

General Retail

For Sale

3.59 Acres

1604 W. Calhoun Temple, TX 76504



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Temple, Texas 76504

- Located on the corner of W. Calhoun Avenue and N. 31st Street, this property has easy access and excellent visibility from I 35. Across the street from Temple Wildcat Stadium and Temple High School. Land is mostly flat with some trees. Just one block from IH-35. A great office or hotel site!
- 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.

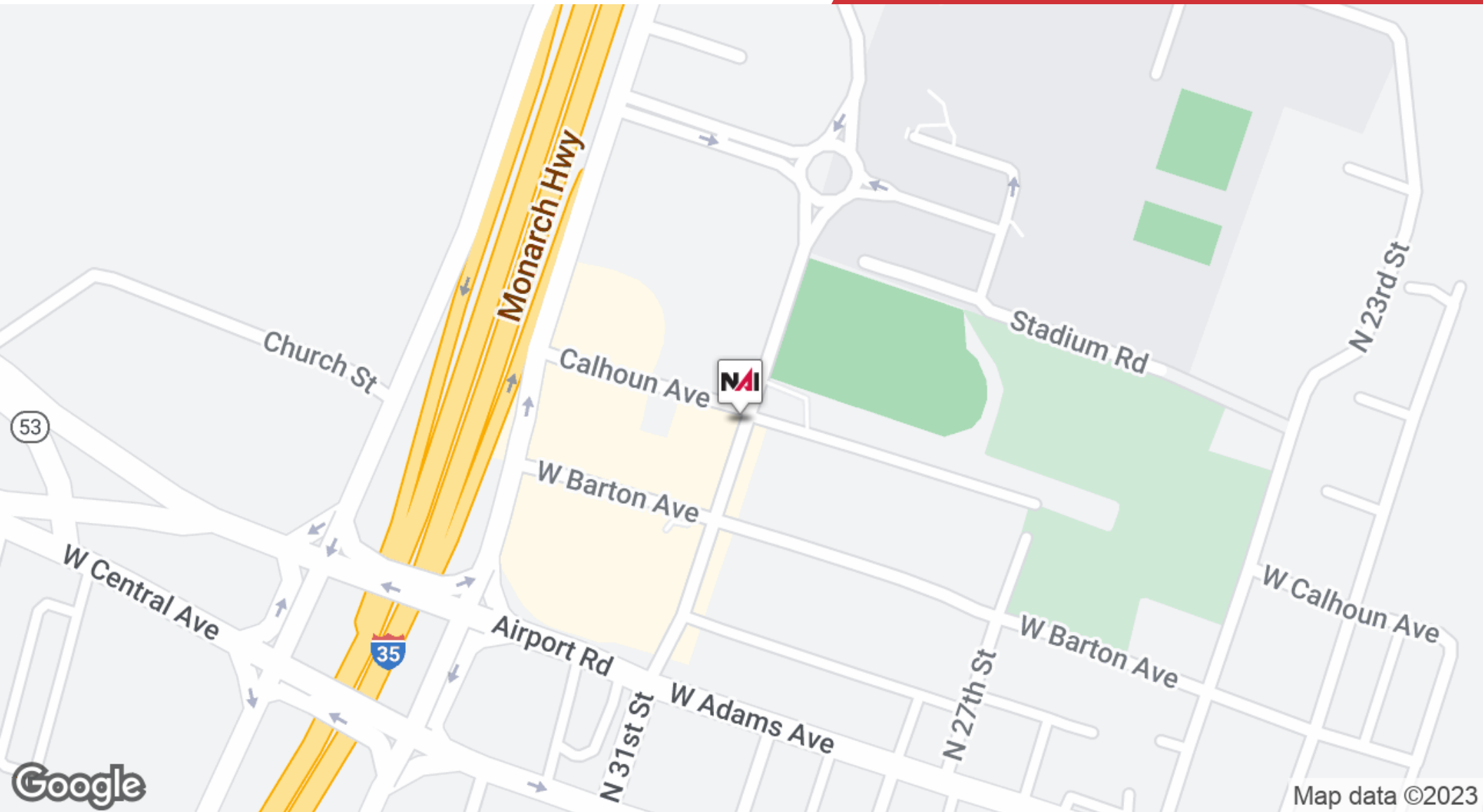
For More Information

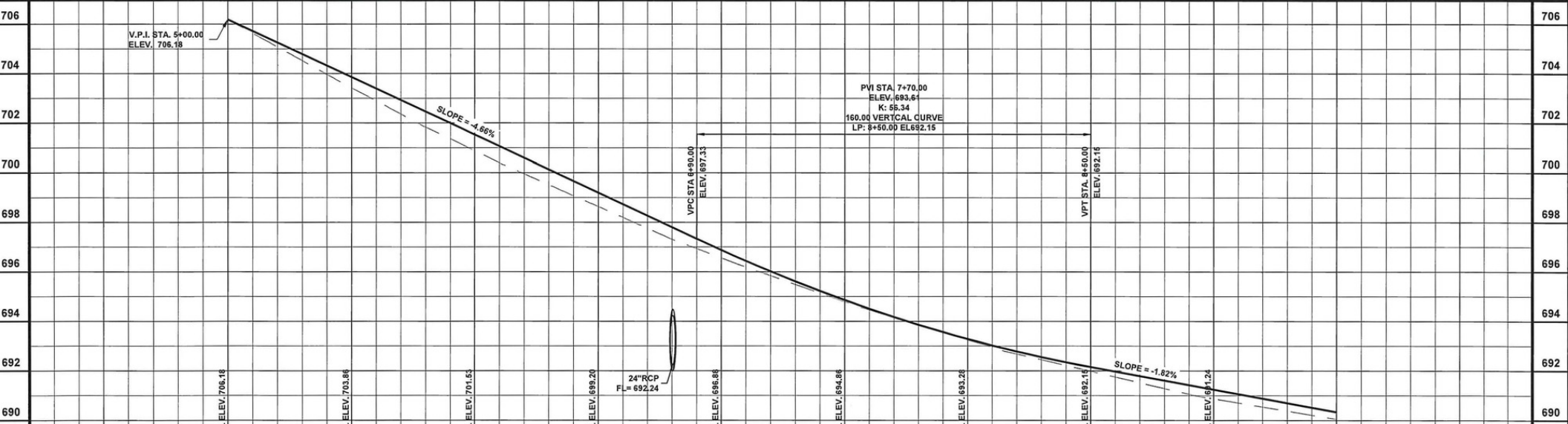
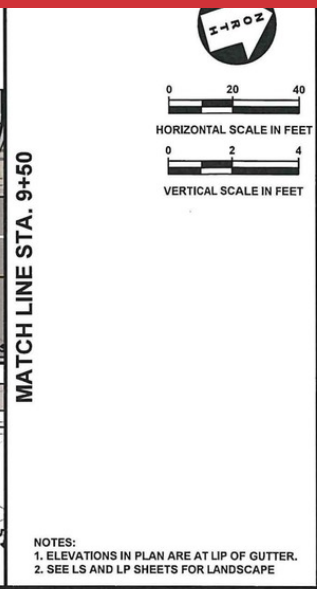
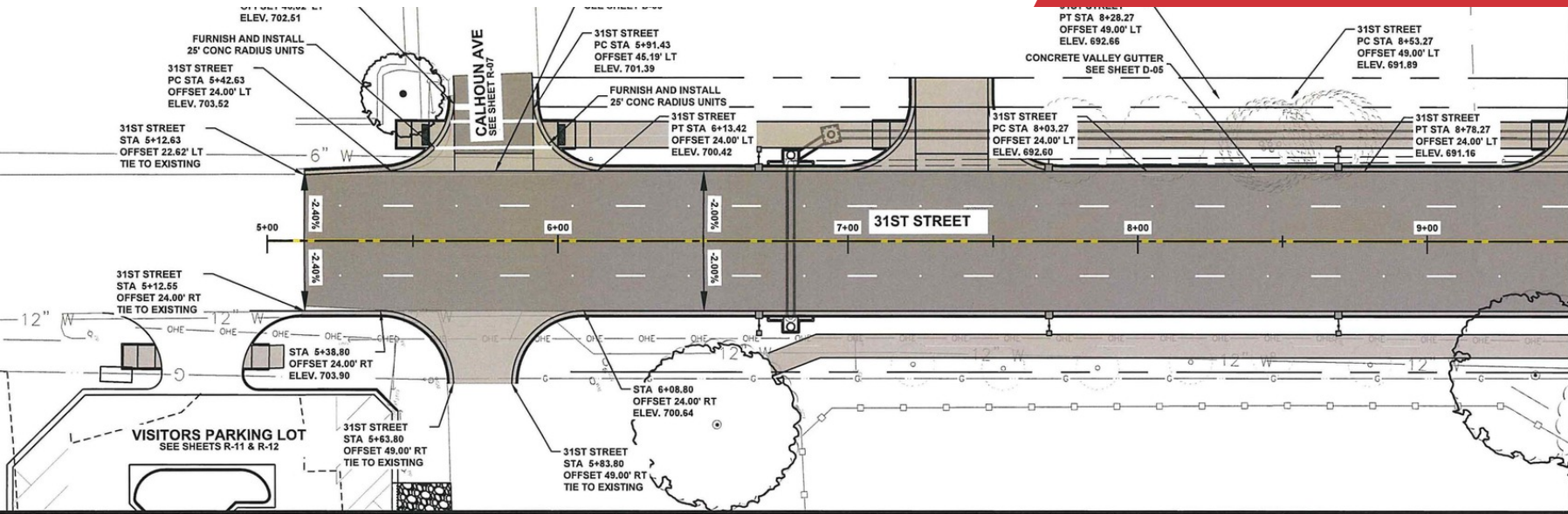
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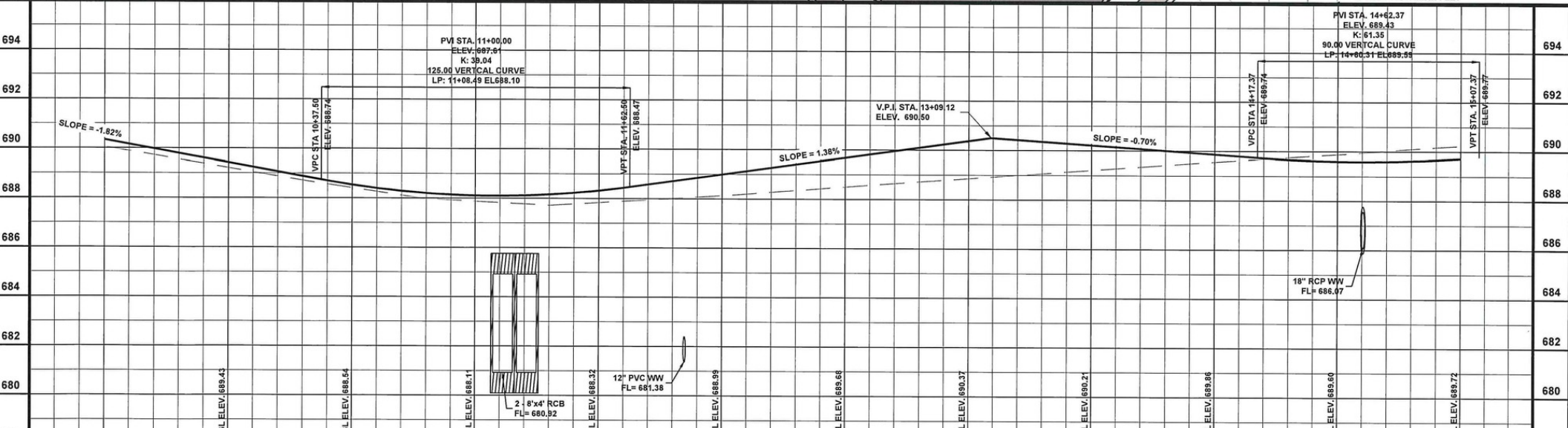
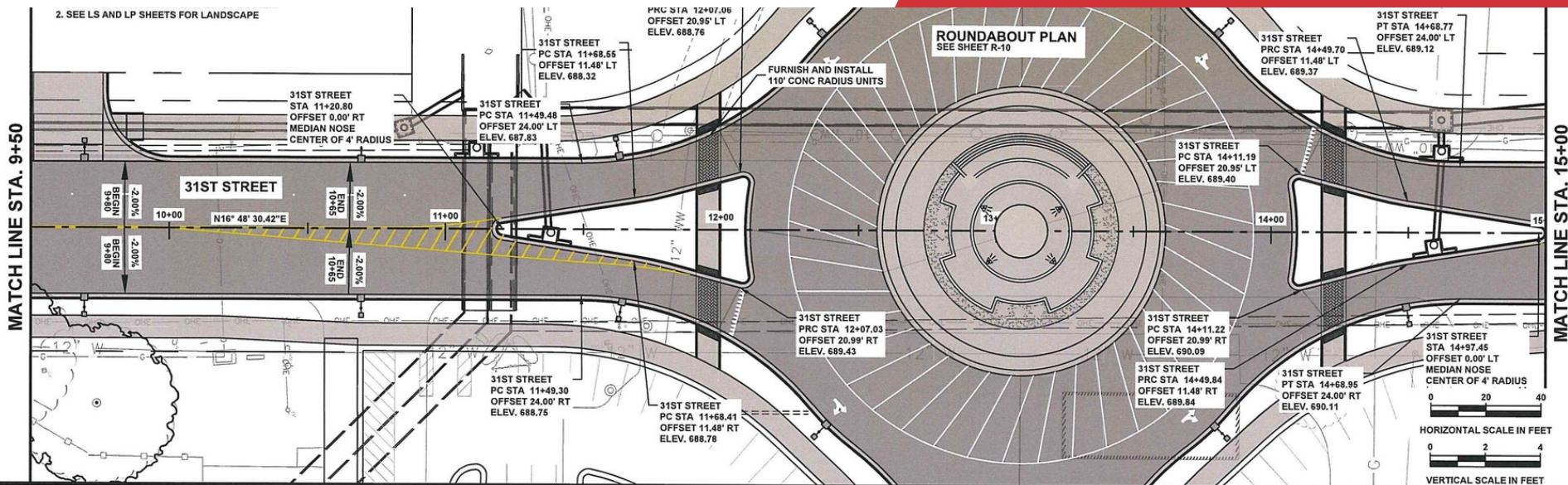
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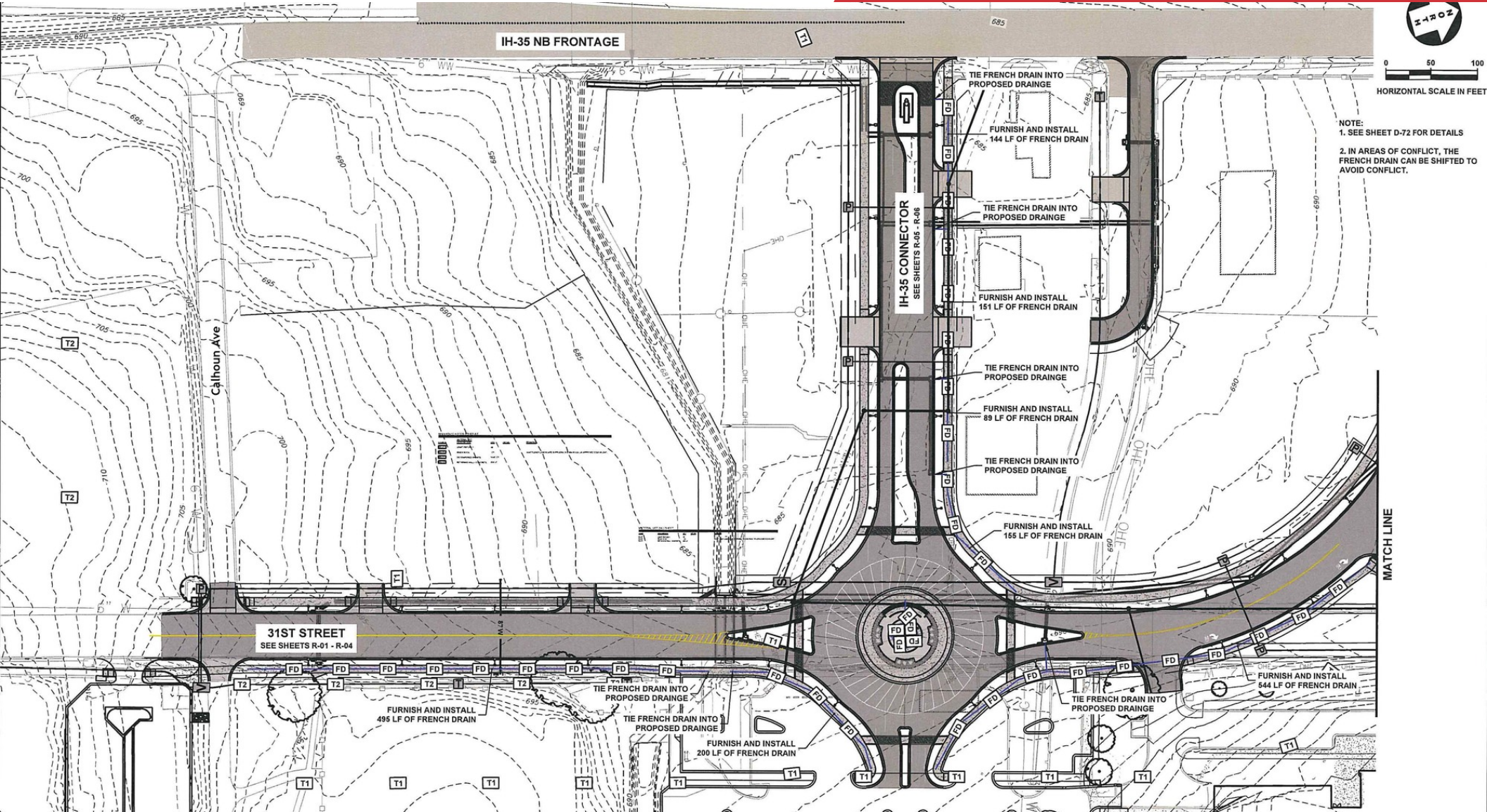
althomas@aldrich-thomas.com





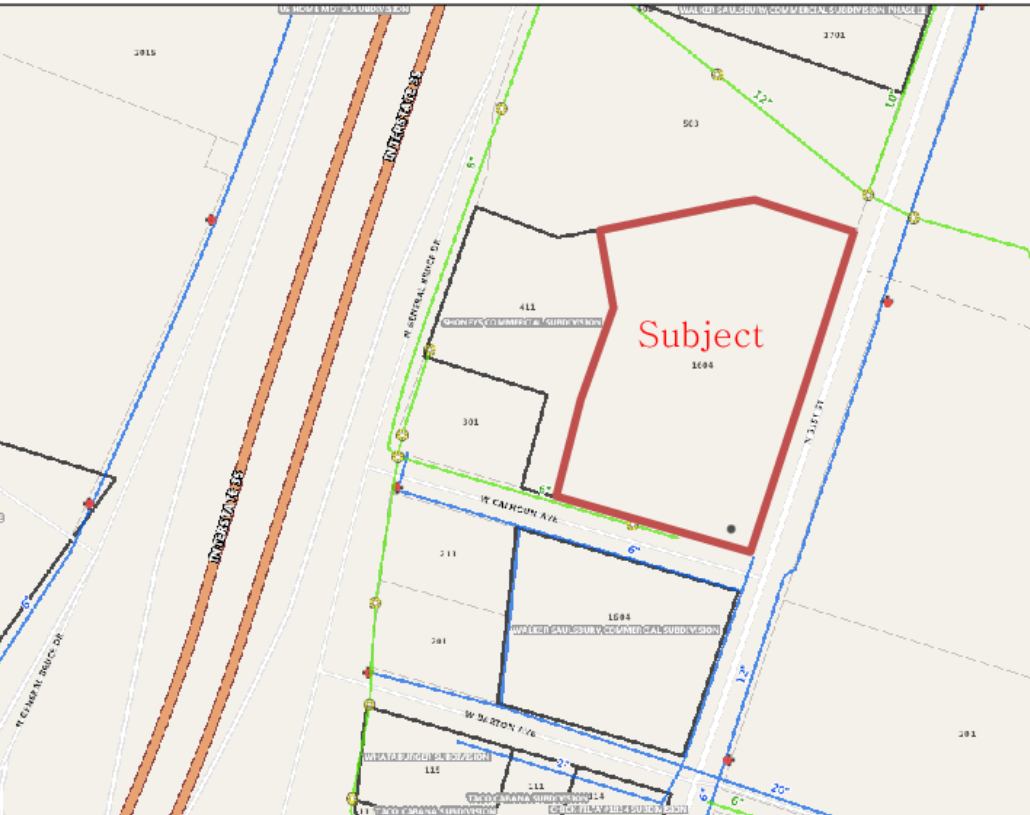




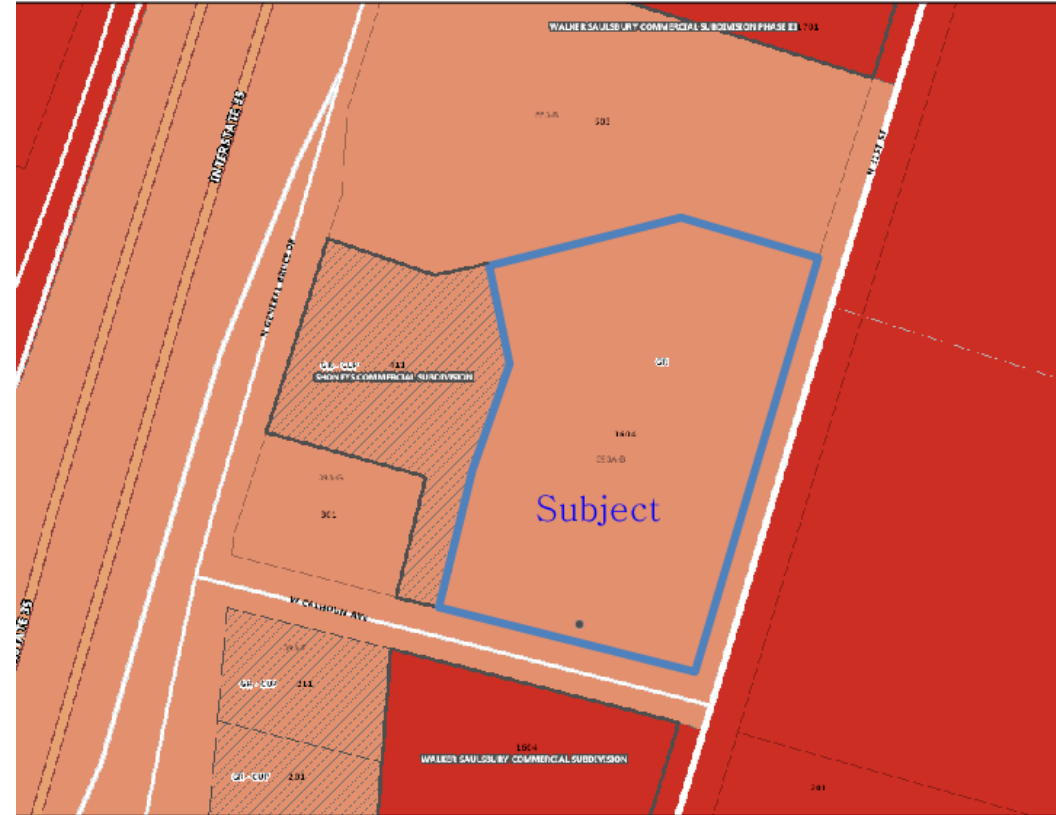


NOTE:
 1. SEE SHEET D-72 FOR DETAILS
 2. IN AREAS OF CONFLICT, THE FRENCH DRAIN CAN BE SHIFTED TO AVOID CONFLICT.

Utility Map

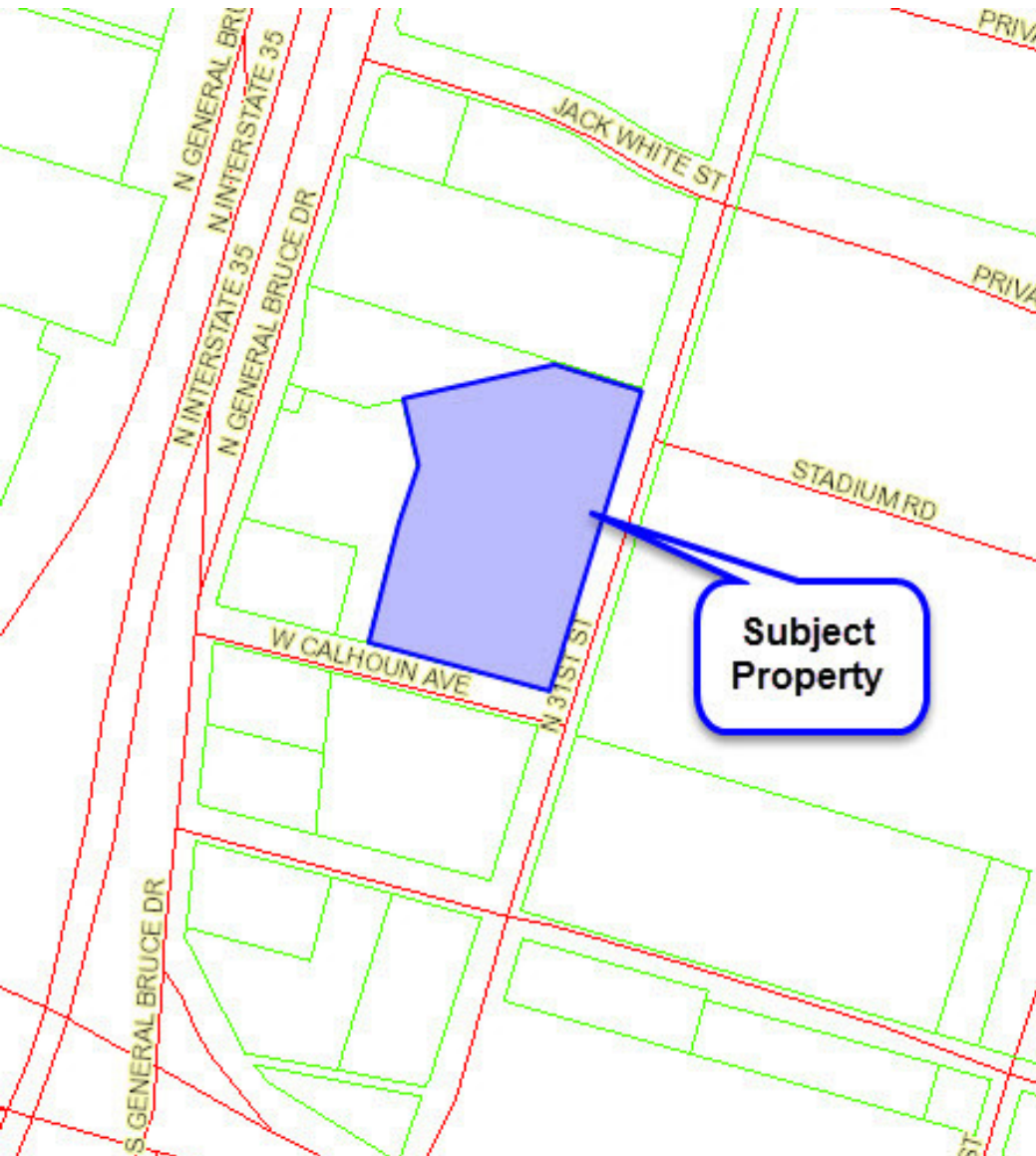


Zoning Map



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|----------------|---------------------|------------------|
| Streets | MINOR ARTERIAL Main | PRIVATE |
| EXPRESSWAY | PRIVATE | Potable Water |
| MAJOR ARTERIAL | RAMP | Reclaimed Water |
| COLLECTOR | Railroad Labels | Hydrant |
| LOCAL STREET | Street Labels | CITY |
| | | Gravity Main |
| | | Pressurized Main |
| | | Manhole |

- | | | | | | | | | | |
|------------|------------|-----------|-----------|--------------|--------------|----------|------------|------------|------------|
| PD | 2F - CUP | MF-2 - PD | O-2 - PD | GR - PD | C - PD | HI - PD | MU | SD-V | T5-E |
| 2F - PD | MF-1 | MF-3 - PD | O-1 | GR - CUP, PD | C - CUP, PD | AG | MU - CUP | T4 | T5-E - CUP |
| MF-1 - CUP | MF-1 - PD | O-1 - CUP | O-1 - PD | CA | LI | AG - CUP | SD-C | T4 - PD | T5-E - PD |
| MF-1 - PD | MF-2 | O-1 - PD | O-2 | CA - CUP | LI - CUP | AG - PD | SD-C - CUP | T4 - CUP | T5-C |
| MF-2 | MF-2 - CUP | O-2 - PD | O-2 - CUP | CA - PD | LI - PD | MH | SD-H | T5-C | T5-C - CUP |
| | | O-2 - CUP | O-2 - CUP | GR | LI - CUP, PD | MH - CUP | SD-H - CUP | T5-C - CUP | T5-C - PD |
| | | GR - CUP | GR - CUP | C | H | MH - PD | SD-T | | |
| | | | | C - CUP | | | | | |
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	1 Mile	3 Miles	5 Miles
Population			
Total Population	4,729	36,452	63,644
Average age	35.3	37.8	38.5
Average age (Male)	34.9	37.0	37.7
Average age (Female)	34.4	37.6	38.7
Households & Income			
Total households	1,713	13,636	23,801
# of persons per HH	2.8	2.7	2.7
Average HH income	\$48,680	\$54,422	\$64,064
Average house value	\$81,294	\$139,881	\$146,822

* Demographic data derived from 2020 ACS - US Census

