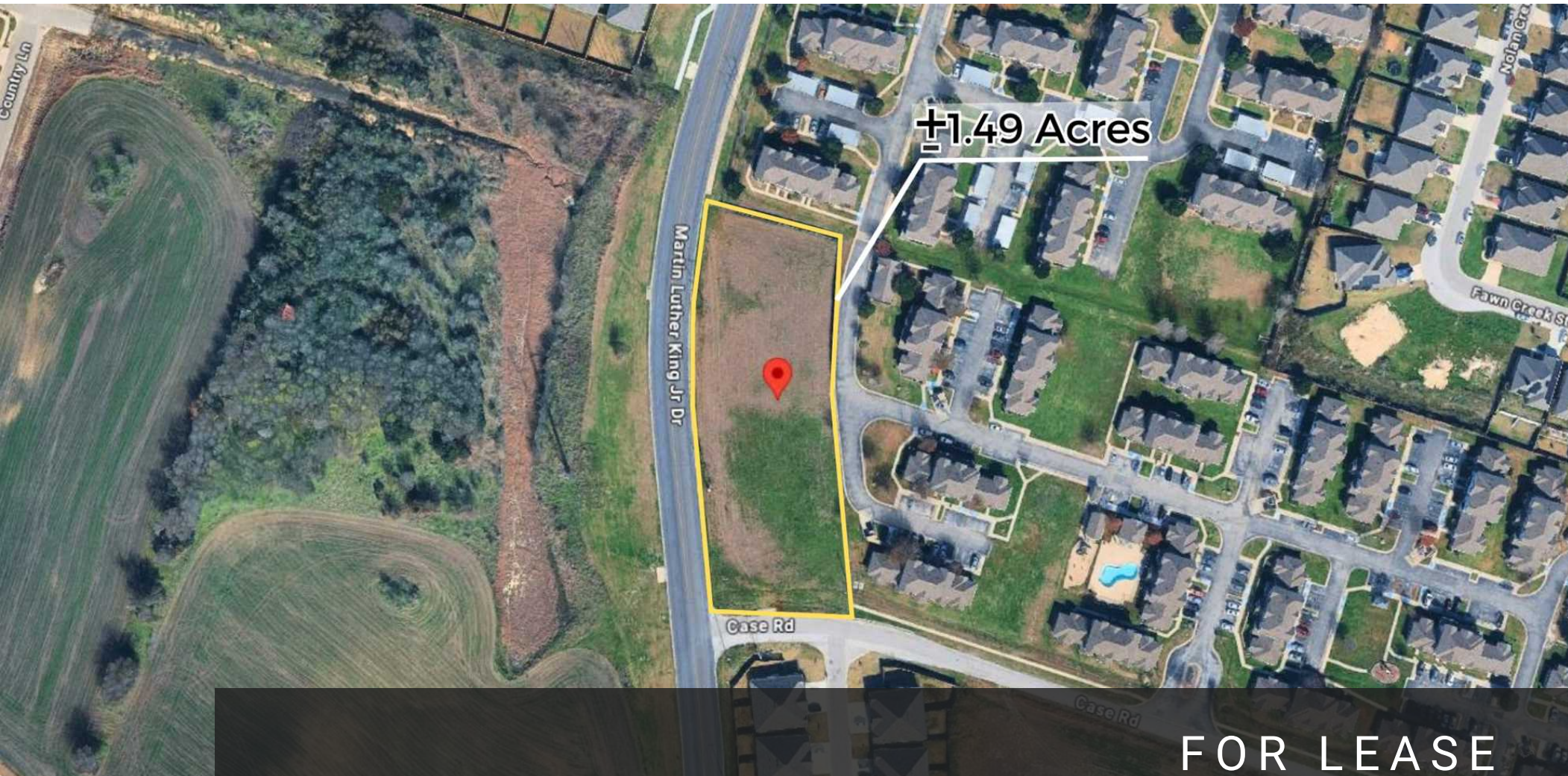


FOR LEASE

NEW CONSTRUCTION RETAIL WITH HIGH-TRAFFIC GAS STATION ANCHOR

2945 MARTIN LUTHER KING JR DRIVE, TEMPLE, TX 76504



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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2945 MARTIN LUTHER KING JUNIOR DRIVE



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PROPERTY SUMMARY

2945 MARTIN LUTHER KING JR DRIVE



Property Summary

Lot Size:	1.49 Acres
Leasable Square Footage:	3,000 SF

Property Overview

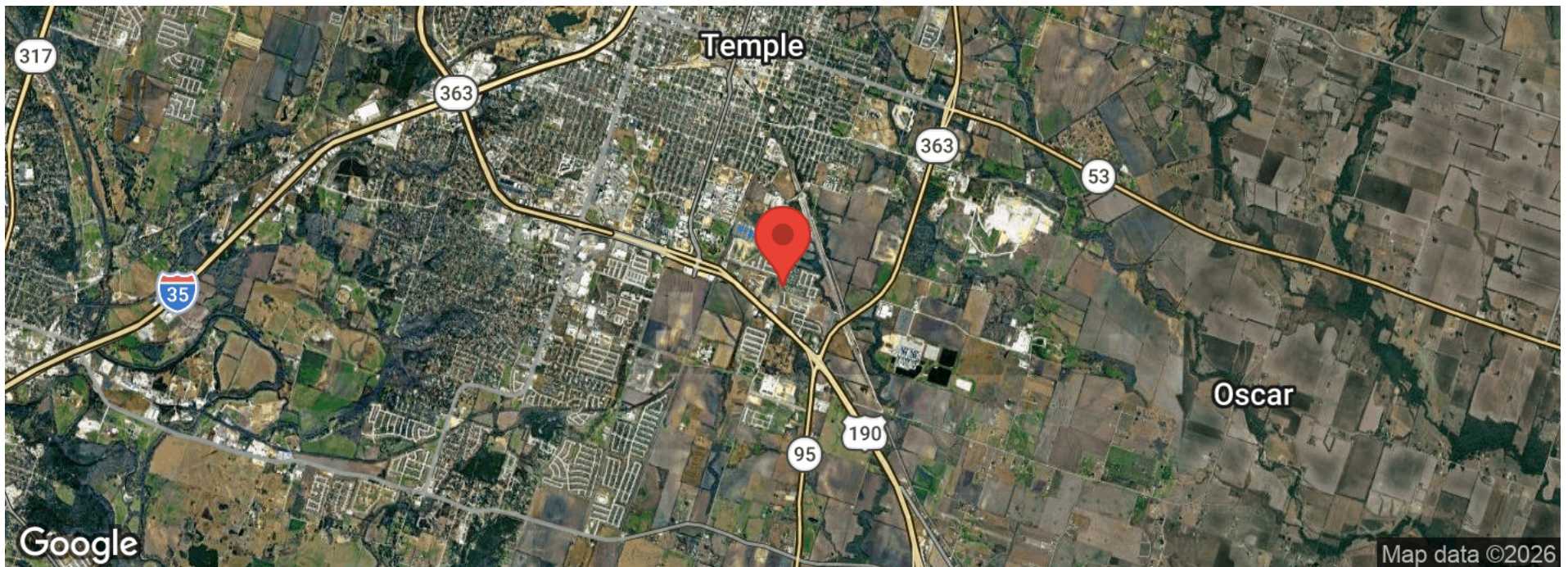
This new construction retail opportunity offers $\pm 3,000$ SF of inline space adjacent to a high-traffic gas station currently under construction in Temple, Texas. Positioned to benefit from the fuel anchor, the site is designed to capture consistent daily traffic from commuters and nearby residential communities. The layout supports a variety of retail, service, and food users seeking strong visibility and easy access. With modern construction, shared parking, and built-in customer flow, this is an opportunity to secure space in a growing retail corridor before delivery.

Location Overview

2945 S Martin Luther King Jr Dr is strategically located in Temple, within Bell County, a growing Central Texas region positioned between Austin and Waco. The property sits along South Martin Luther King Jr Drive, a well-traveled local corridor that connects residential neighborhoods to key commercial and employment centers. Its proximity to major roadways such as HK Dodgen Loop (Loop 363) enhances accessibility across the city and provides convenient connectivity to regional highways.

LOCATION MAPS

2945 MARTIN LUTHER KING JR DRIVE



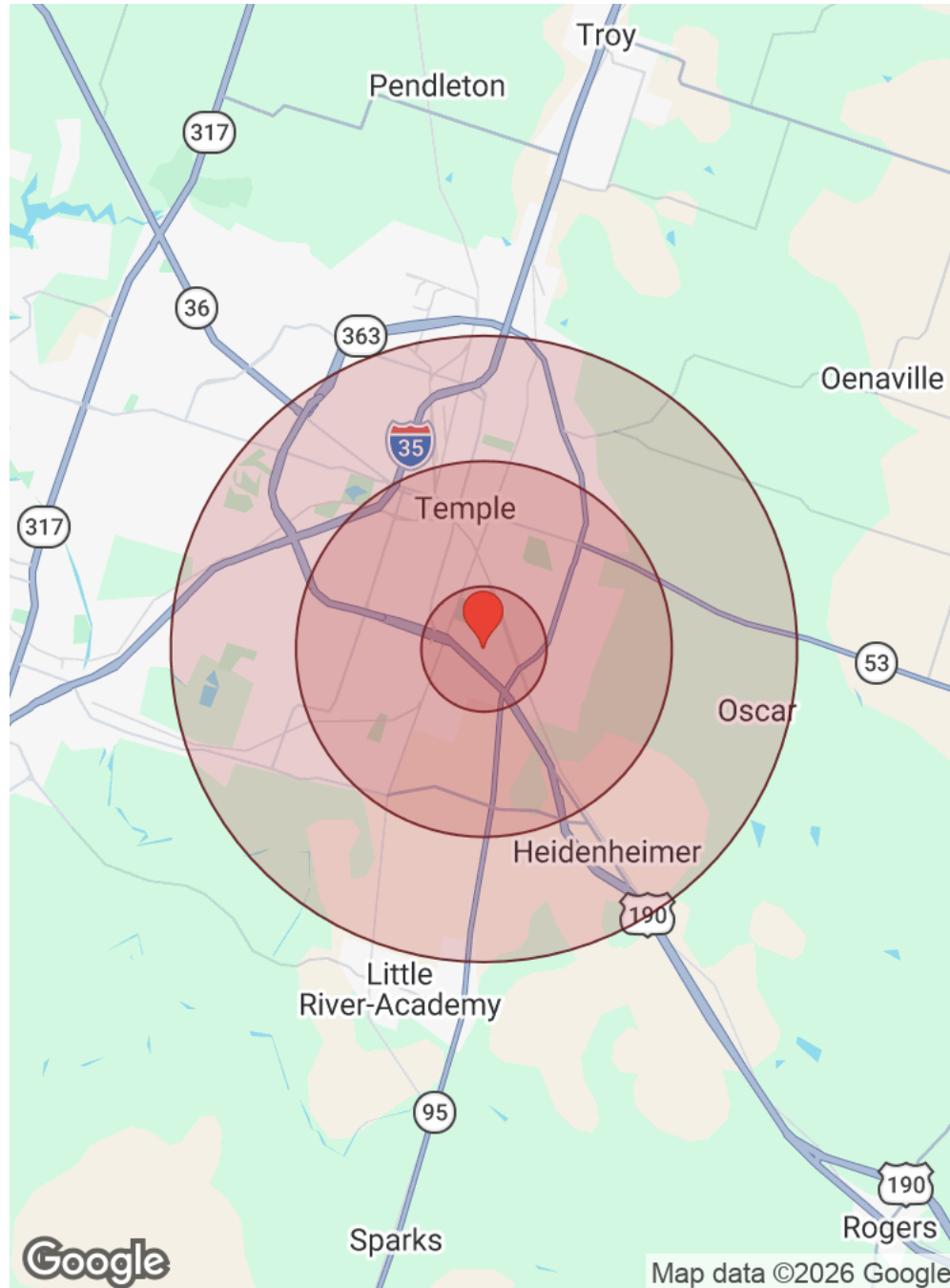
BUSINESS MAP

2945 MARTIN LUTHER KING JR DRIVE



DEMOGRAPHICS

2945 MARTIN LUTHER KING JR DRIVE



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,417	20,262	34,570
	Female	1,640	21,167	36,344
	Total Population	3,057	41,429	70,914
Race / Ethnicity	White	1,423	17,852	33,145
	Black	667	8,725	13,495
	Am In/AK Nat	7	116	199
	Hawaiian	13	87	106
	Hispanic	762	12,135	19,494
	Asian	70	1,052	1,865
	Multiracial	99	1,334	2,361
	Other	15	128	241
Housing	Total Units	1,592	19,975	33,771
	Occupied	1,449	18,006	30,504
	Owner Occupied	428	7,196	14,370
	Renter Occupied	1,021	10,810	16,134
	Vacant	143	1,969	3,267
Age	Ages 0 - 14	646	9,034	14,890
	Ages 15 - 24	362	5,266	8,842
	Ages 25 - 54	1,103	15,998	26,537
	Ages 55 - 64	287	4,259	7,687
	Ages 65+	657	6,870	12,957
Income	Median	\$49,064	\$58,350	\$65,586
	Under \$15k	146	2,332	3,191
	\$15k - \$25k	198	1,786	2,511
	\$25k - \$35k	224	1,676	2,518
	\$35k - \$50k	173	2,314	3,808
	\$50k - \$75k	192	3,236	5,519
	\$75k - \$100k	258	2,386	4,605
	\$100k - \$150k	157	2,906	4,946
	\$150k - \$200k	56	636	1,656
	Over \$200k	44	735	1,751

DISCLAIMER

2945 MARTIN LUTHER KING JR DRIVE



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