

402 North 3rd Street, Temple, TX

402 North 3rd Street,
Temple, Texas 76501

Property Overview

- The property is nestled within the intersections of N 3rd St., W. Elm Ave., and W. Downs Ave while the southern part of the property faces the N 5th St. The property is located at the Main Street District, Downtown Strategic Investment Zone and Downtown.
- Discover the historic downtown Temple, Texas, which offers distinctive architecture, shopping, live entertainment, restaurants owned by locals, a lively nightlife, fantastic museums, and year-round events and festivals. The area is fast developing into a lively area.

Offering Summary

Sale Price:	Subject To Offer
Building Size:	2,100 SF
Lot Size:	0.25 Acres

For More Information

Lloyd Thomas

O: 254 773 4901

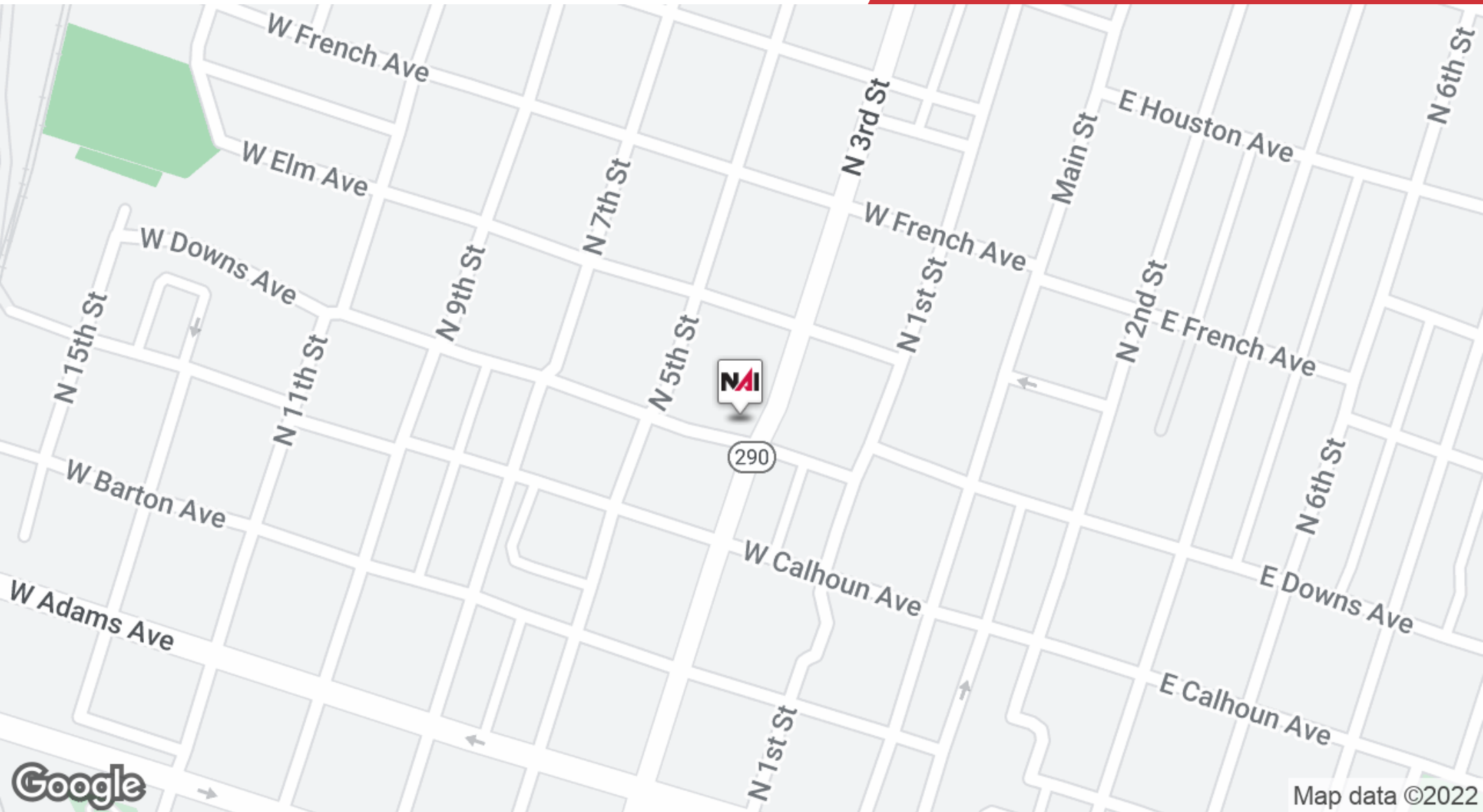
althomas@aldrich-thomas.com

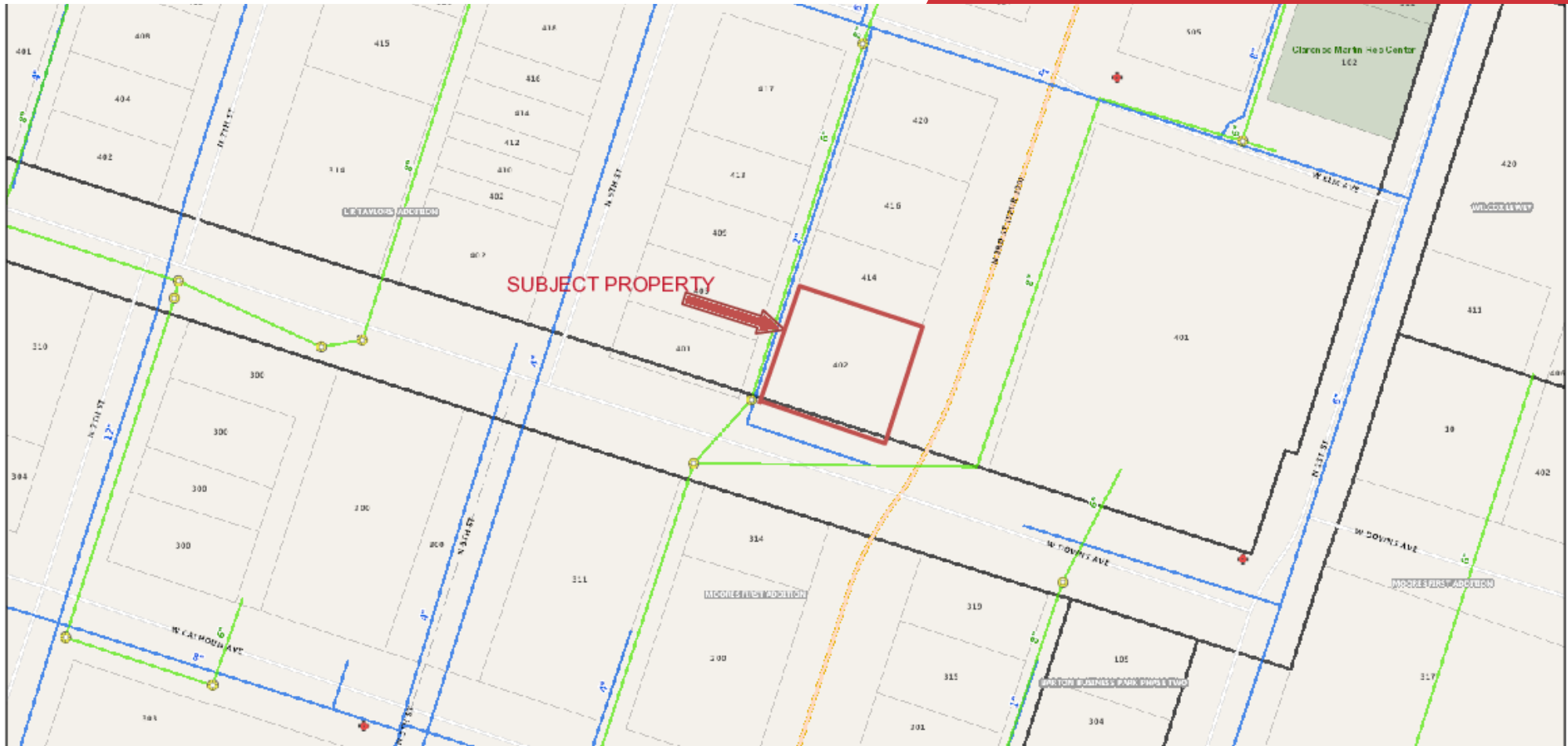


Street Map

2,100 SF | Retail Space

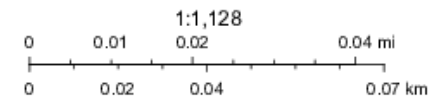
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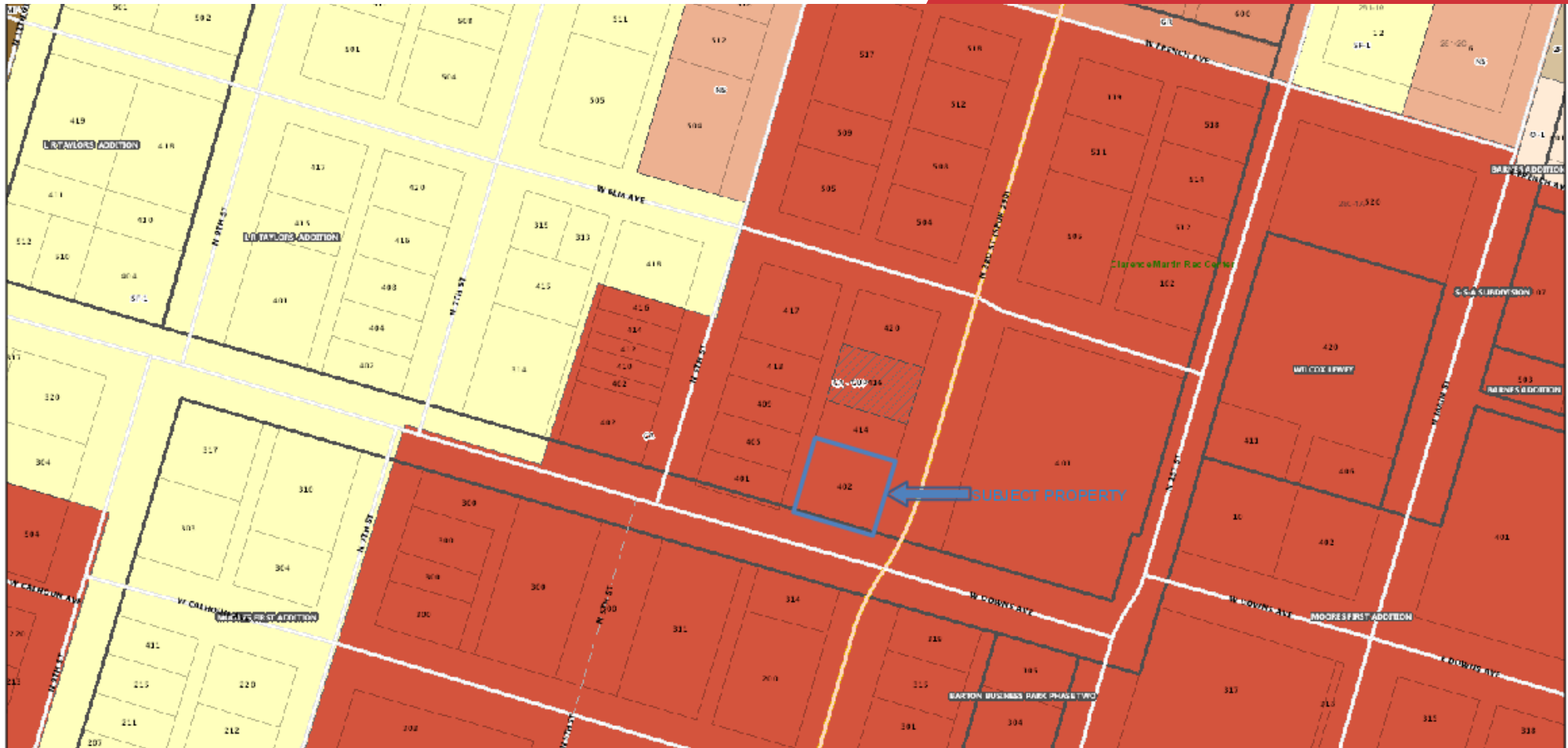




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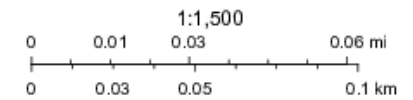
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|---------------------------|----------------|-----------------|-----------------|------------------|
| Park Areas | Streets | MINOR ARTERIAL | Main | PRIVATE |
| Temple Municipal Boundary | EXPRESSWAY | PRIVATE | Potable Water | Gravity Main |
| Subdivision | MAJOR ARTERIAL | RAMP | Reclaimed Water | Pressurized Main |
| Parcels | COLLECTOR | Railroad Labels | Hydrant | Manhole |

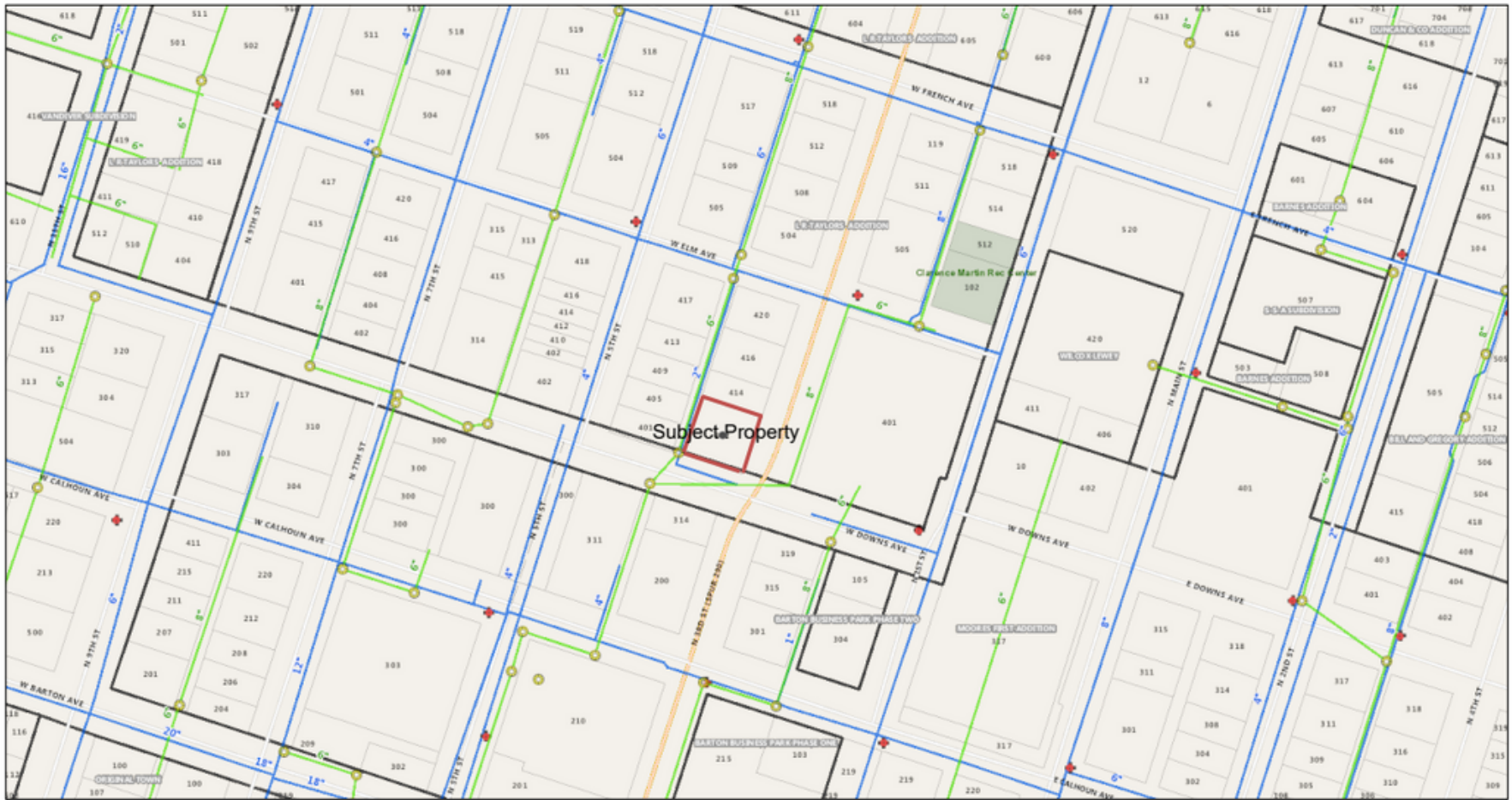




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Park Labels	SF-1	SF-3 - CUP, PD	2F - CUP	MF-2 - PD	O-2 - PD	GR - PD	C - PD	HI - PD	MU	SD-V	T5-E
Railroad Labels	SF-1 - CUP	SFA	2F - PD	MF-3 - PD	NS	GR - CUP, PD	C - CUP, PD	AG	MU - CUP	T4	T5-E - CUP
Street Labels	SF-1 - PD	SFA-2	MF-1	O-1	NS - CUP	CA	LI	AG - CUP	SD-C	T4 - PD	T5-E - PD
ETJ Boundary	SF-2	SFA-2 - PD	MF-1 - CUP	O-1 - CUP	NS - PD	CA - CUP	LI - CUP	AG - PD	SD-C - CUP	T4 - CUP	NO BASE
Zoning	SF-2 - PD	SFA-3	MF-1 - PD	O-1 - PD	NS - CUP, PD	CA - PD	LI - PD	MH	SD-H	T5-C	CUP
	SF-3	SFA-3 - PD	MF-2	O-2	GR	C	LI - CUP, PD	MH - CUP	SD-H - CUP	T5-C - CUP	PD

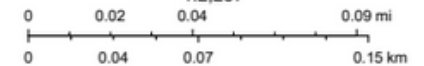




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- | | | | |
|---------------------------|----------------|---------------------|-----------------|
| Park Areas | Streets | MINOR ARTERIAL Main | PRIVATE |
| Temple Municipal Boundary | EXPRESSWAY | PRIVATE | Potable Water |
| Subdivision | MAJOR ARTERIAL | RAMP | GravityMain |
| Parcels | COLLECTOR | Railroad Labels | PressurizedMain |
| Railroad | LOCAL STREET | Hydrant | Manhole |
| | | CITY | |



City of Temple

Aerial Map



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Population	1 Mile	5 Miles	10 Miles
Total Population	14	2,264	3,260
Average Age	41.5	30.8	34.1
Average Age (Male)	51.2	31.8	35.9
Average Age (Female)	40.4	30.5	33.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	8	1,086	1,631
# of Persons per HH	1.8	2.1	2.0
Average HH Income	\$69,195	\$39,482	\$46,127
Average House Value	\$183,050	\$63,779	\$93,567

* Demographic data derived from 2020 ACS - US Census

