

7188 North General Bruce Drive, Temple, Texas

+/- 5.13 Acres | Interstate Land For Sale

Erik W. Ray, CCIM

Principal | Broker

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For Sale: +/- 5.13 acres Interstate Land For Sale

7188 North General Bruce Drive, Temple, Texas

- Located on the west side of IH-35 appx. ½ mile north of the new city of Temple Outer Loop
- Access to Interstate 35 Service Road and Pegasus Drive
- \$1,650,000 (\$7.38 Per Square Foot)

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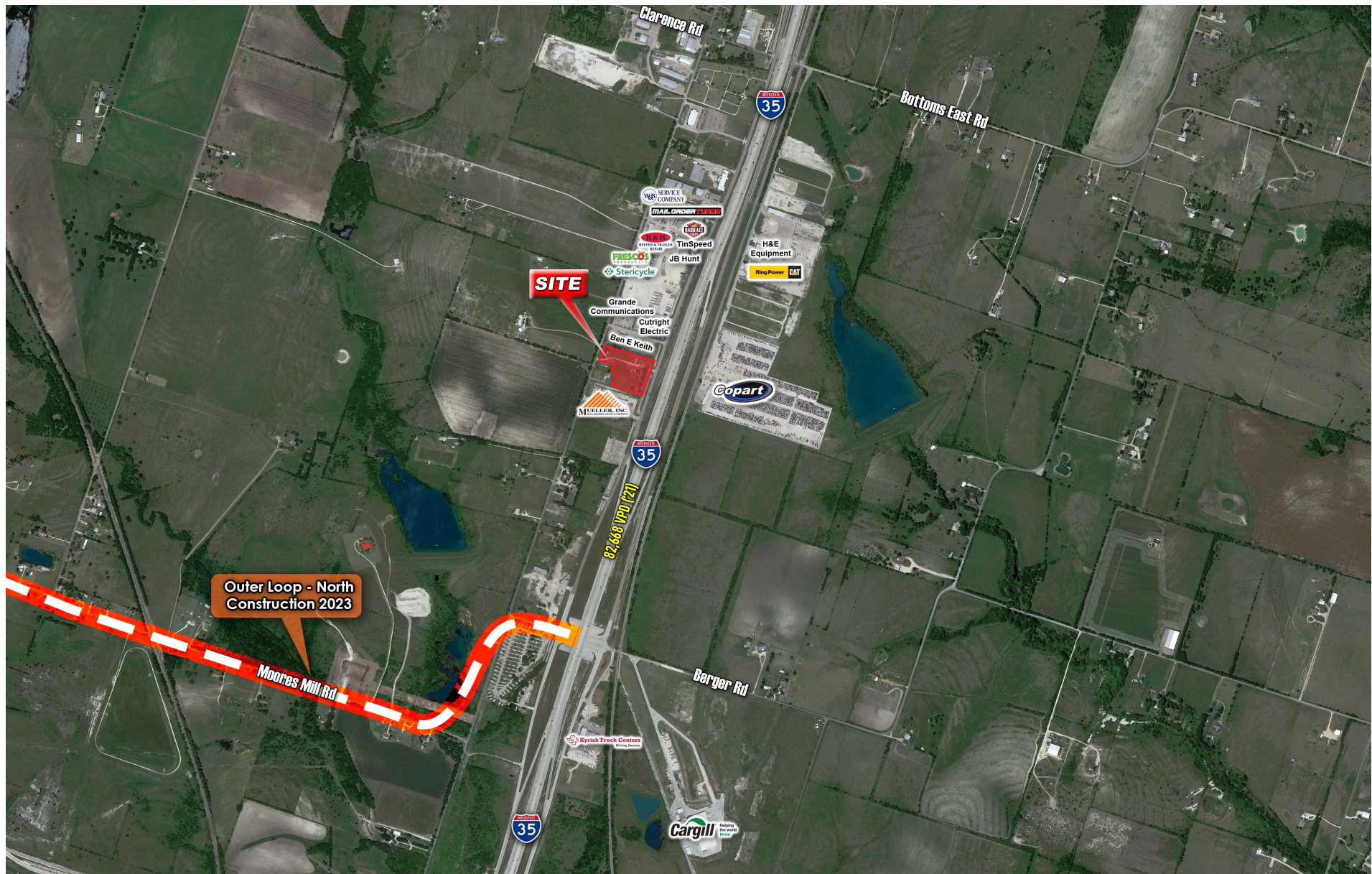
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Zoom Aerial



7188 North General Bruce Drive, Temple, Texas – Overview

Size:	▪ +/- 5.13 acres
Access:	▪ Easy off and on to Interstate 35 ▪ Driveway onto Interstate 35 Service Road ▪ Driveway onto Pegasus Drive (Old Highway 81)
Zoning:	▪ AG – Agricultural
Land Use:	▪ Regional / Commercial Highway / Light Industrial
Traffic Counts:	▪ 82,668 vehicles per day (20.9% - 24 hour truck percentage TxDOT 2021 – 17,194 trucks per day)
Utilities:	▪ Water – City of Temple ▪ Sewer – Septic ▪ Electric – Oncor
Price:	▪ \$1,650,000.00 (\$7.38 per square foot)

2021 Demographic Snapshot	1 Mile	3 Mile	5 Mile
Total Population	265	4,757	20,597
Daytime Population	387	13,519	35,227
Median HH Income	\$54,290	\$83,916	\$71,275

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