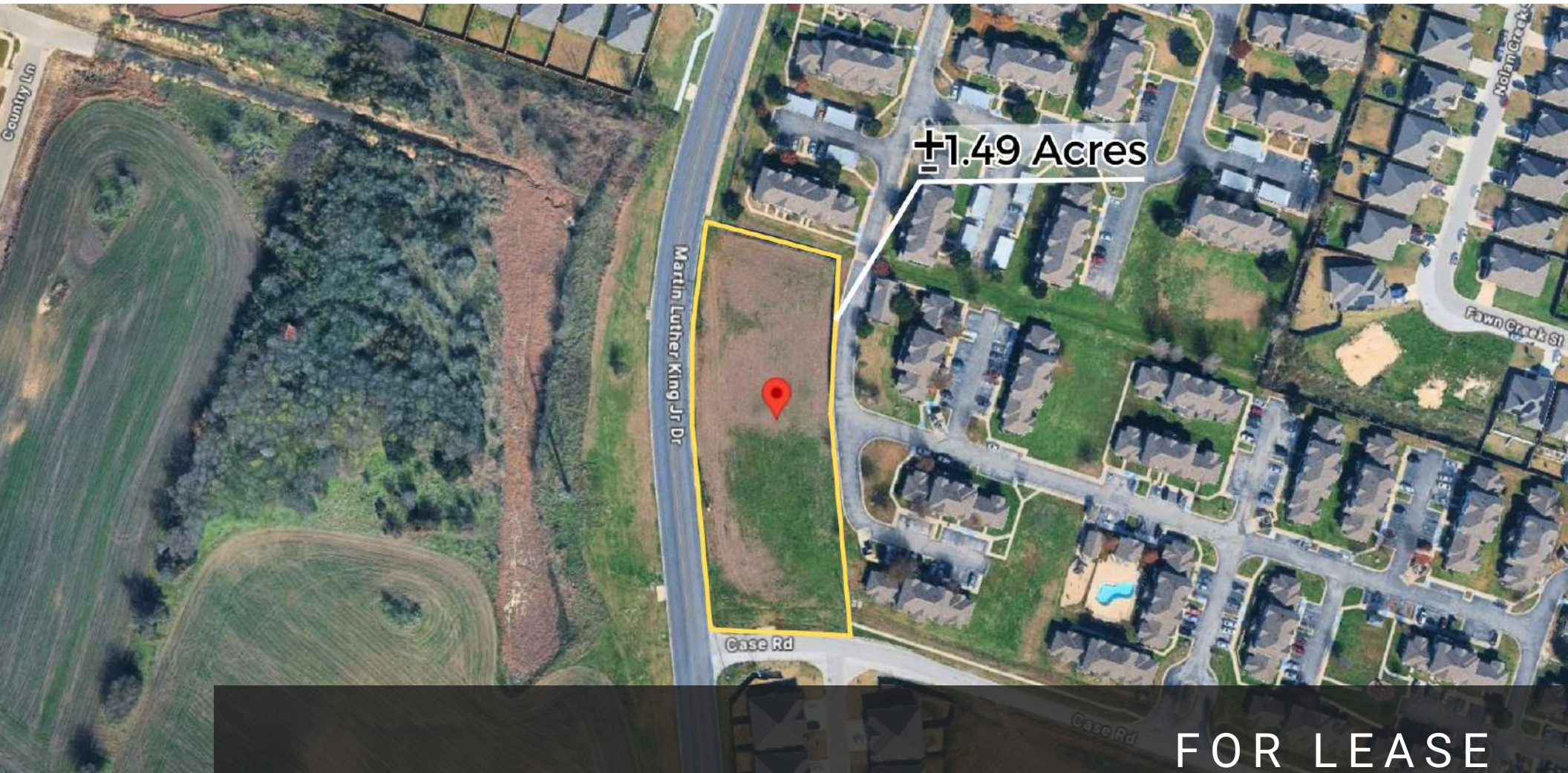


FOR LEASE

NEW CONSTRUCTION RETAIL WITH HIGH-TRAFFIC GAS STATION ANCHOR

2945 MARTIN LUTHER KING JR DRIVE, TEMPLE, TX 76504



FOR LEASE

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



Each Office Independently Owned and Operated

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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

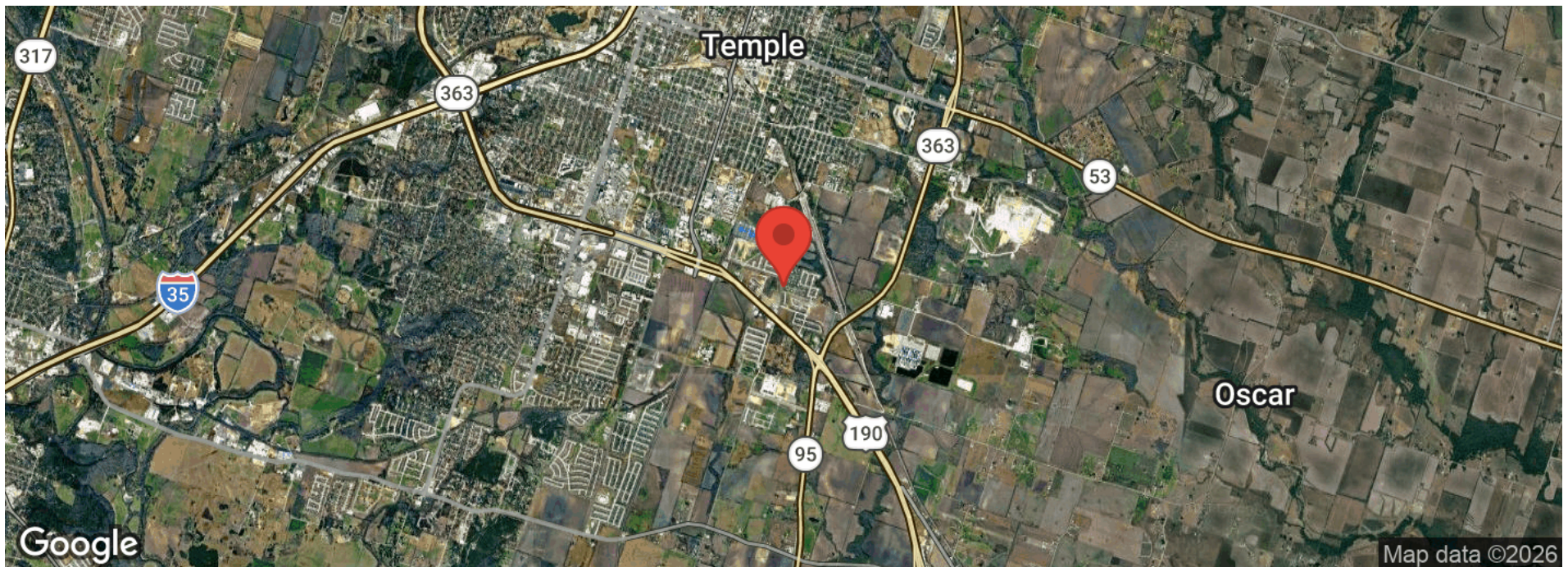
This new construction retail opportunity offers $\pm 3,000$ SF of inline space adjacent to a high-traffic gas station currently under construction in Temple, Texas. Positioned to benefit from the fuel anchor, the site is designed to capture consistent daily traffic from commuters and nearby residential 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



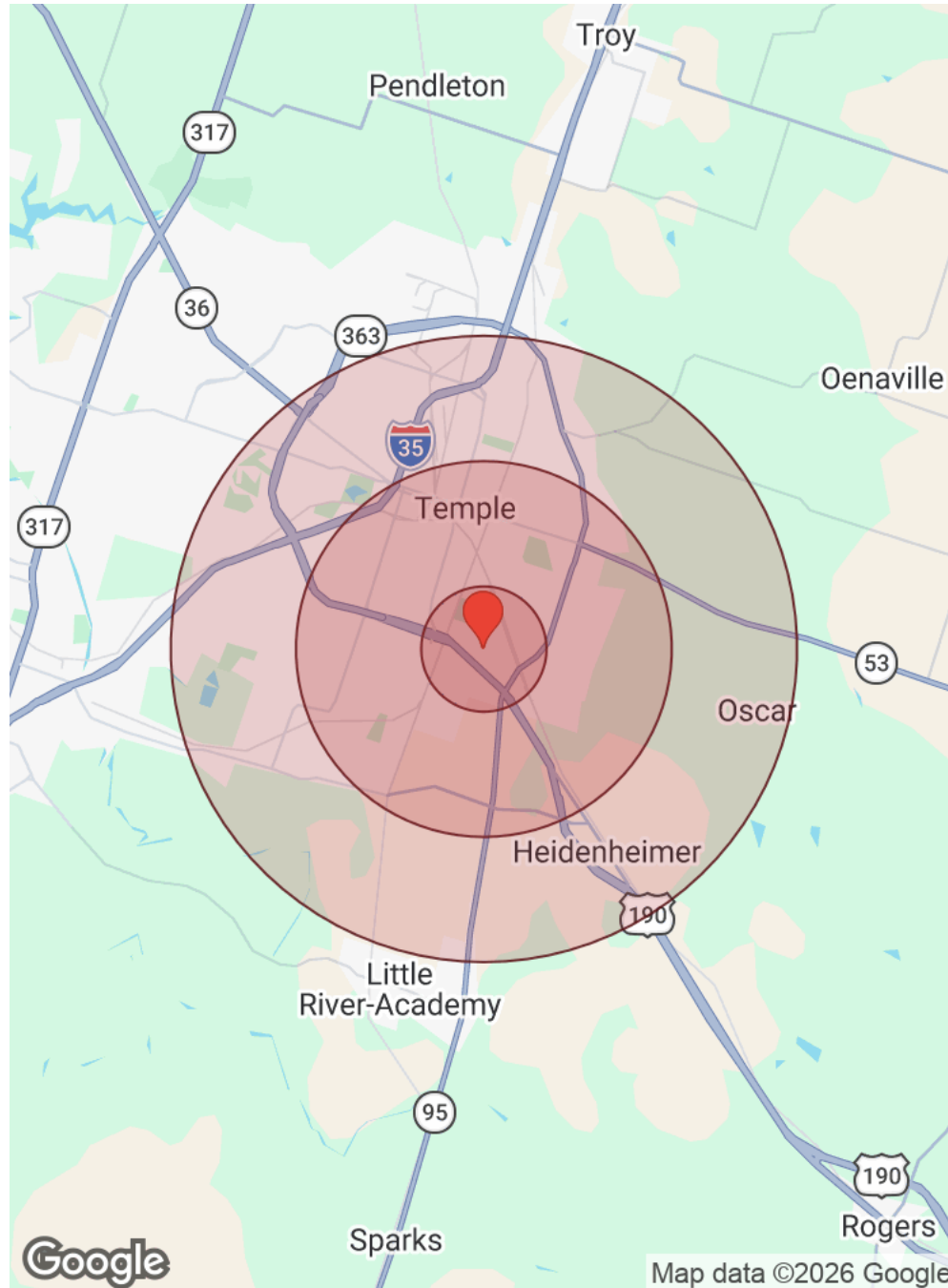
BUSINESS MAP

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	1,404	20,237	34,367
	Female	1,621	21,119	36,073
	Total Population	3,025	41,356	70,440
Race / Ethnicity	White	1,406	17,849	32,903
	Black	663	8,685	13,426
	Am In/AK Nat	8	116	204
	Hawaiian	13	87	106
	Hispanic	757	12,097	19,392
	Asian	67	1,071	1,846
	Multiracial	97	1,323	2,325
	Other	15	128	239
Housing	Total Units	1,594	19,648	33,124
	Occupied	1,448	17,734	29,956
	Owner Occupied	472	7,200	14,134
	Renter Occupied	976	10,534	15,822
	Vacant	146	1,915	3,168
Age	Ages 0 - 14	630	9,005	14,770
	Ages 15 - 24	369	5,262	8,769
	Ages 25 - 54	1,094	15,983	26,382
	Ages 55 - 64	283	4,241	7,621
	Ages 65+	650	6,865	12,900
Income	Median	\$55,904	\$55,393	\$61,777
	Under \$15k	150	2,386	3,208
	\$15k - \$25k	169	2,002	2,907
	\$25k - \$35k	167	1,623	2,497
	\$35k - \$50k	209	2,204	3,956
	\$50k - \$75k	167	3,092	5,221
	\$75k - \$100k	255	1,996	3,917
	\$100k - \$150k	146	2,876	4,737
	\$150k - \$200k	93	720	1,748
Over \$200k	92	835	1,764	

DISCLAIMER

2945 MARTIN LUTHER KING JR DRIVE



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