



For Sale

Retail Space

Warehouse

893 E Fm 93

Temple, Texas 76502

Property Description

Discover the incredible potential of this outstanding multi-purpose building located at 893 E Fm 93, Temple, Texas 76502. Sitting on a spacious 1.68-acre lot, this property offers a total building size of 7,000 square feet. Step inside to find an impressive retail showroom, a fully equipped kitchen, ADA bathrooms, and an air-conditioned warehouse with an overhead door. The large parking area in the front ensures convenience for customers and clients. With its flexible layout and prime location, this property is perfect for various businesses. Whether you're planning to establish an event center, a builder's design center, a wholesale distribution center, or any service-oriented business, this space can easily be customized to suit your needs. Located in a thriving area, the property benefits from a growing population in its vicinity. Within a 1 to 10-mile radius, there are approximately 112,265 people, offering a wide customer base for any business

OFFERING SUMMARY

Sale Price	Ask Broker
Lot Size	1.68 Acres
Building Size	7,000 SF

For more information

Lloyd Thomas

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For Sale

Retail Space/Warehouse

Exterior



For Sale

Retail Space/Warehouse

Interior



For Sale

Retail Space/Warehouse

Warehouse



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Retail Space/Warehouse

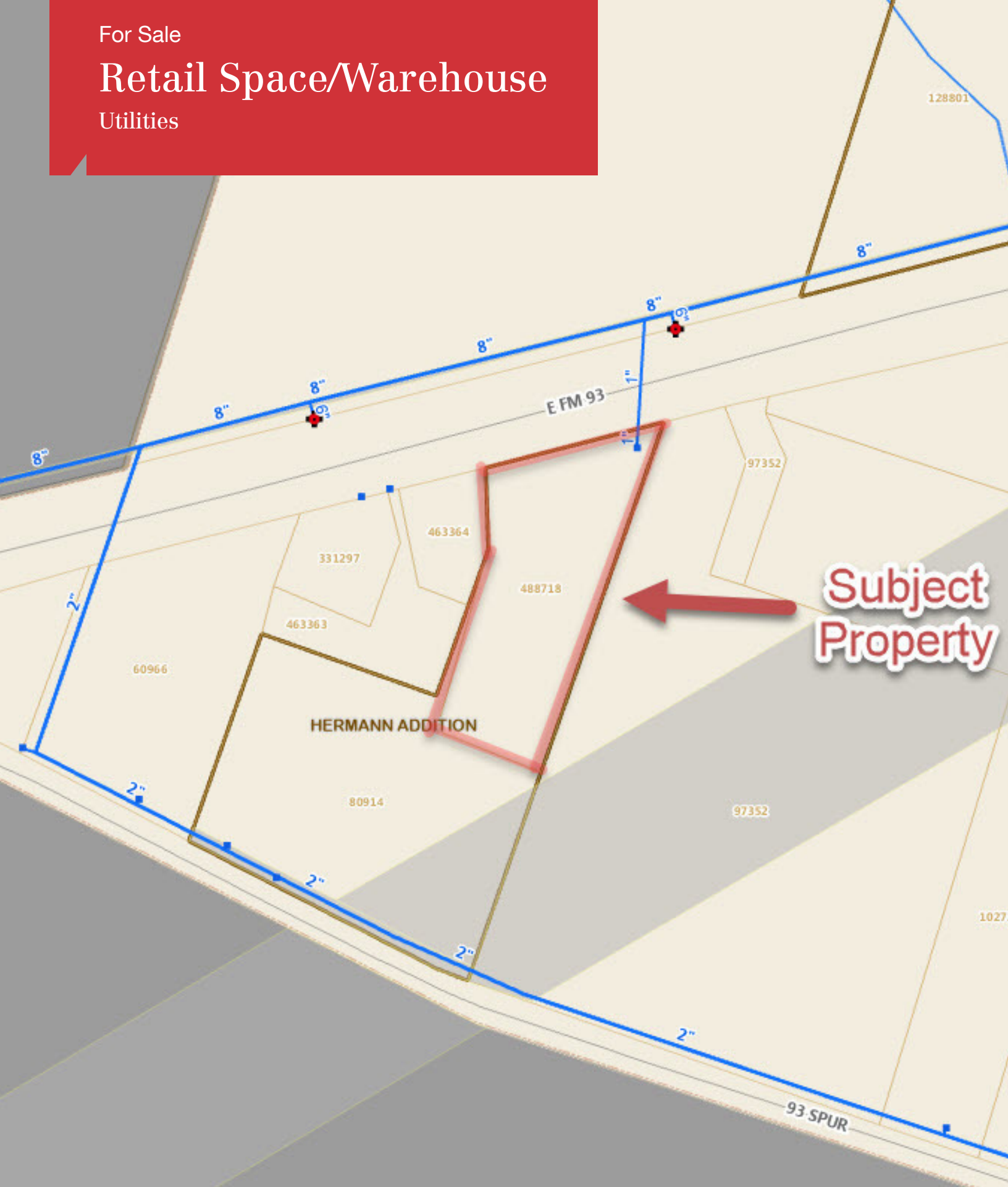
Zoning Map/ETJ



For Sale

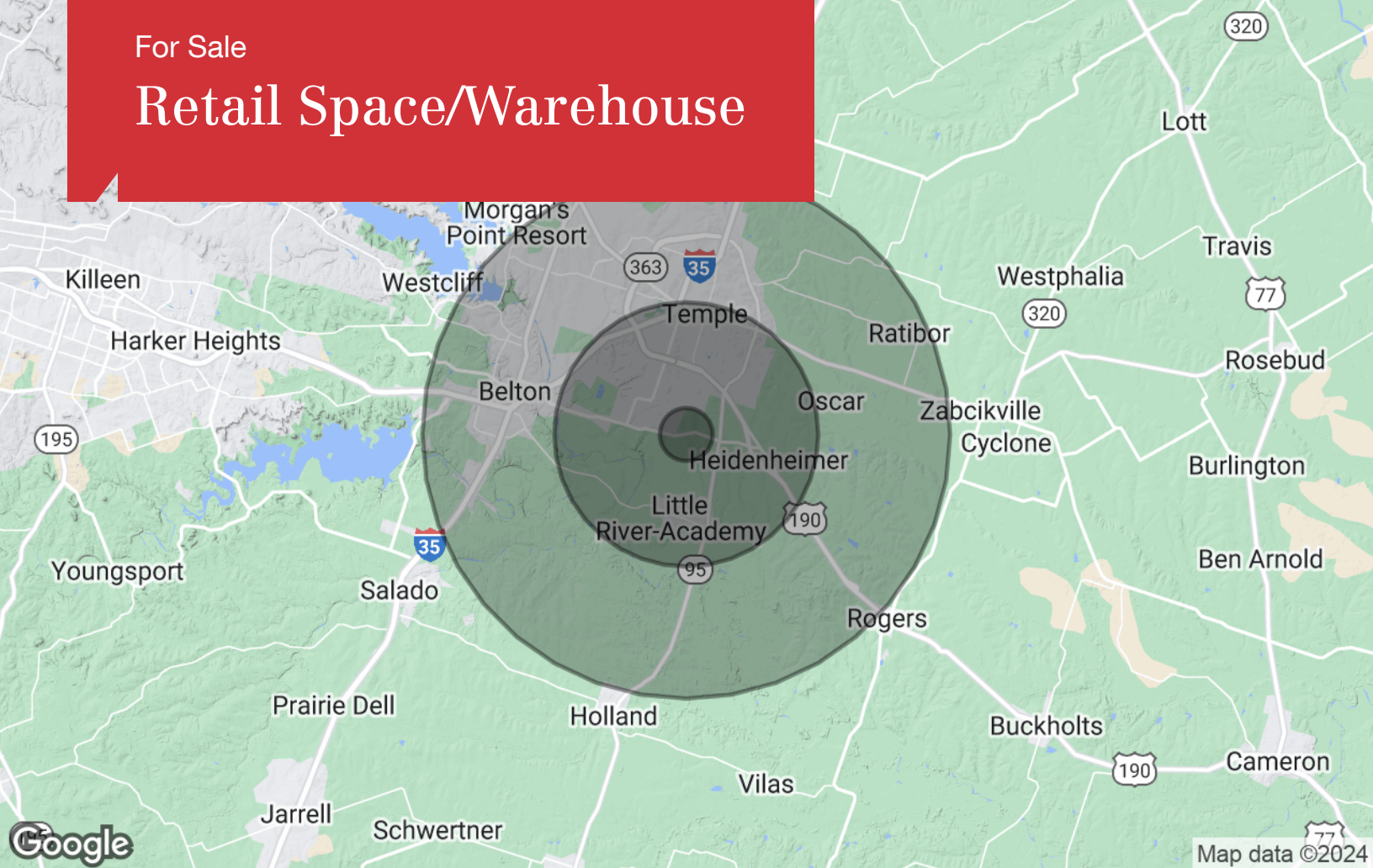
Retail Space/Warehouse

Utilities



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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,600	47,101	112,265
MEDIAN AGE	28.1	37.2	35.0
MEDIAN AGE (MALE)	21.1	35.2	33.5
MEDIAN AGE (FEMALE)	31.4	37.1	34.9

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	596	20,172	44,508
# OF PERSONS PER HH	2.7	2.3	2.5
AVERAGE HH INCOME	\$72,015	\$60,077	\$67,507
AVERAGE HOUSE VALUE	\$178,002	\$119,099	\$147,921

Race

	1 Mile	5 Miles	10 Miles
% WHITE	78.8%	79.1%	80.8%
% BLACK	16.0%	15.9%	13.6%
% ASIAN	3.5%	1.3%	1.6%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.2%	0.3%
% OTHER	1.7%	3.5%	3.6%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	23.1%	27.6%	28.3%

* Demographic data derived from 2020 ACS - US Census