

## 3300 Pegasus Dr

Temple, Texas 76501

### Property Overview

.This prime development land is located on the Westside of I-35 and just south of Loop 363 in Temple, Tx. The location is ideal for Industrial projects, 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.

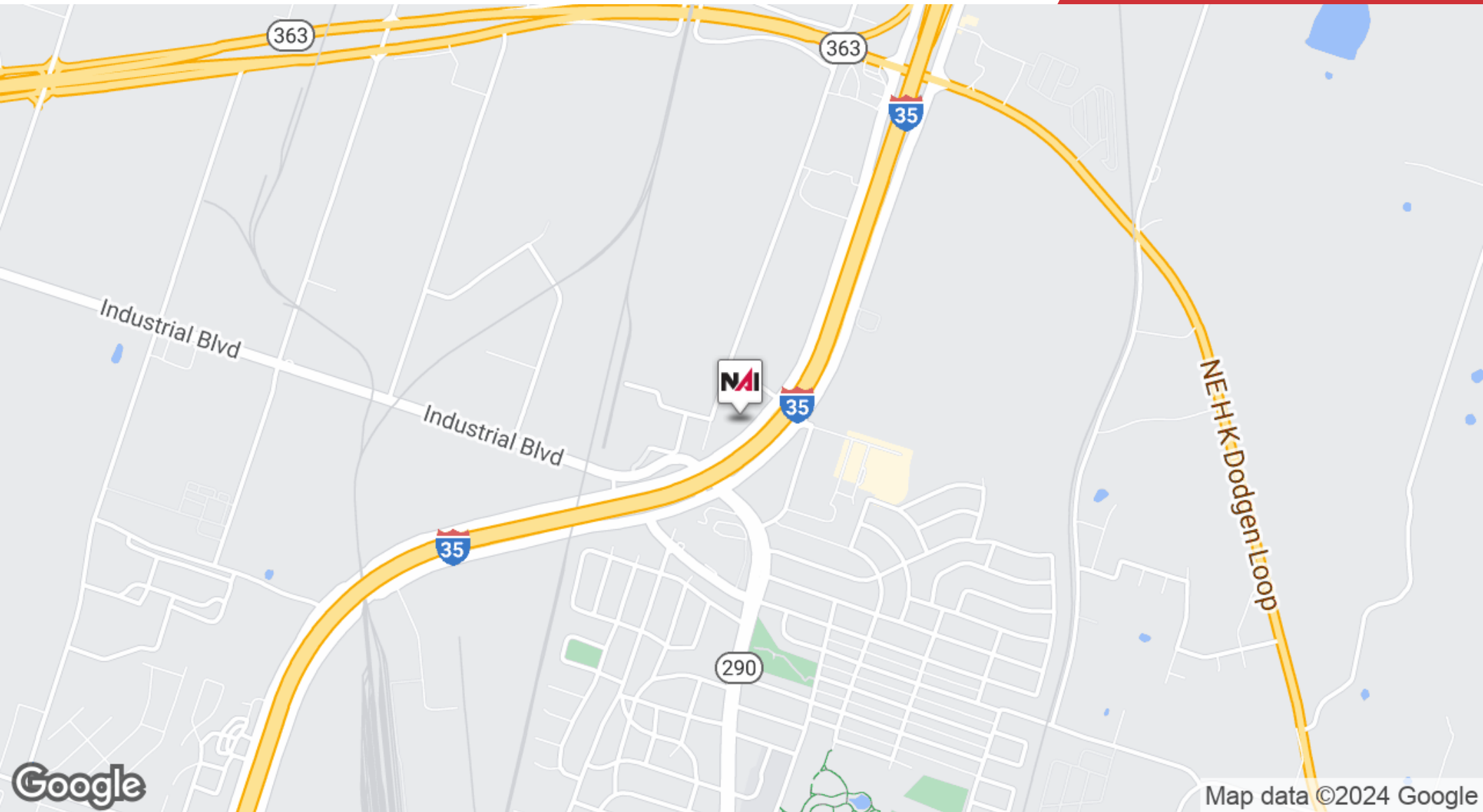
### For More Information

**Lloyd Thomas**

O: 254 773 4901

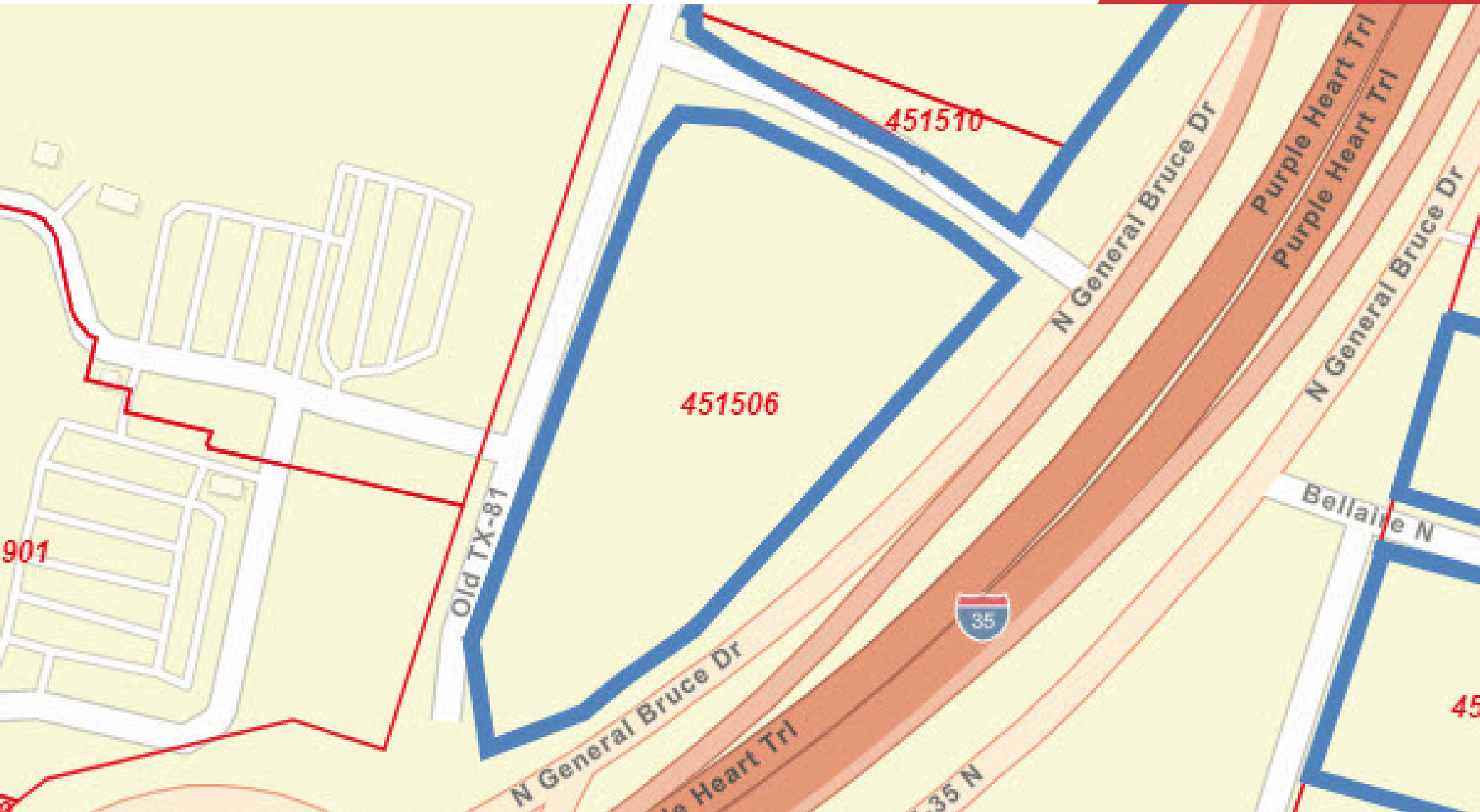
althomas@aldrich-thomas.com













Population	1 Mile	5 Miles	10 Miles
Total Population	648	34,746	105,257
Average Age	45.3	37.0	36.6
Average Age (Male)	34.9	33.9	34.7
Average Age (Female)	49.5	37.9	36.6

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	255	14,517	42,945
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$55,825	\$49,550	\$67,127
Average House Value	\$117,429	\$114,019	\$143,233

\* Demographic data derived from 2020 ACS - US Census

