

5450 N General Bruce Drive Temple, Texas 76501

Property Highlights

- These Properties are in a Prime Location just off I-35 and General Bruce Drive (access road). These lots are just over a half a mile north of H K Dodgen Loop (363).
- Just outside of Temple Industrial Park (West of IH-35) Which has companies including Walmart and HEB Distribution, McLane, Wilsonart, Performance Food Group, Located on the I-35 Corridor between Austin and Dallas.
- The property's current zoning classification of Light Industrial was approved by City Council March 3, 2022. The property is within the I-35 Overlay District of Temple. Future development will be required to comply with the Overlay standards.
- Chapter 4 of the Temple's 2020 Comprehensive Plan identifies the area in
 which the property is situated as Regional Commercial Future Development.
 The Regional Commercial classification is intended for areas to be developed
 to support regional service businesses that rely on higher traffic volumes and
 the visibility that is associated with being located along a major highway.

For More Information

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For Sale 21.07 AC 5450 North General Bruce Drive





Aerial Map
21.07 AC
5450 North General Bruce Drive





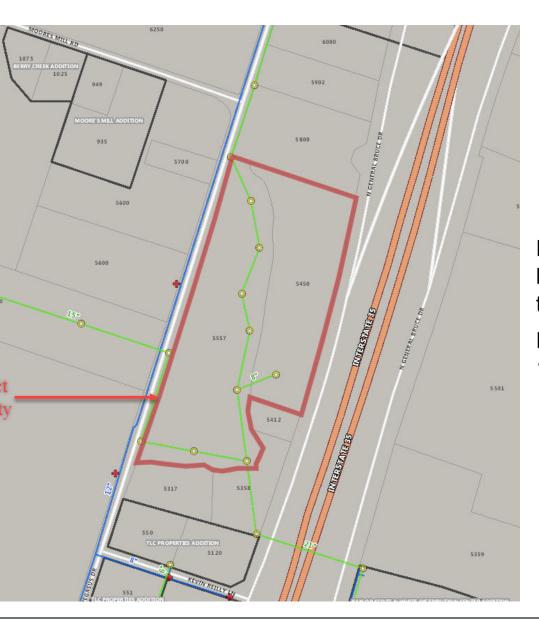
Zoning Map 21.07 AC 5450 North General Bruce Drive







Utility Maps 21.07 AC 5450 North General Bruce Drive

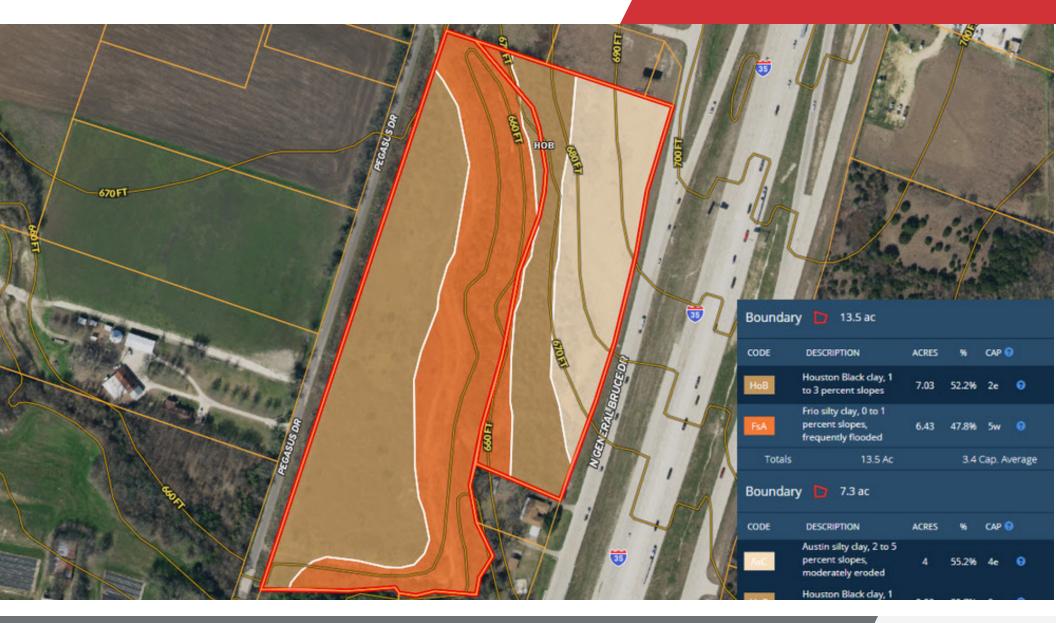


Running through the property is a 15-inch wastewater line. Connected to trunk main is an 8-inch connection that serves the property.

Extending along the west side of Pegasus Road is a 12-inch water main.



Soil Map 21.07 AC 5450 North General Bruce Drive





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