

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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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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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For Sale

21.07 AC

5450 North General Bruce Drive

