



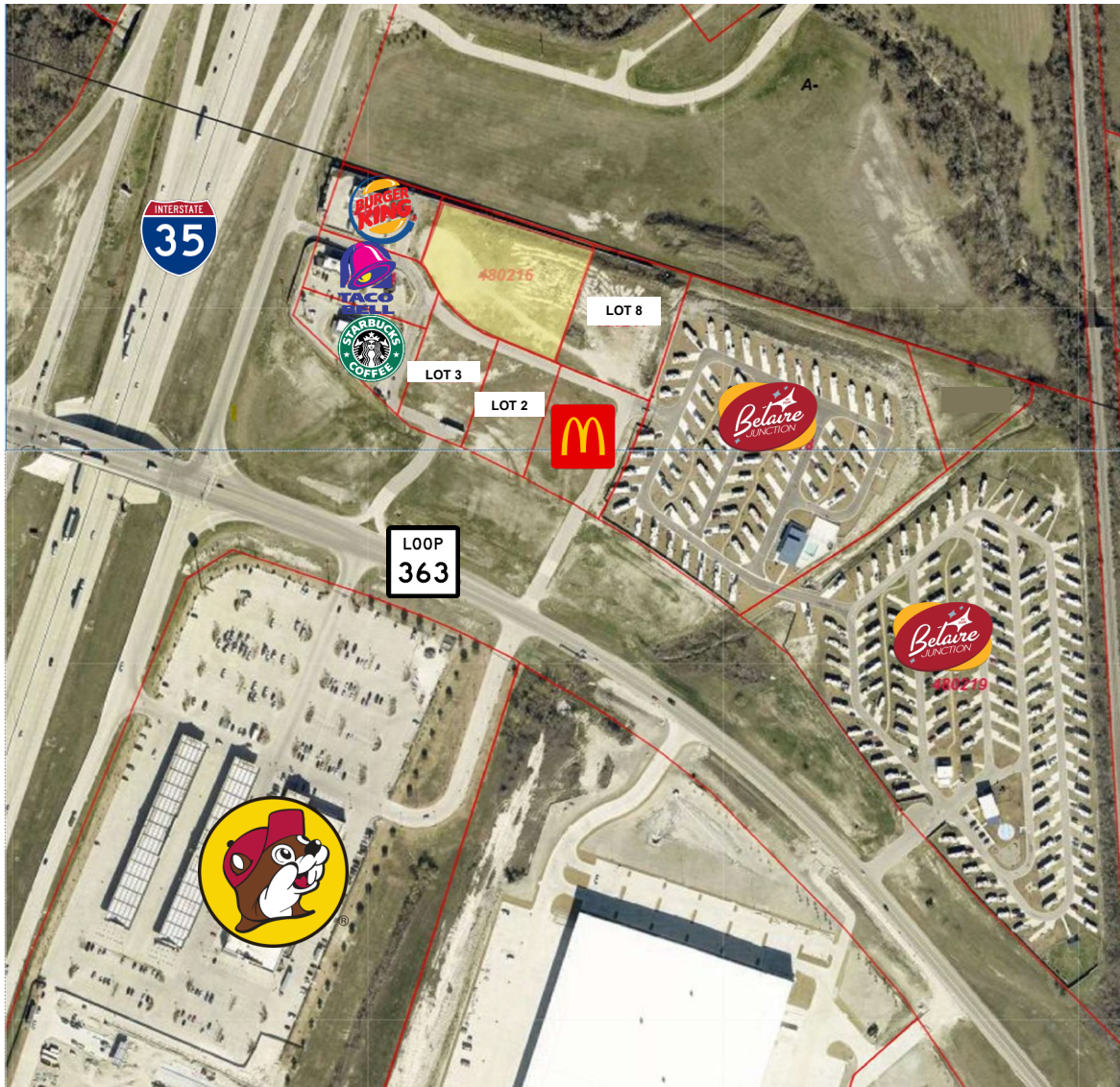
# DB Commercial Real Estate

A DAVIS-BEEVERS COMPANY

Fax (254) 774-9999  
(254) 771-5959

## LAND FOR SALE 12645 NE HK DODGEN LOOP, TEMPLE, TX

### AERIAL



- ◆ Highly visible NEC of I-35 and Loop 363
  - ◆ Water, sewer and gas available
  - ◆ Off-site Detention



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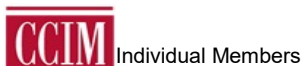
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# LAND FOR SALE

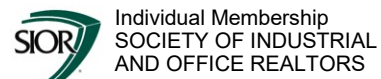
## 12645 NE HK DODGEN LOOP , TEMPLE, TX

<b>DESCRIPTION:</b>	Intersection of North Loop 363 and IH-35 serves as the main entry intersection on the north side of Temple. Desirable land at the corner of IH-35 and North Loop 363 across from Buc-ee's
<b>FOR SALE:</b>	Lot 7: ± 2.34 acres
<b>PROPERTY LOCATION:</b>	Excellent location off of IH-35 and North Loop 363, Temple, TX
<b>ZONING:</b>	Retail/Light Industrial
<b>TRAFFIC COUNT:</b>	75,773 vehicles per day IH-35 per TXDOT 2023 17,374 vehicles per day Loop 363 per TXDOT 2023
<b>UTILITIES:</b>	Water, sewer and gas available
<b>ADDITIONAL INFO:</b>	Across I-35 from the Temple Industrial Park that is home to businesses like FedEx Ground, Meta Temple Data Center, McLane Company Campuses, Wilsonart, PFG, Wal Mart Distribution Center, H-E-B Distribution Center, Niagara Bottling and more. Close proximity to Waco, TX - appx. 35 miles
<b>PRICE:</b>	Available upon request Mike Beevers mike@dbcre.com

**Buyer is responsible to verify all information contained herein.** The statements and figures contained herein, while not guaranteed, are secured from sources DB Commercial believes authoritative. DB Commercial makes no representation or warranties, either expressed or implied, as to the accuracy of the information contained herein. All information subject to change. 03/25



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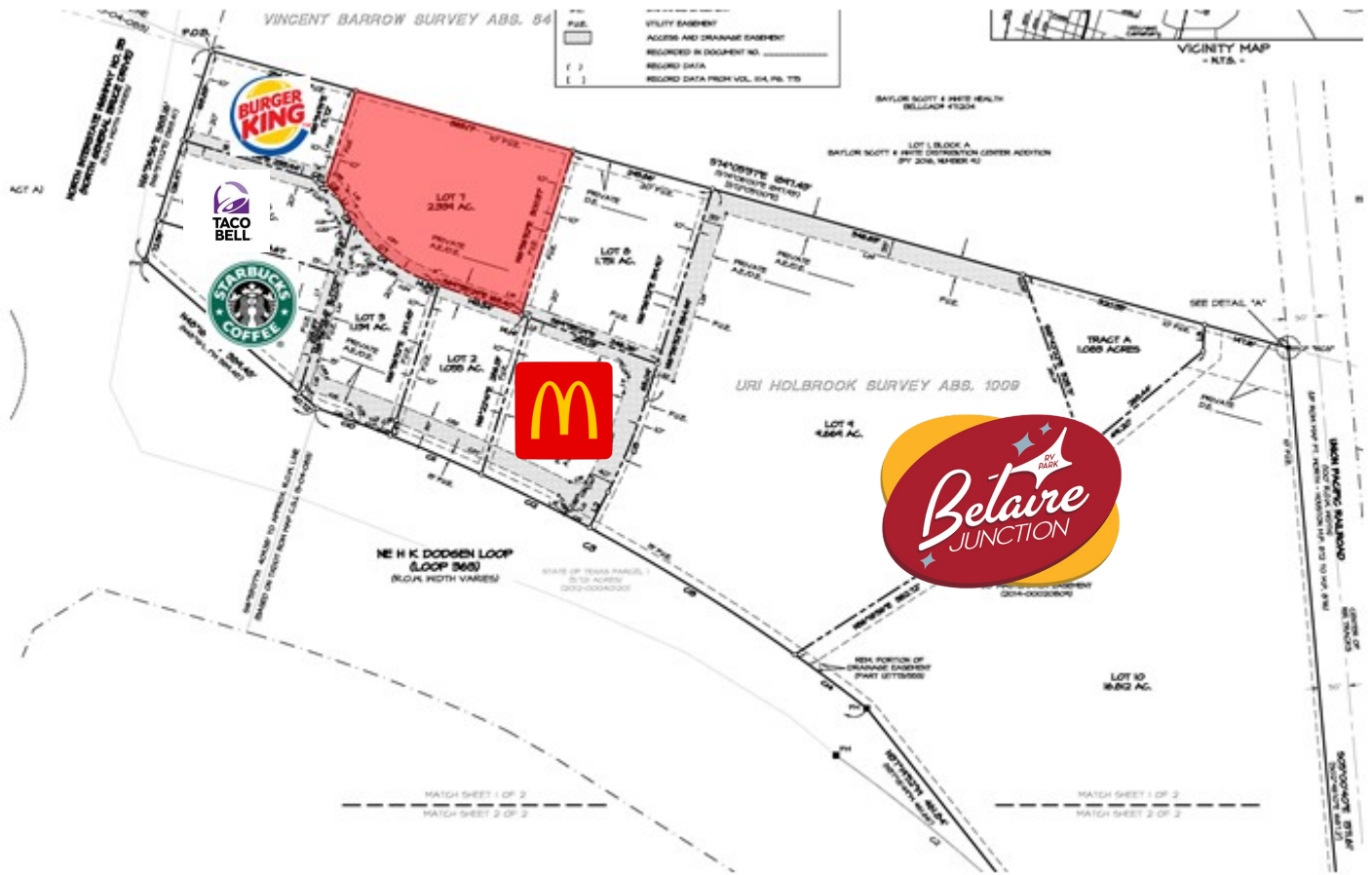


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