

402 N. General Bruce Drive  
Temple, Texas 76501

### Property Overview

This prime development land is located at the NWC of I-35 and Hwy 36 in Temple, Tx. The location is ideal for restaurants, hotels, professional offices, and many other possibilities. Excellent visibility and access from I-35. Located on the I-35 corridor between Austin and Dallas, Temple is ripe with rich resources combined with competitive costs. Temple welcomes emerging businesses, entrepreneurs and established companies to come be part of our new chapter.

Veterans are a key opportunity for Temple employers. Fort Hood, the largest active-duty armored post in the U.S., is less than 30 miles away, and many retirees choose to live and work in Temple. Plus, Temple's affordable cost of living, family-friendly culture and access to major metros helps companies successfully recruit workforce in Central Texas from markets like Florida and Illinois.

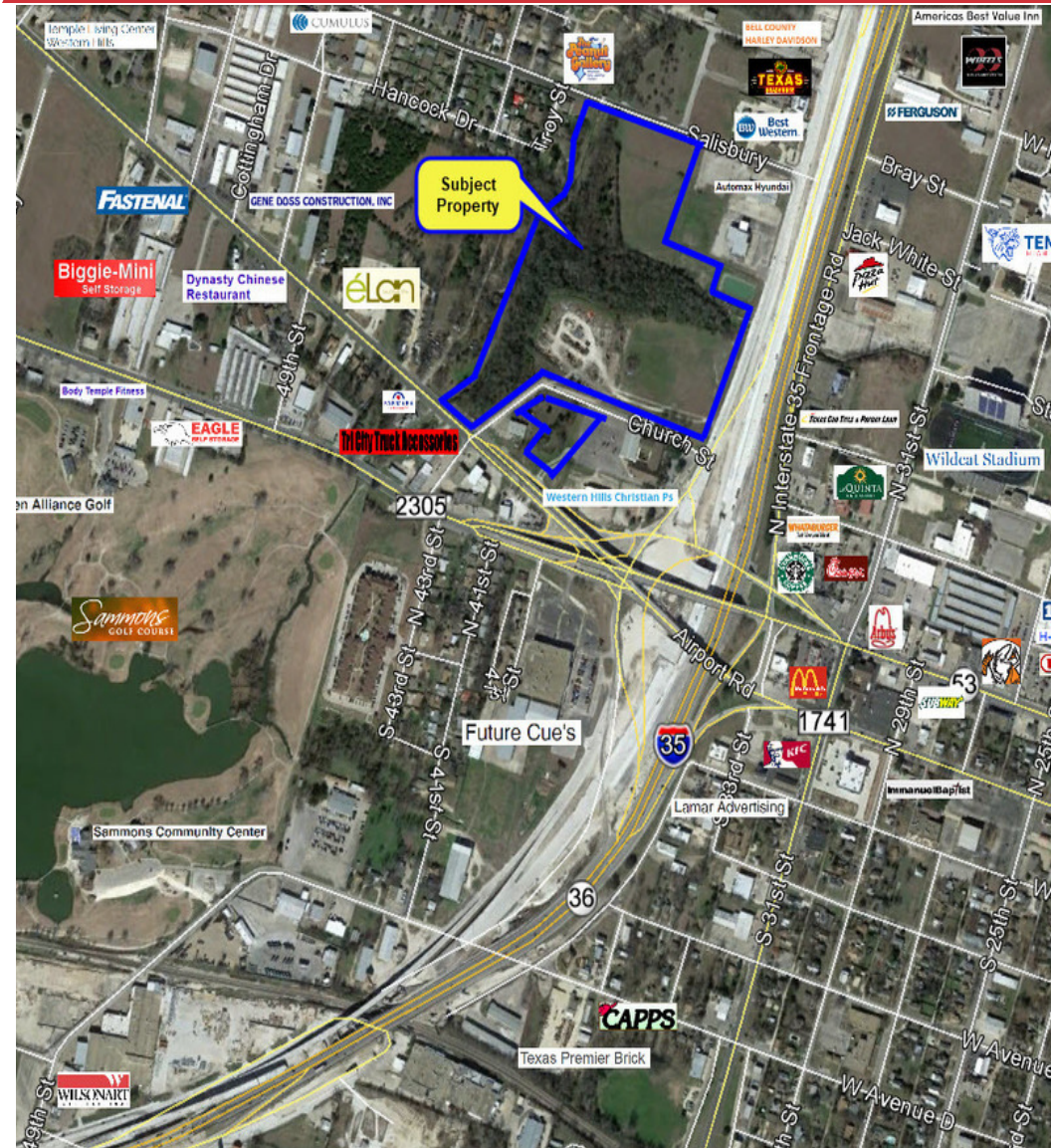
From sciences to services, Temple's workforce demographics boast a highly educated and trained talent pool runs wide and deep. Major employers in the region, including Walmart, Performance Food Group and other distribution companies can move with ease and at costs less than the national average. Temple is home to an innovative health and life sciences sector, anchored by the nationally known Baylor Scott & White Health.

### For More Information

**Lloyd Thomas**

O: 254 773 4901

althomas@aldrich-thomas.com

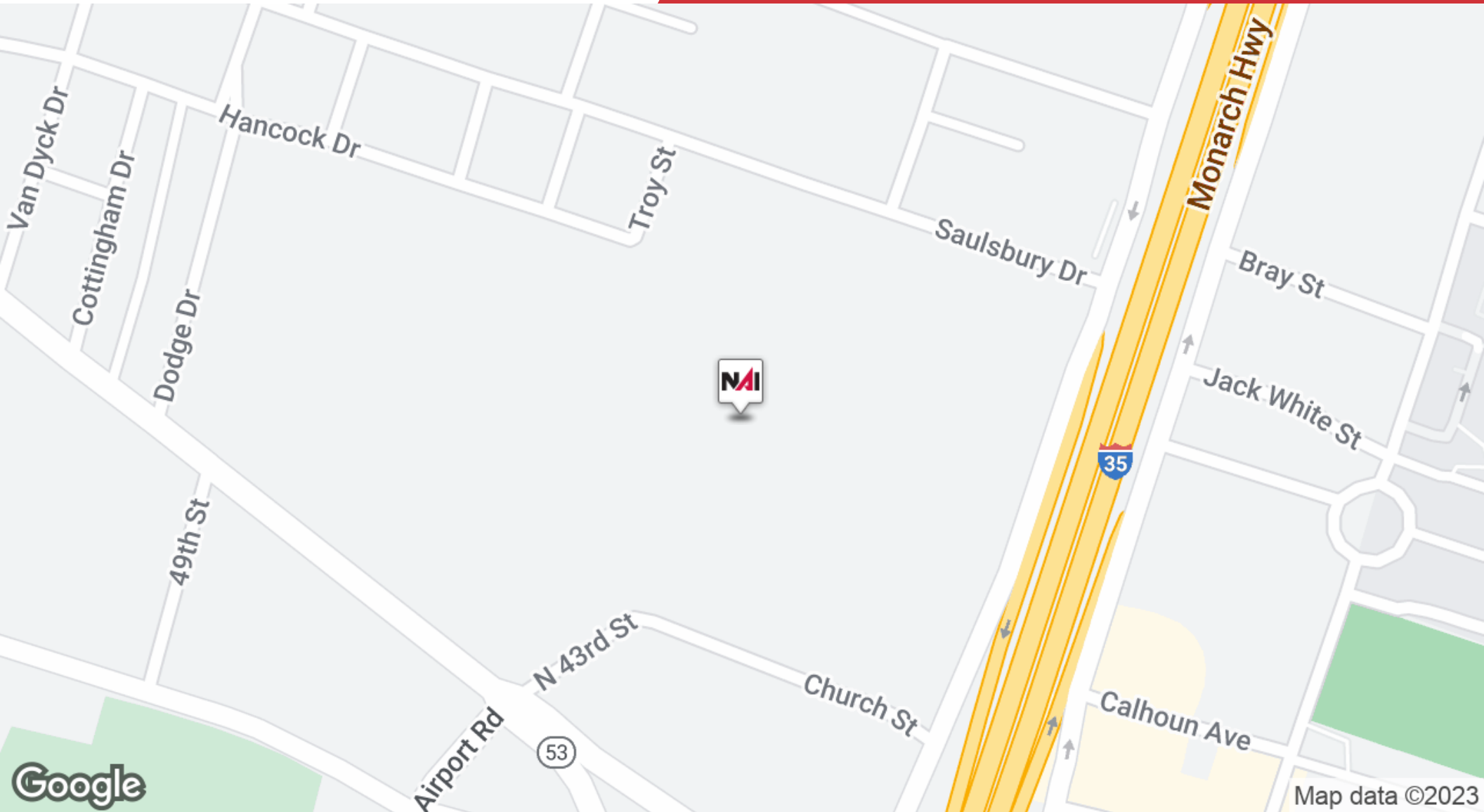


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# Location Map

27.852 Acres

402 N. General Bruce Drive, Temple, Texas 76501



# Zoning Maps

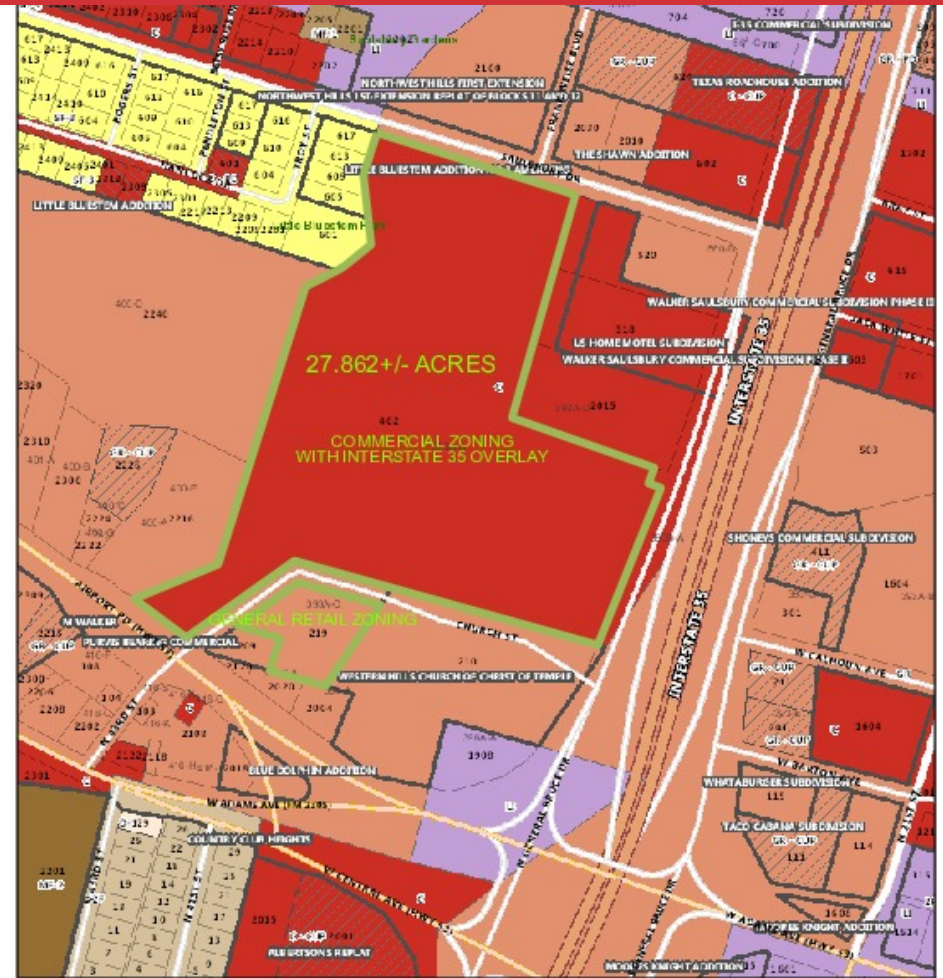
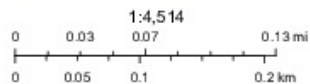
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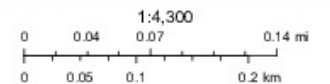
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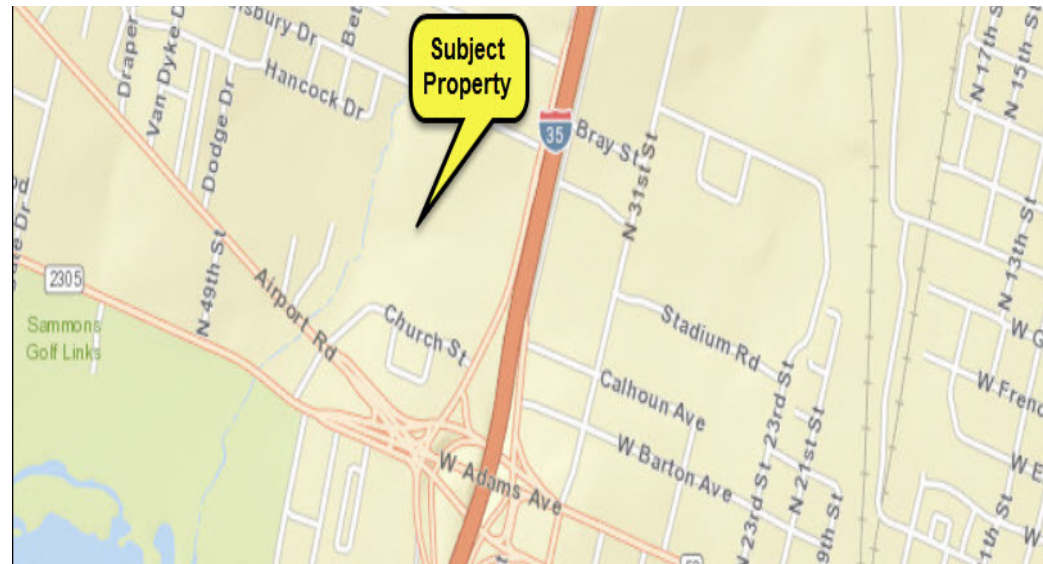
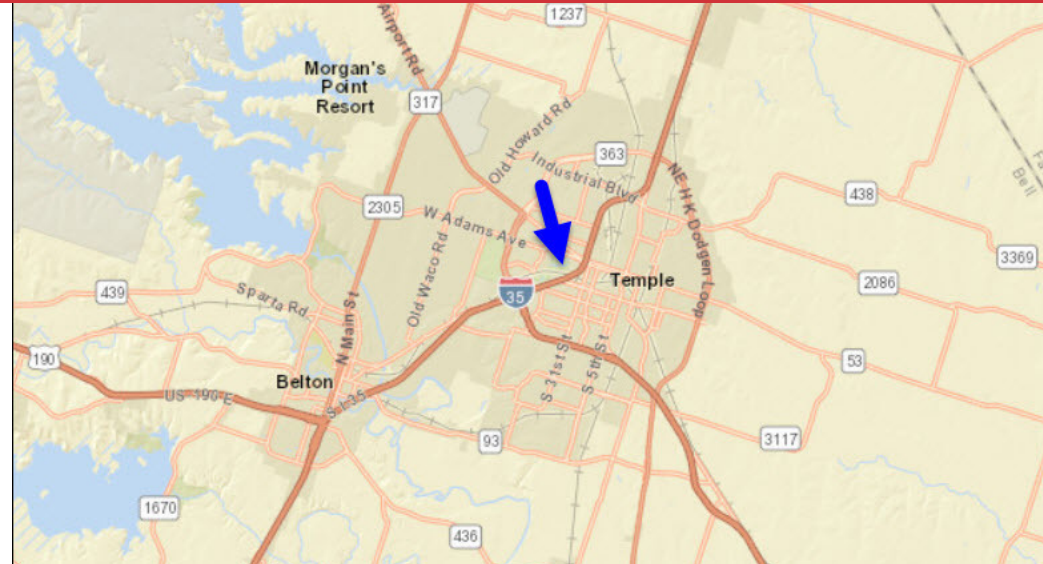
- Park Areas
- Temple Municipal Boundary
- Subdivision
- Parcels
- Streets
- EXPRESSWAY
- MAJOR ARTERIAL
- COLLECTOR
- PRIVATE
- RAMP
- Railroad Labels
- Street Labels



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- Park Labels
- Railroad Labels
- Street Labels
- ETJ Boundary
- UE
- UE-PD
- SF-1
- SF-1 - CUP
- SF-2 - PD
- SF-3
- SF-3 - PD
- SF-3 - CUP, PD
- SFA-2 - PD
- SFA-3
- SFA-3 - PD
- 2F





# Property Shots

27.852 Acres

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# Demographics

27.852 Acres | \$89,760 / AC

402 N. General Bruce Drive, Temple, Texas 76501

Population	1 Mile	5 Miles	10 Miles
Total Population	4,003	63,577	105,127
Average age	34.3	38.4	37.4
Average age (Male)	34.7	37.5	36.2
Average age (Female)	33.2	38.7	38.0

Households & Income	1 Mile	5 Miles	10 Miles
Total households	1,381	23,758	37,699
# of persons per HH	2.9	2.7	2.8
Average HH income	\$48,666	\$64,356	\$66,850
Average house value	\$96,253	\$147,758	\$156,540

\* Demographic data derived from 2020 ACS - US Census

