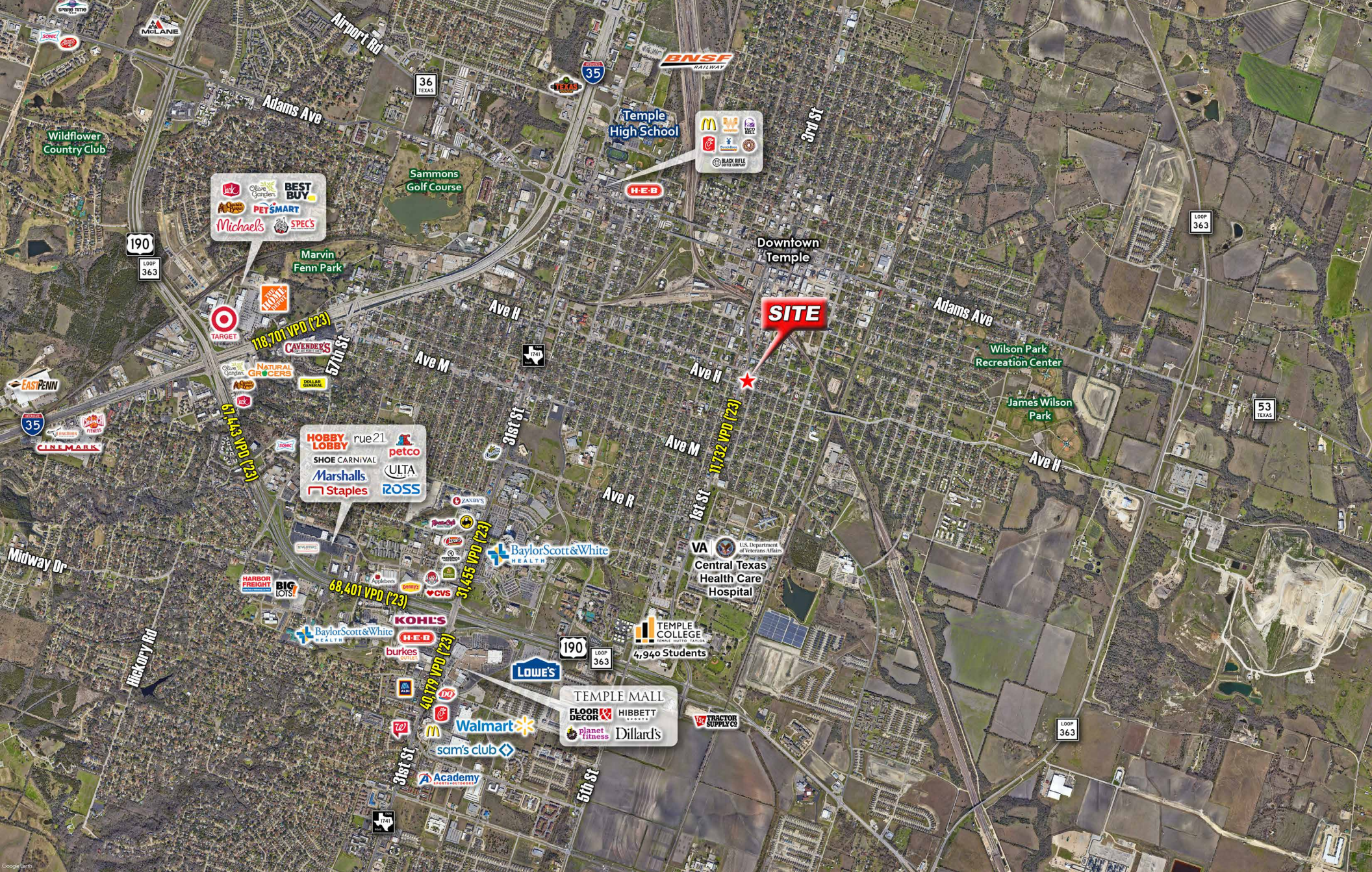
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711 S. 1ST STREET | SITE AERIAL



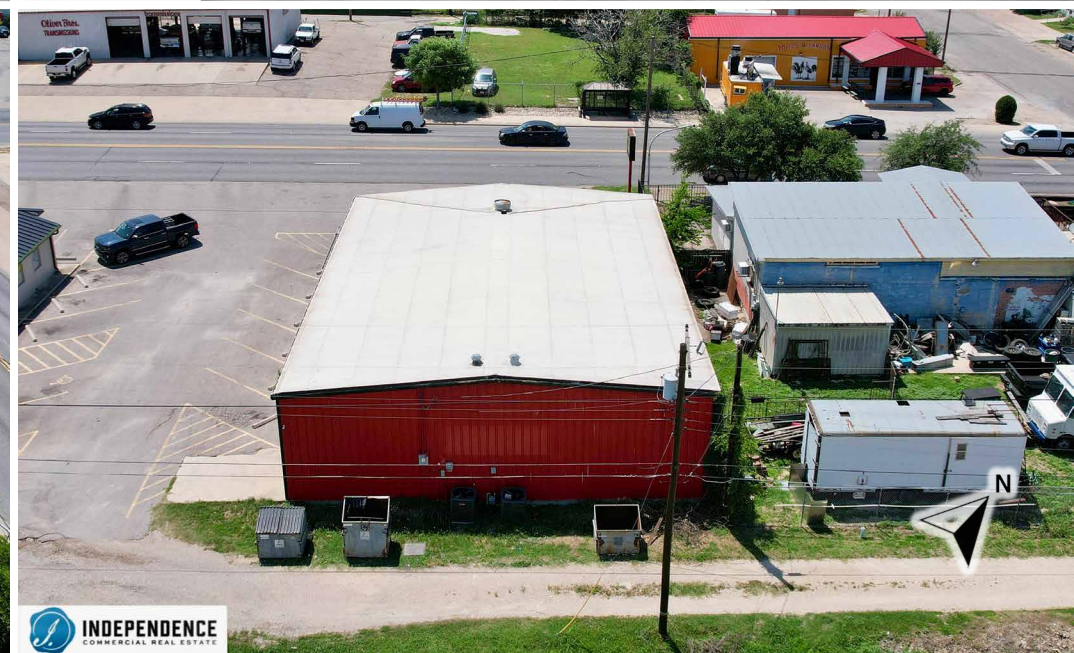
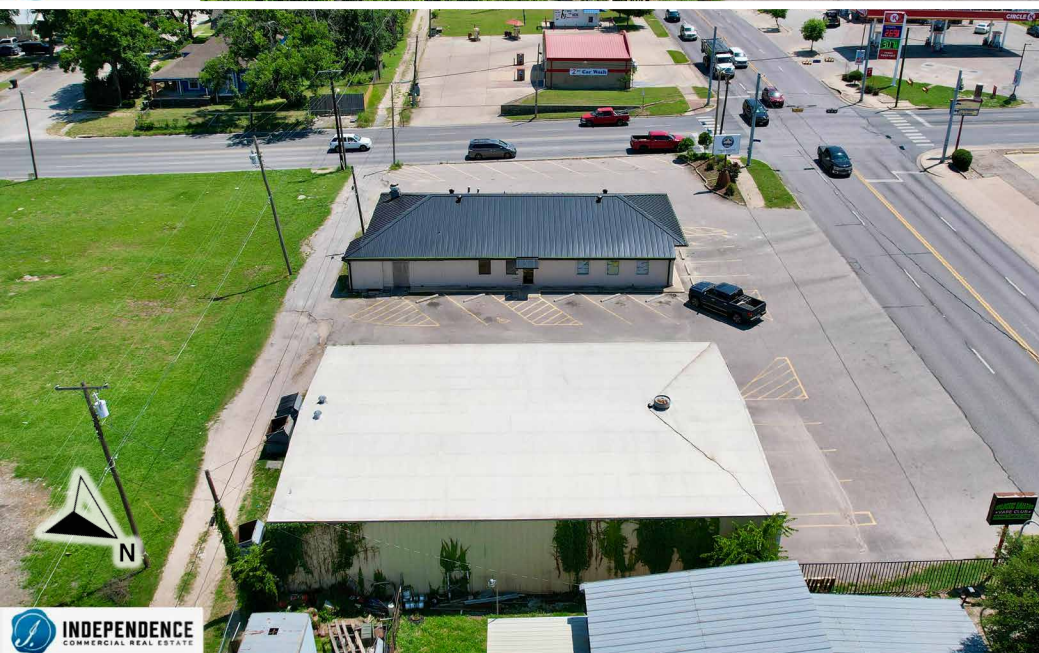
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711 S. 1ST STREET | MARKET AERIAL



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711 S. 1ST STREET | SITE PHOTOS



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