

2101 Birdcreek Terrace Temple, Texas 76502

Property Overview

Platted lot zoned for Office well situated in the south quadrant of Interstate 35 and Loop 363 intersection in Temple, Texas, surrounded by professional office buildings occupied by real estate title companies, attorneys and financial advisors.

The Subject Property is rectangular in shape and measures approximately 135 feet along Bird Creek Terrace by 289 feet deep backing up to Bird Creek. There are no improvements situated on the lot. The lot is served with public utilities and is conveniently located in one of Temple's most popular office parks. The property's location on bird creek also provides added attraction of being able to overlook the creek.

Property Highlights

- 0.97 acres
- Public utilities available
- Fire-hydrant at property corner
- Easy Access to SW H K Dodgen Loop (HWY 36) and I-35

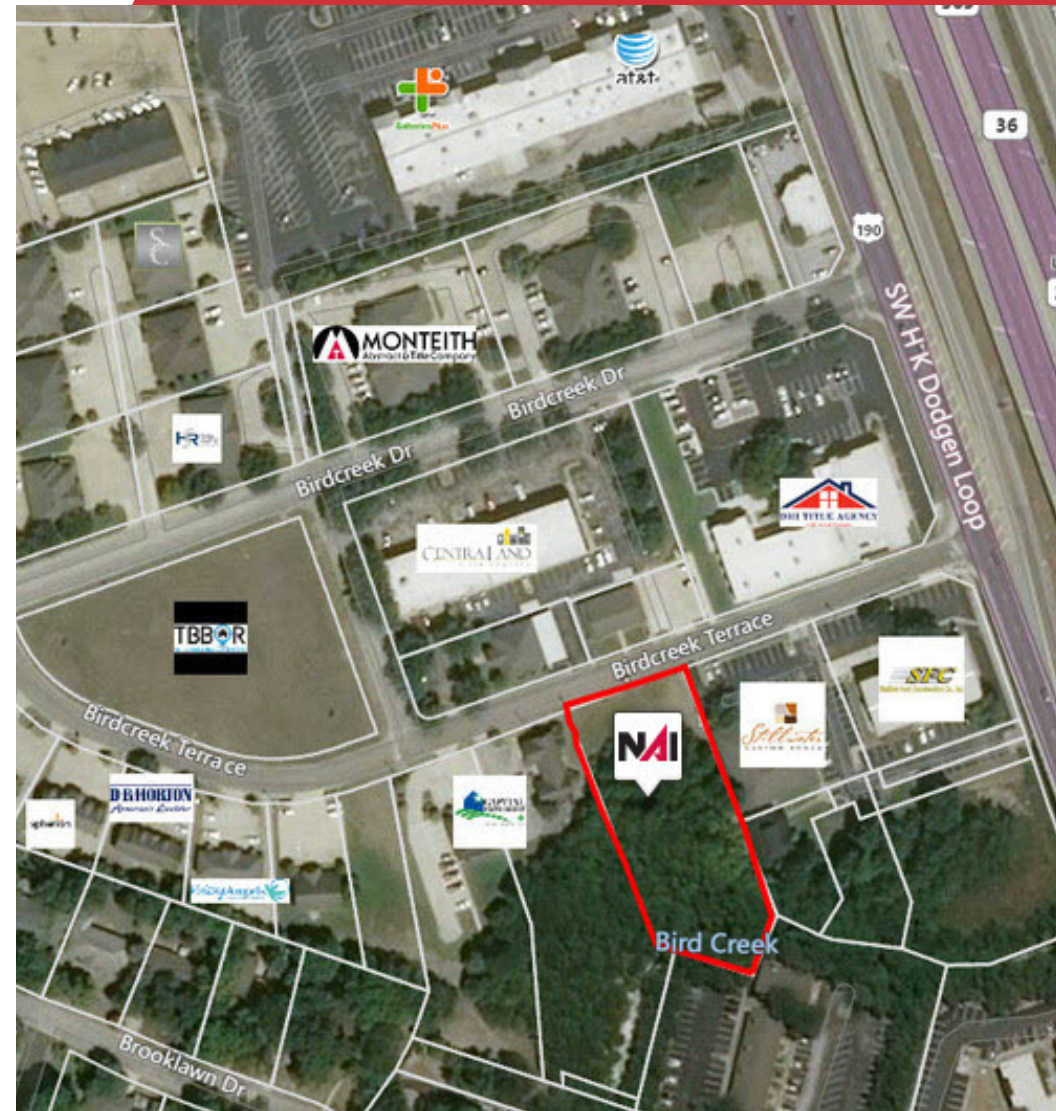
For More Information

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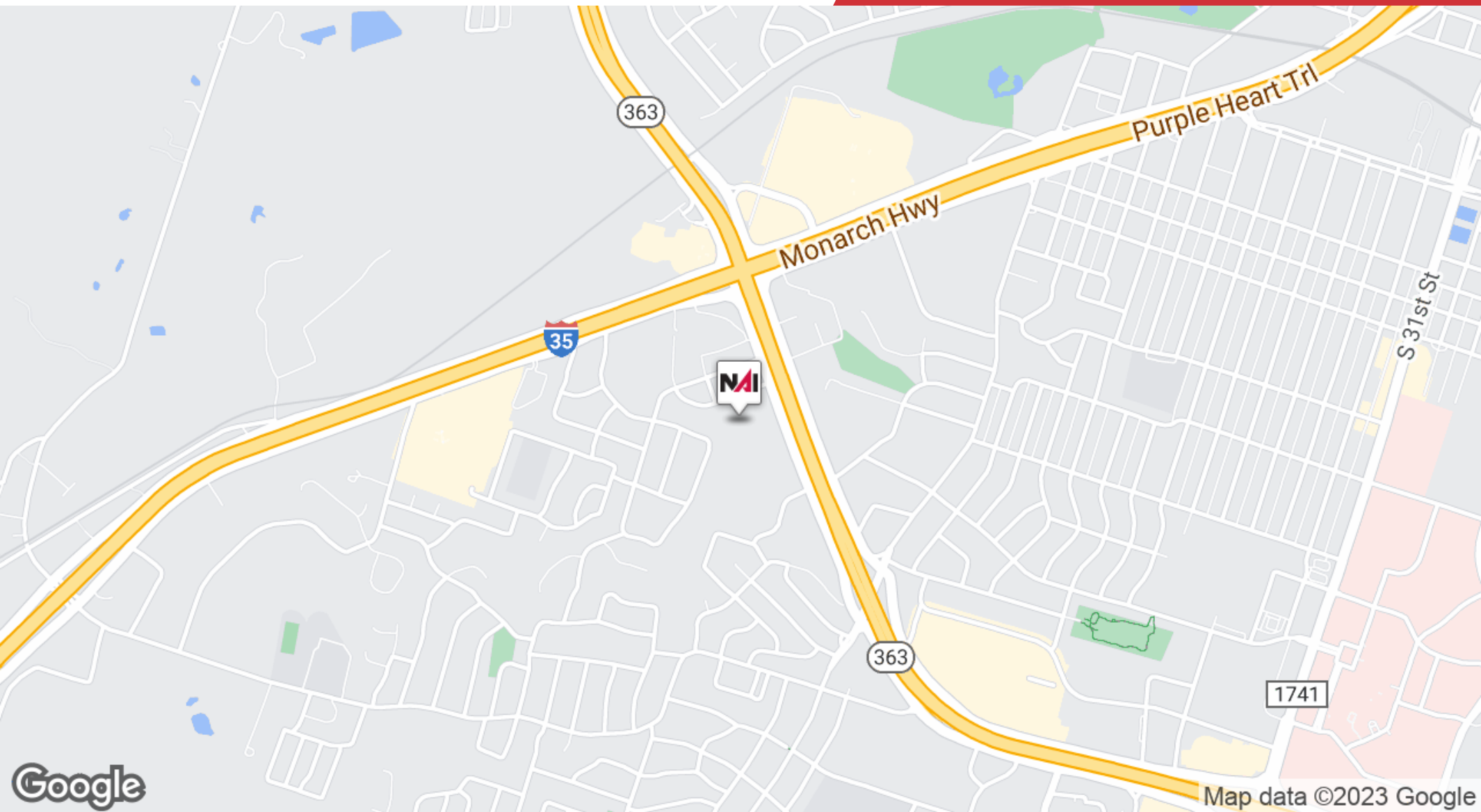
Available | Office Lot
0.97 Acres
2101 Birdcreek Terrace, Temple, TX



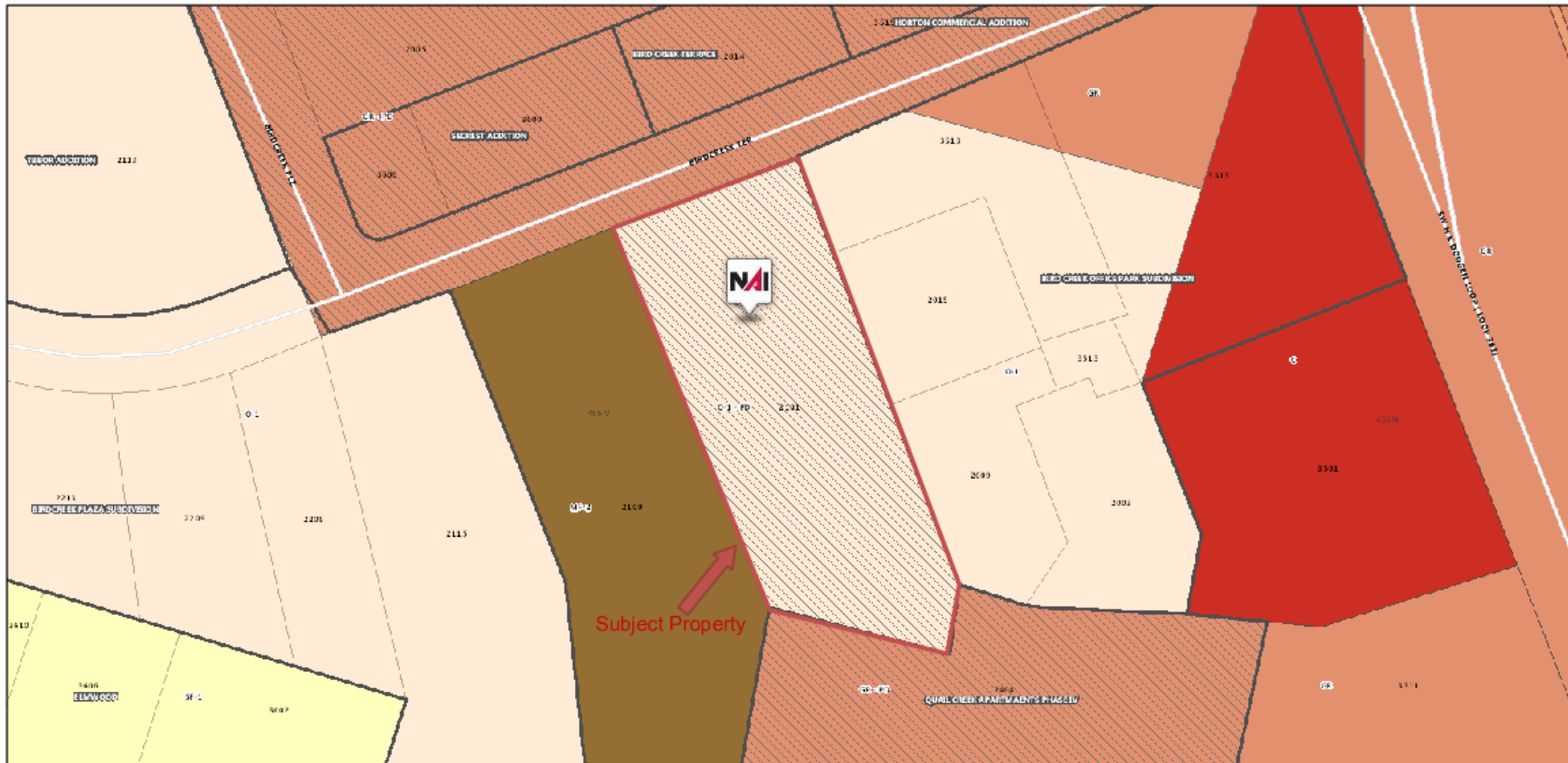
Location Map

0.97 Acres

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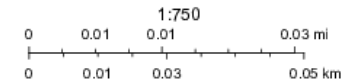


Zoning Map



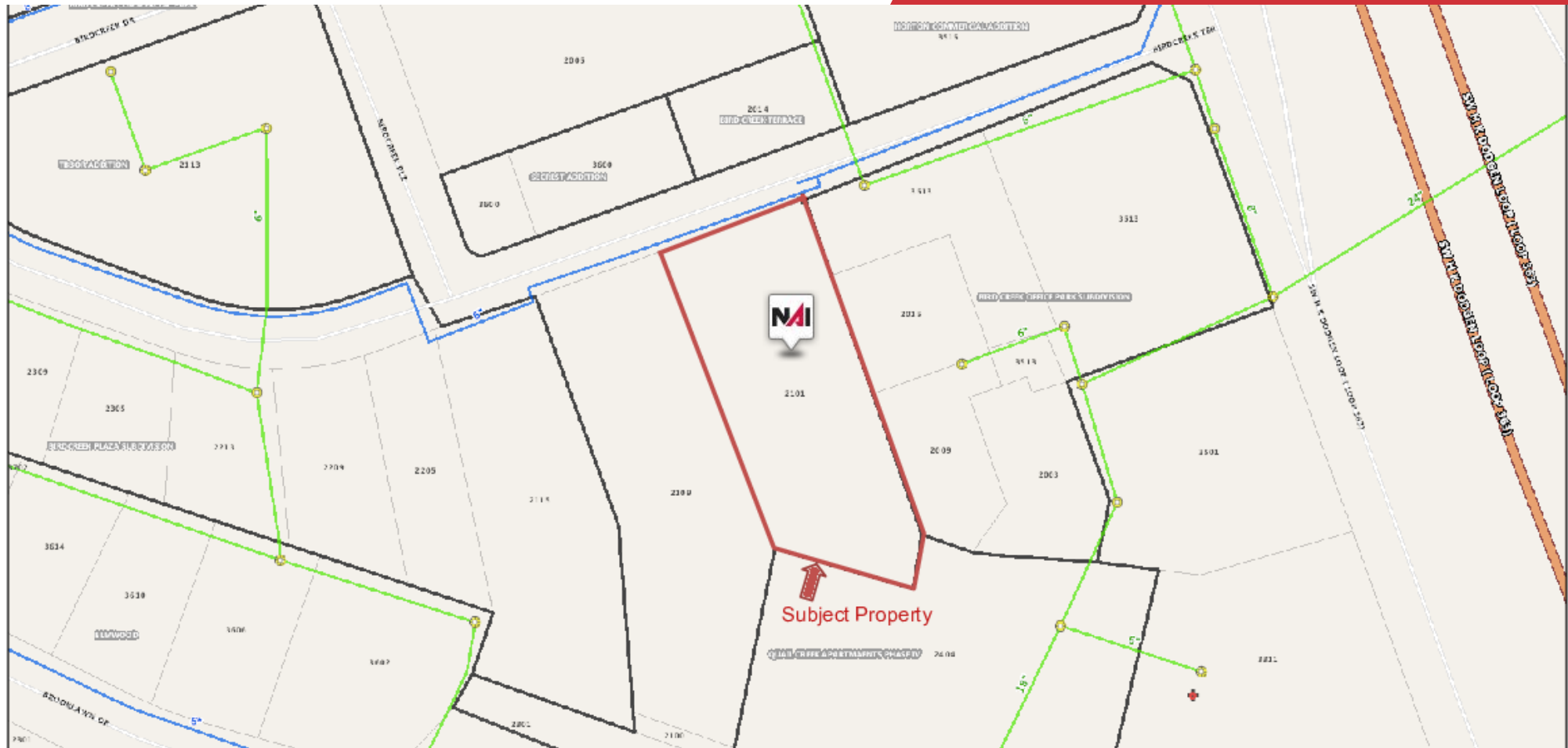
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Park Labels	SF-1	SF-3 - CUP, PD	2F - CUP	MF-2 - PD	O-2 - PD	GR - PD	C - PD	HI - PD	MU	SD-V	T5-E
Railroad Labels	SF-1 - CUP	SFA	2F - PD	MF-3 - PD	NS	GR - CUP, PD	C - CUP, PD	AG	MU - CUP	T4	T5-E - CUP
Street Labels	SF-1 - PD	SFA-2	MF-1	O-1	NS - CUP	CA	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	
Zoning	SF-2 - PD	SFA-3	MF-1 - PD	O-1 - PD	NS - CUP, PD	CA - PD	LI - PD	MH	SD-H	T5-C	
	SF-3	SFA-3 - PD	MF-2	O-2	GR	C	LI - CUP, PD	MH - CUP	SD-H - CUP	T5-C - CUP	
	SF-3 - PD	2F	MF-2 - CUP	O-2 - CUP	GR - CUP	C - CUP	HI	MH - PD	SD-T	T5-C - PD	



City of Temple

Zoning for the Property is O-1-PD



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6" Water lines and 6" Sewer lines
Parcels

Streets

EXPRESSWAY
MAJOR ARTERIAL
COLLECTOR

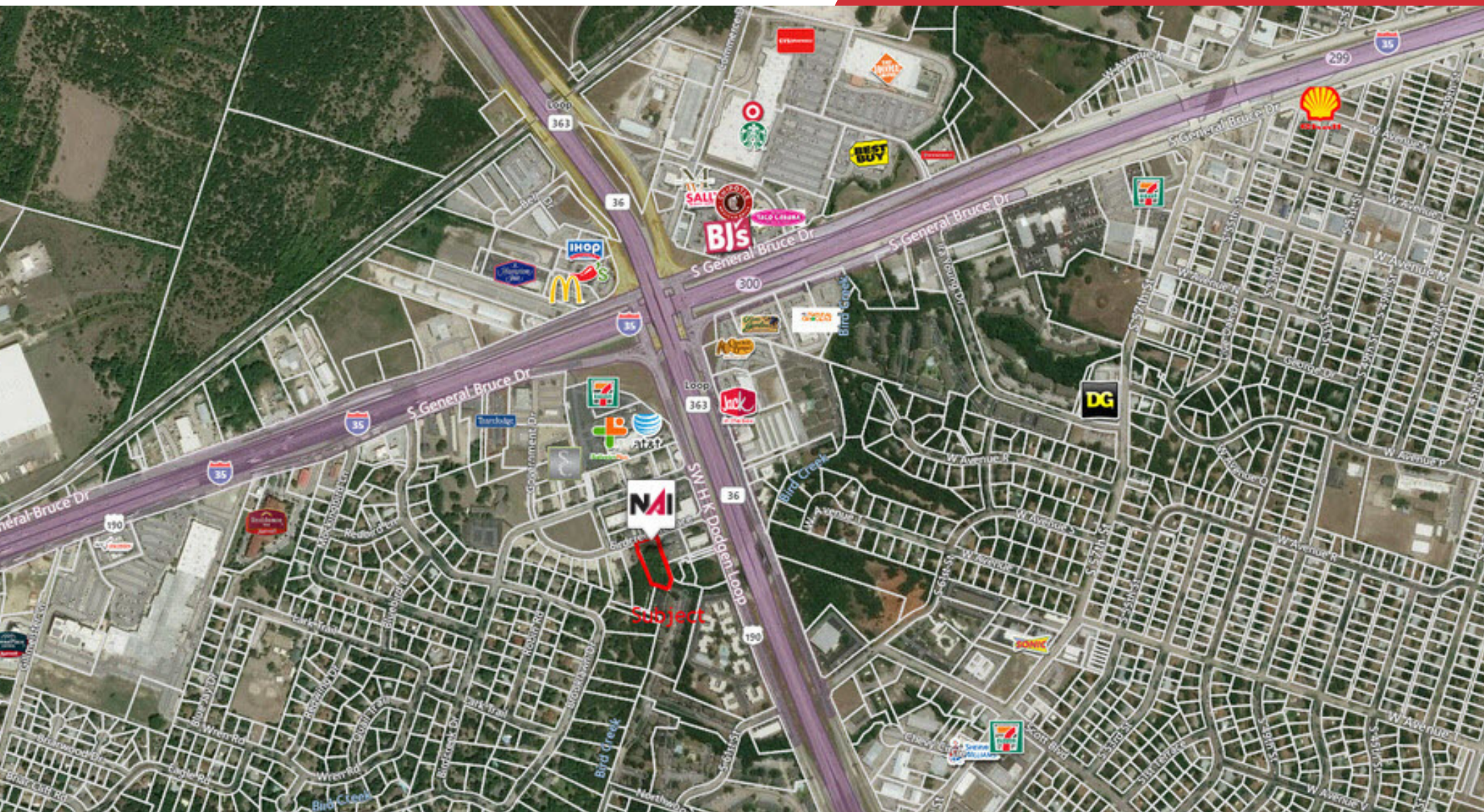
MINOR ARTERIAL Main
PRIVATE
RAMP
Railroad Labels

Hydrant

PRIVATE
Gravity Main
Pressurized Main
Manhole

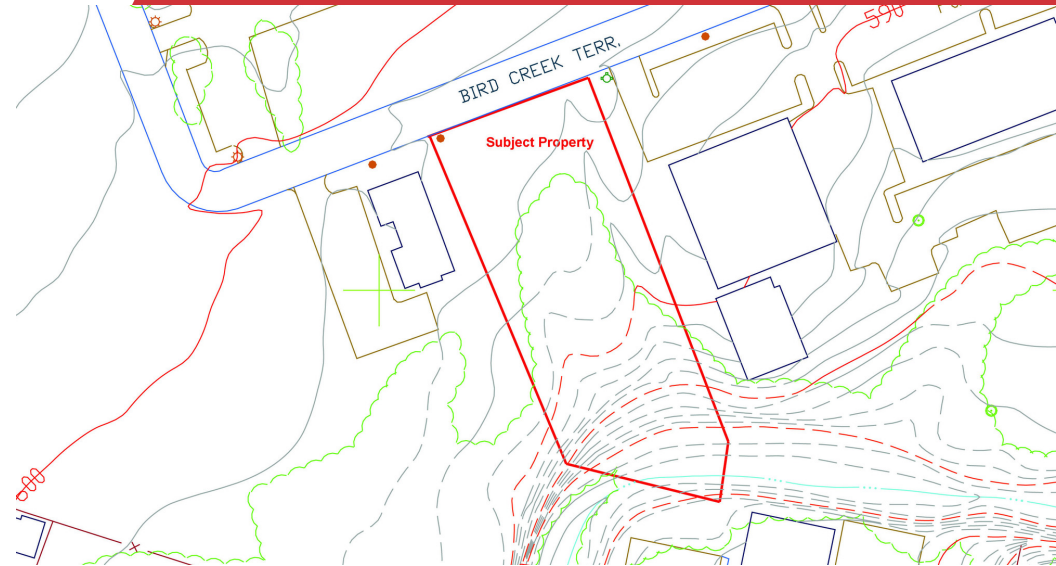
Potable Water
Reclaimed Water

1:1,128
0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km





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18 North 3rd Street
Temple, TX 76501
254 773 4901 tel
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Demographics

0.97 Acres

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Population	1 Mile	5 Miles	10 Miles
Total Population	6,235	65,770	114,150
Average age	41.8	38.2	37.0
Average age (Male)	41.0	37.2	35.7
Average age (Female)	42.2	38.7	37.9
Households & Income	1 Mile	5 Miles	10 Miles
Total households	2,333	24,595	40,537
# of persons per HH	2.7	2.7	2.8
Average HH income	\$61,993	\$66,526	\$66,484
Average house value	\$163,010	\$158,479	\$163,121

* Demographic data derived from 2020 ACS - US Census

