

19802 SE H. K. Dodgen Loop  
Temple, Texas 76501

**Property Highlights**

- 90.868 acres
- Light Industrial Zoning
- Loop 363 frontage
- Interstate 35 connection
- US 190 connection
- 2500 LF Loop 363 frontage
- 1355 LF depth

For More Information

**Lloyd Thomas**

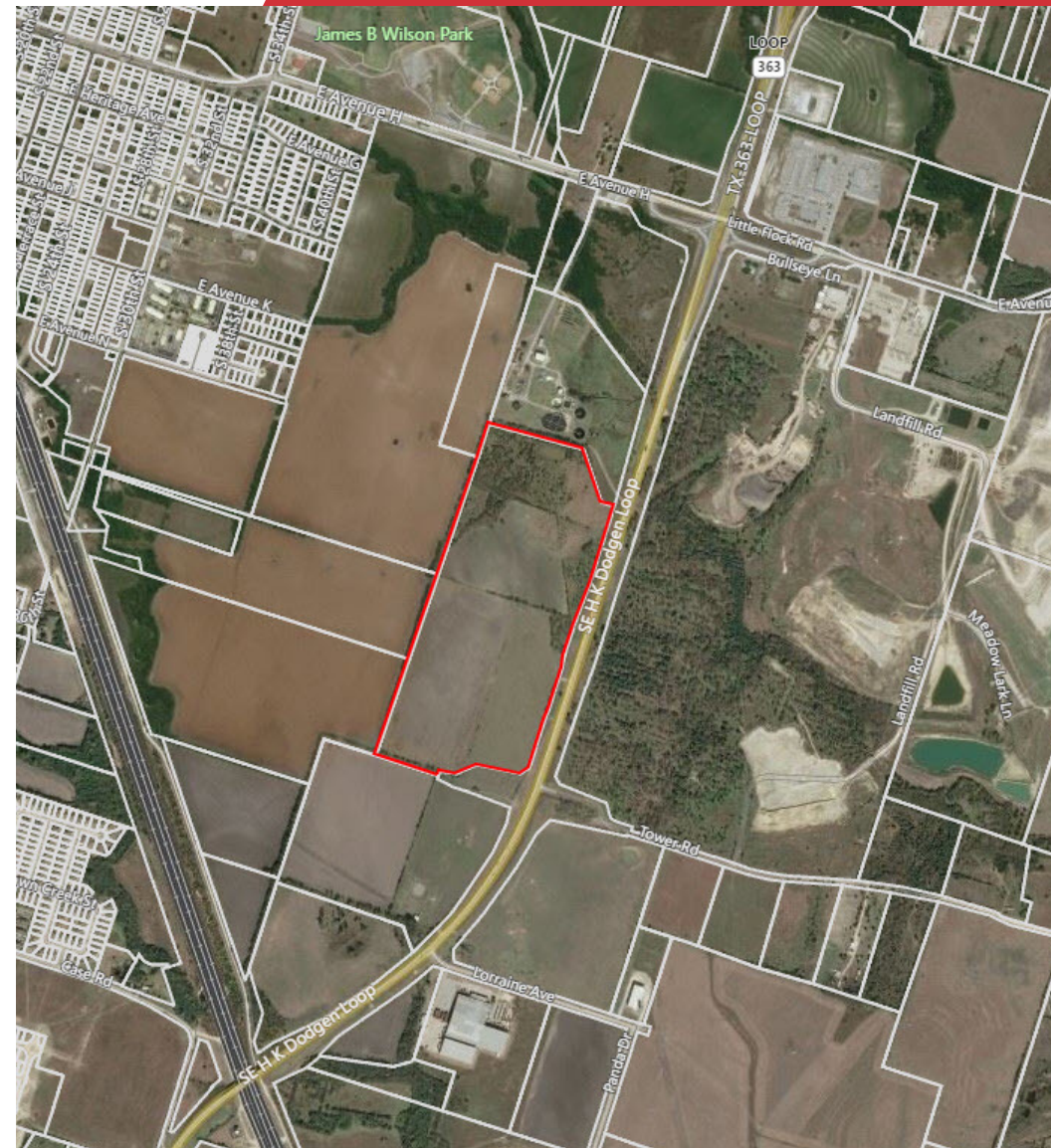
O: 254 773 4901

althomas@aldrich-thomas.com

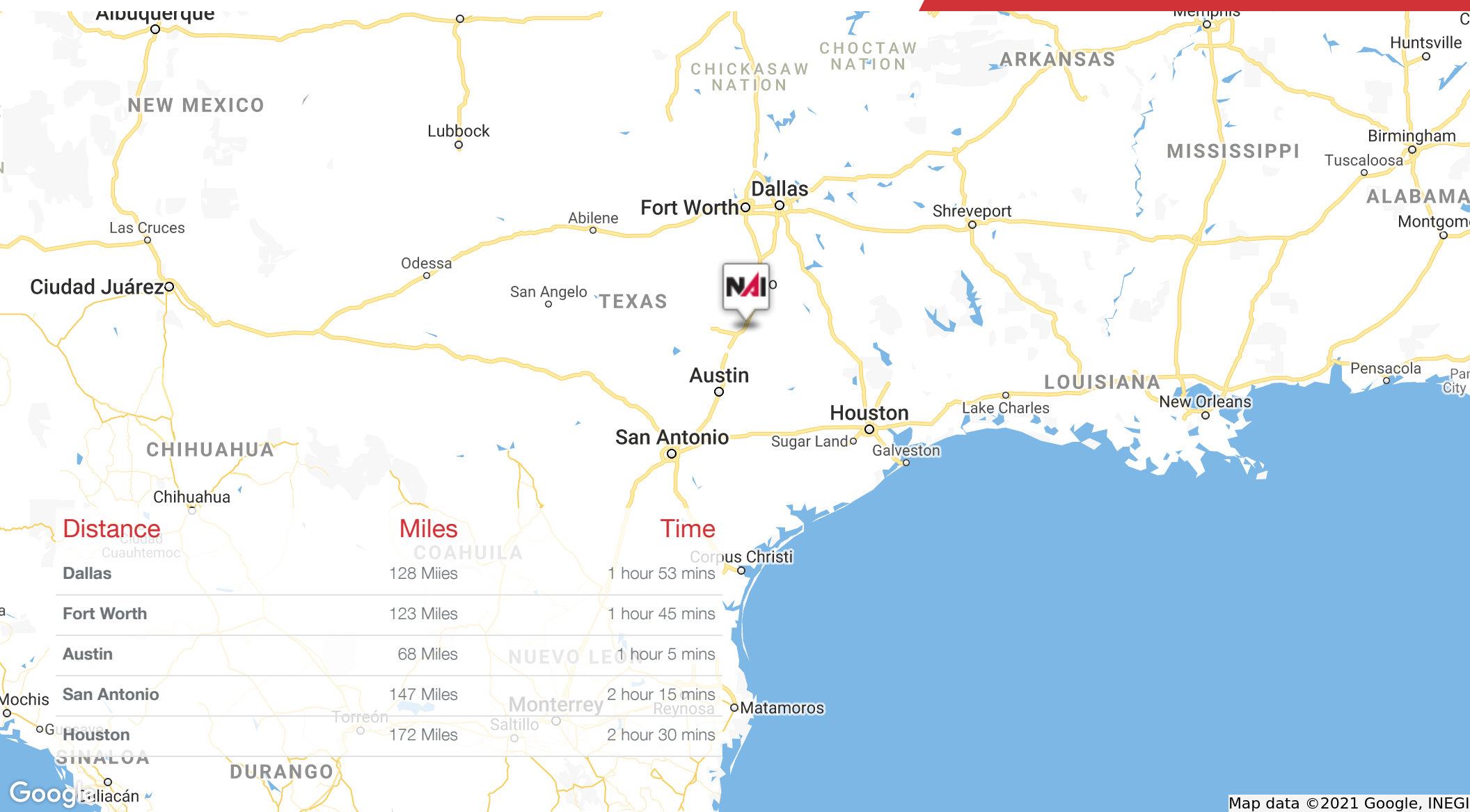
For Sale

90.868 Acres | \$12,000 / AC

Light Industrial Land



For Sale  
 90.868 Acres | \$12,000 / AC  
 Land Space



Map data ©2021 Google, INEGI

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.

For Sale

90.868 Acres | \$12,000 / AC  
Land Space

**Sale Price**

\$12,000 / Acre

**Location Information**

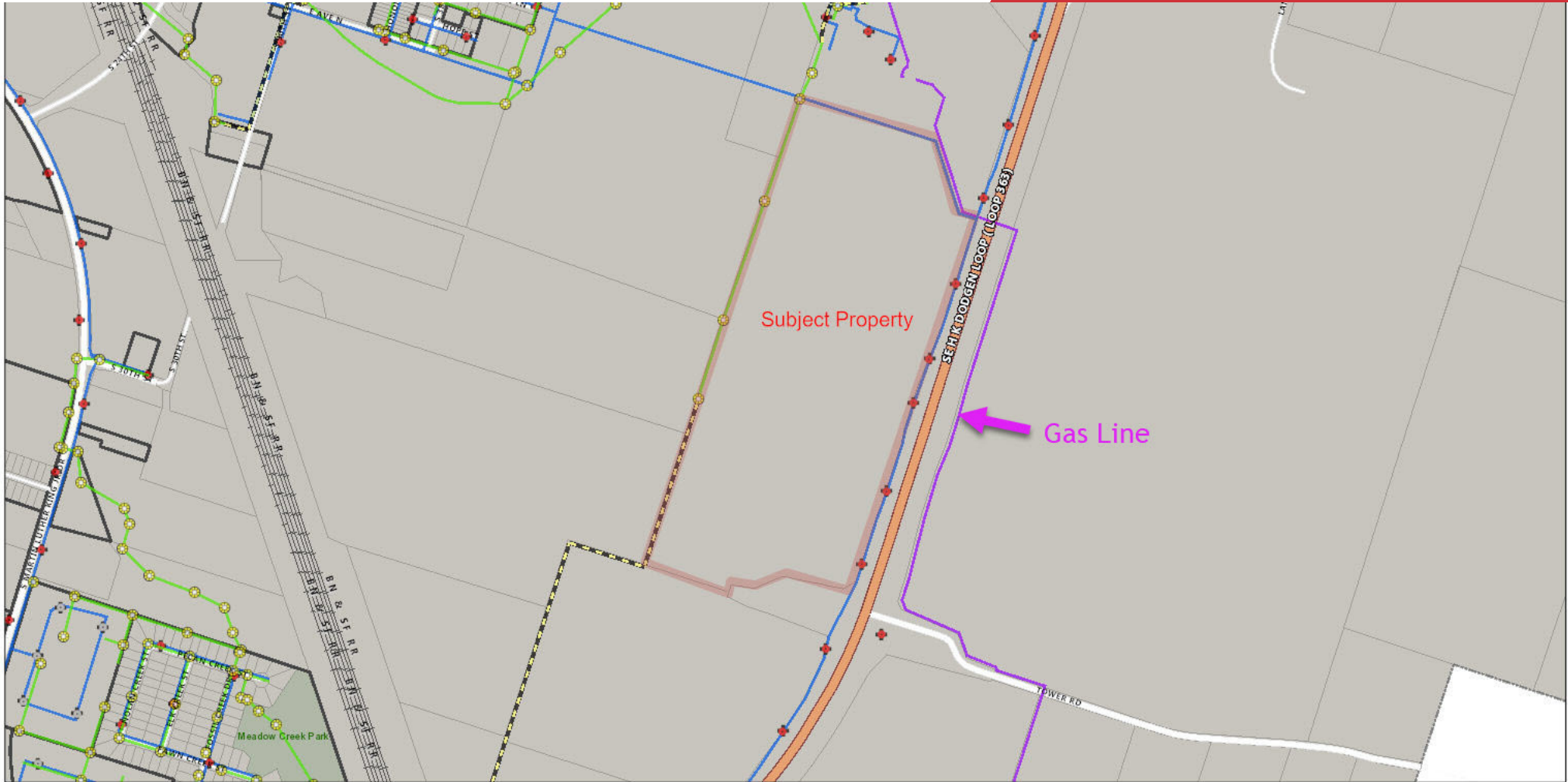
<b>Building Name</b>	Doshier
<b>Street Address</b>	19802 SE H. K. Dodgen Loop
<b>City, State, Zip</b>	Temple, TX 76501
<b>County</b>	Bell
<b>Market</b>	Temple

**Property Information**

<b>Property Type</b>	Land
<b>Property Subtype</b>	Industrial
<b>Zoning</b>	Light Industrial
<b>Lot Size</b>	90.868 Acres
<b>APN #</b>	30028
<b>Lot Frontage</b>	2,500 ft
<b>Lot Depth</b>	1,355 ft

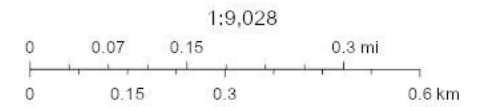
**Utilities**

<b>Water</b>	12-inch
<b>Sewer</b>	18-inch
<b>Gas</b>	16-inch



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- Park Areas
- Temple Municipal Boundary
- Streets
- EXPRESSWAY
- MINOR ARTERIAL Main
- PRIVATE
- Potable Water
- GravityMain
- PRIVATE



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Subject Aerial Map

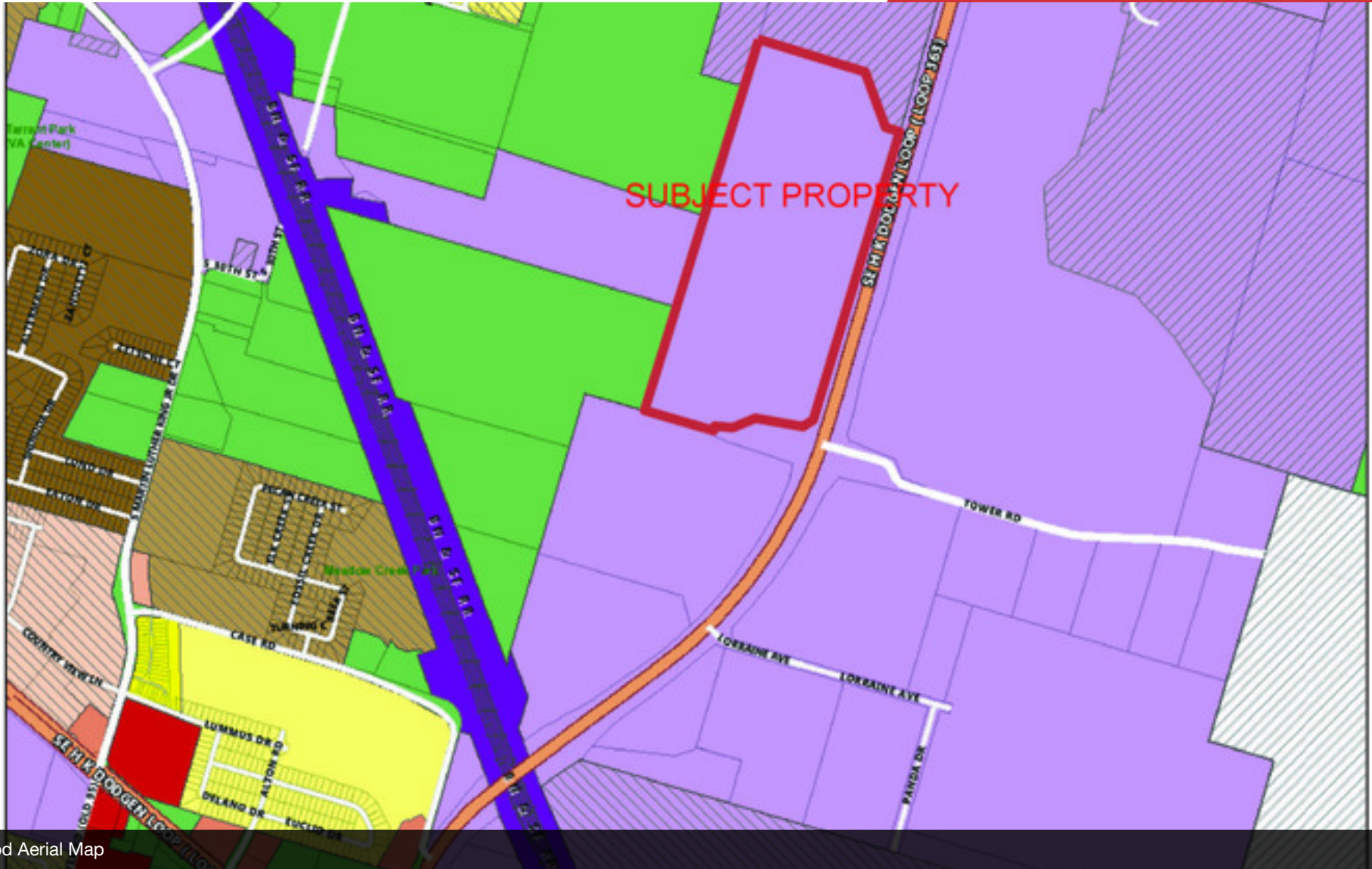
## Property Description

This 90.868-acre site is located at 19802 SE H. K. Dodgen Loop (Loop 363) in Temple, Bell County, Texas. The southeast segment of Loop 363 around downtown Temple and connects Interstate 35 with US 190 and Texas 95 highways, providing easy access to Bryan-College Station and Houston.[Text has not been filled out in the property edit form...]

## Location Description

Being situated in the northwest corner of the Loop and Tower Road, the Light Industrial site is in close proximity to Panda Temple Power I and II, two natural gas-fired electrical generating plants, which together generate 1,516-megawatts and can supply the power needs of up to 1,500,000 homes. Also, located close by is Moore Company, a manufacturer and distributor of industrial and education furniture, visual communication, technology and AV products. Both Panda and Moore are located in Temple's Synergy Industrial Park. Within the neighborhood is the Wilson Park complex, consisting of a multi-function recreation center, the Clark Swimming Pool, and multiple soccer and softball fields.

In addition, the area is experiencing tremendous residential growth, with multiple single-family residential neighborhoods under construction, as well as anticipated multi-family complexes and new Temple Independent School District schools. The City of Temple has developed a conceptual masterplan for the Crestview Neighborhood, which adjoins the west side of the subject 90.868 acres. The intent of the Crestview Neighborhood District boundaries are created by the Union Pacific Railroad and Avenue H. The City is developing long-range plans for the Neighborhood District, which will include use of (1) City Capital Improvement Projects, (2) Private Investment & Economic Development Opportunities, and (3) Community Development Block Grant Projects, placing a strong emphasis on improving the quality of life in the Crestview Neighborhood District, while increasing access to affordable housing.



Neighborhood Aerial Map



