

6090 S. General Bruce Drive Temple, Texas 76502

Property Overview

Prime location at the SWC of Interstate 35 and Profit Place just south of Midway Drive in Temple, Texas. Property features 9.472 acres and has more than 470 feet of road frontage on I-35. This build ready site has great visibility from both directions and easy access to on and off ramps. This is a prime location for any new retail or commercial business moving to the Central Texas area. Excellent Interstate visibility with all utilities existing.

Lot 1 181,645 SF at \$1.50	Price: \$272,467.50
Lot 2 105,154 SF at \$2.50	Price: \$262,885
Lot 3 117,960 SF at \$2.50	Price: \$294,900

Property Highlights

- Easy Access to I-35
- Build ready site
- Great visibility from both directions
- For new Retail and Commercial business

For More Information

Lloyd Thomas

O: 254 773 4901

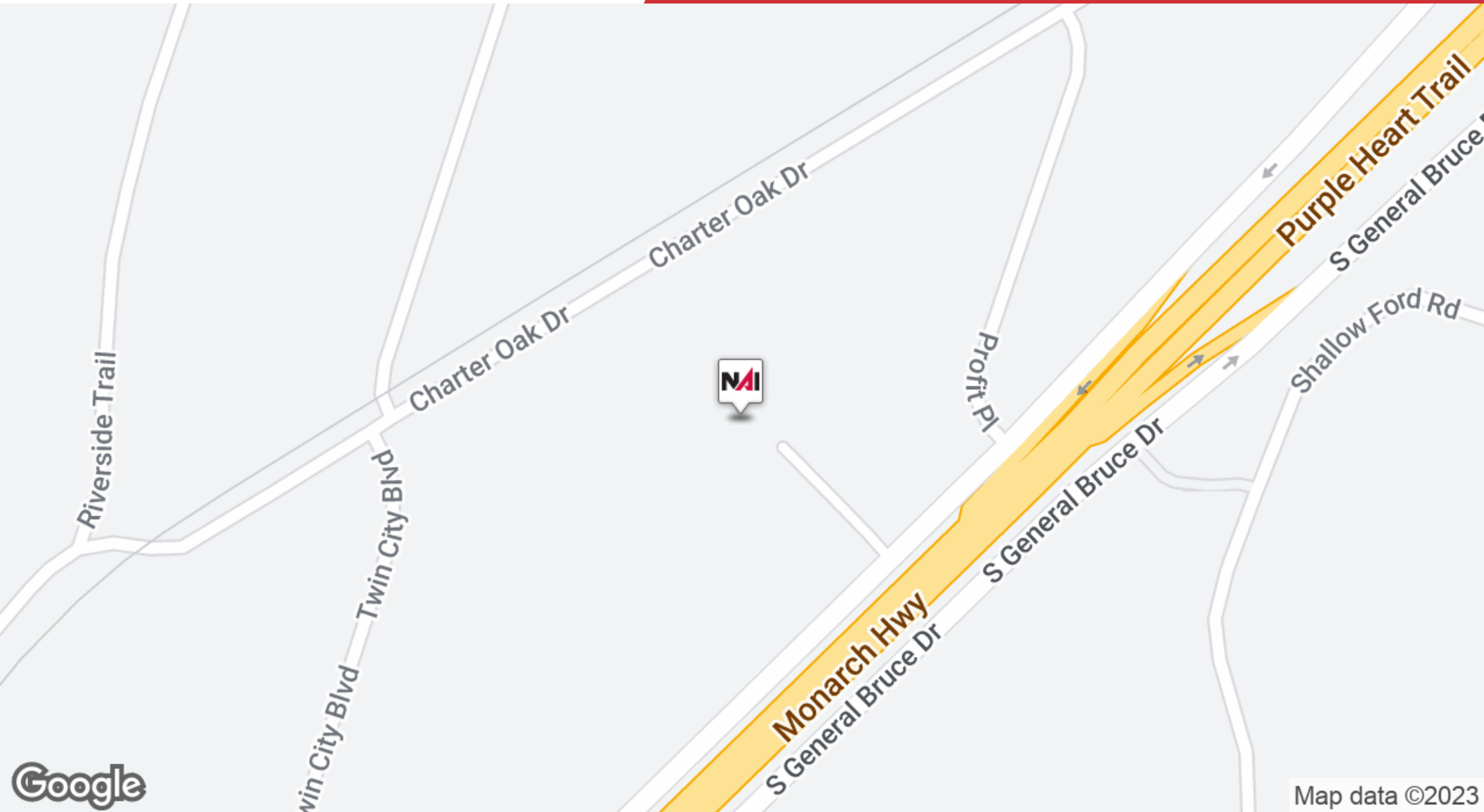
althomas@aldrich-thomas.com

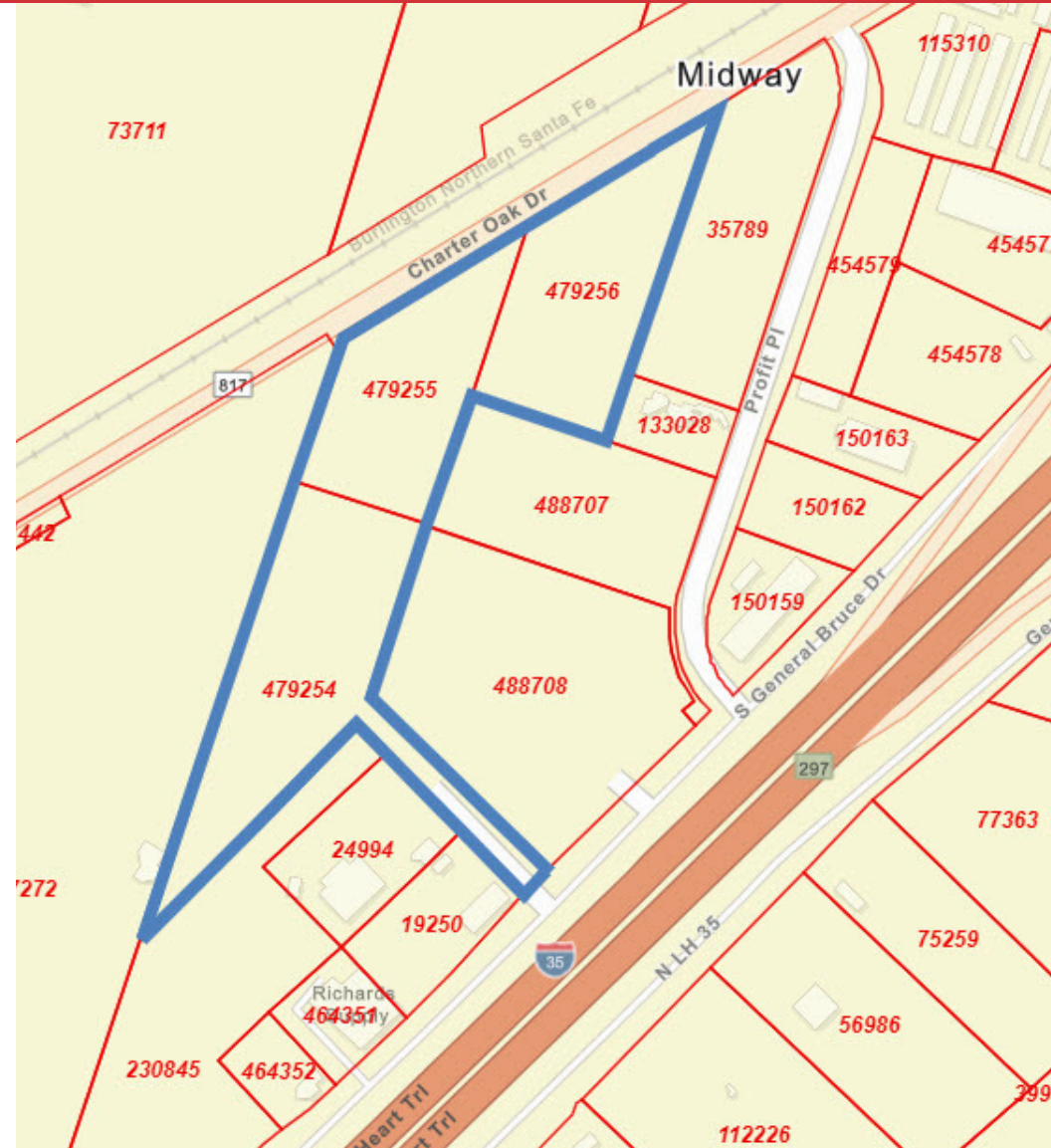
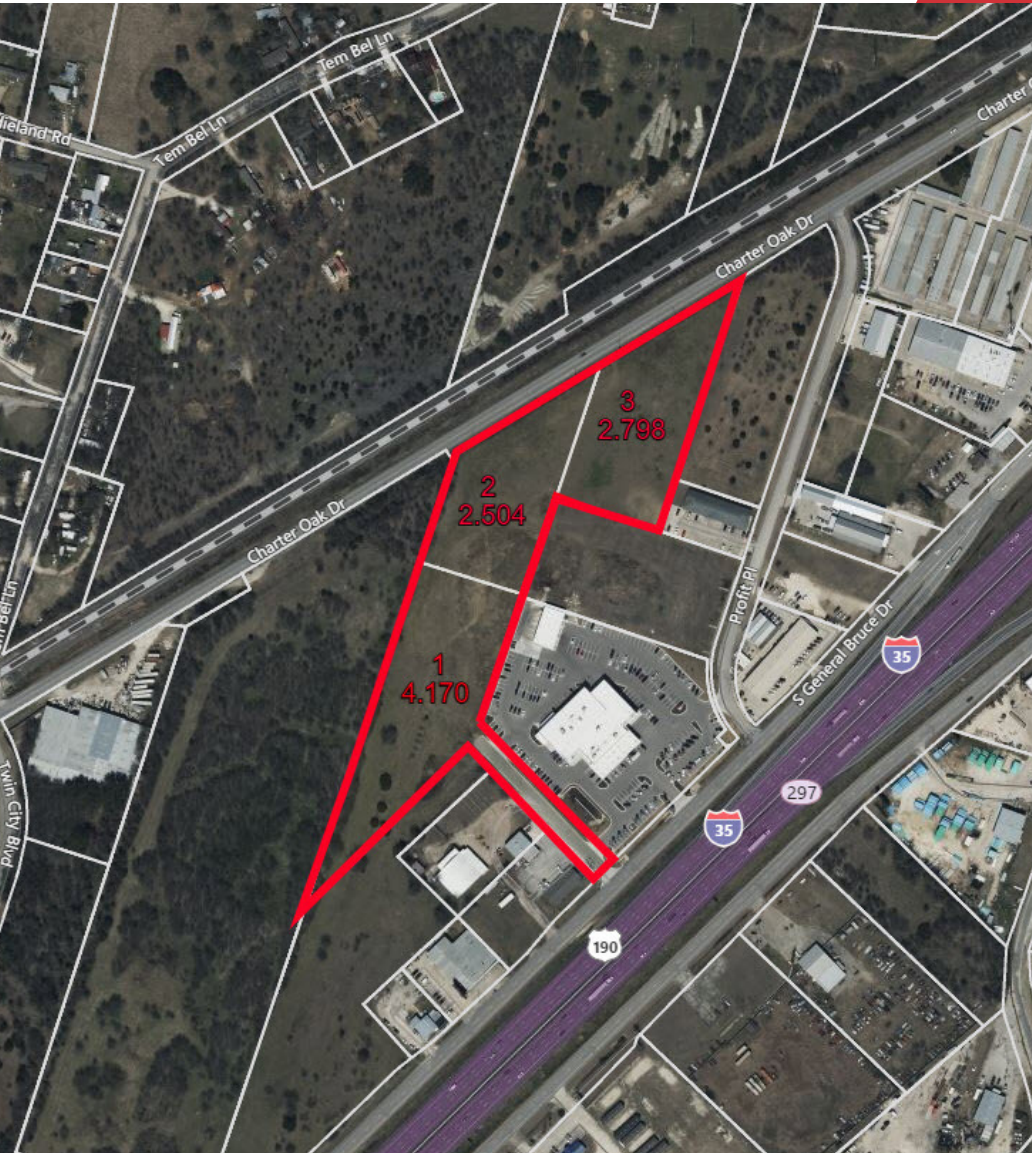


Location Map

9.472 Acres

6090 S. General Bruce Drive, Temple, Texas 76502





Property Shots

9.472 Acres

6090 S. General Bruce Drive, Temple, Texas 76502



Demographics

9.472 Acres

6090 S. General Bruce Drive, Temple, Texas 76502

Population	1 Mile	5 Miles	10 Miles
Total Population	1,886	61,775	116,657
Average age	40.4	37.2	36.9
Average age (Male)	39.9	35.6	35.5
Average age (Female)	41.7	38.3	37.8

Households & Income	1 Mile	5 Miles	10 Miles
Total households	741	22,356	41,546
# of persons per HH	2.5	2.8	2.8
Average HH income	\$83,477	\$70,408	\$67,231
Average house value	\$160,482	\$172,126	\$170,126

* Demographic data derived from 2020 ACS - US Census

