

2329 SOUTH 57TH STREET

T3 PLAZA

TEMPLE, TX 76504

OFFICE BUILDING FOR LEASE



Presented by:

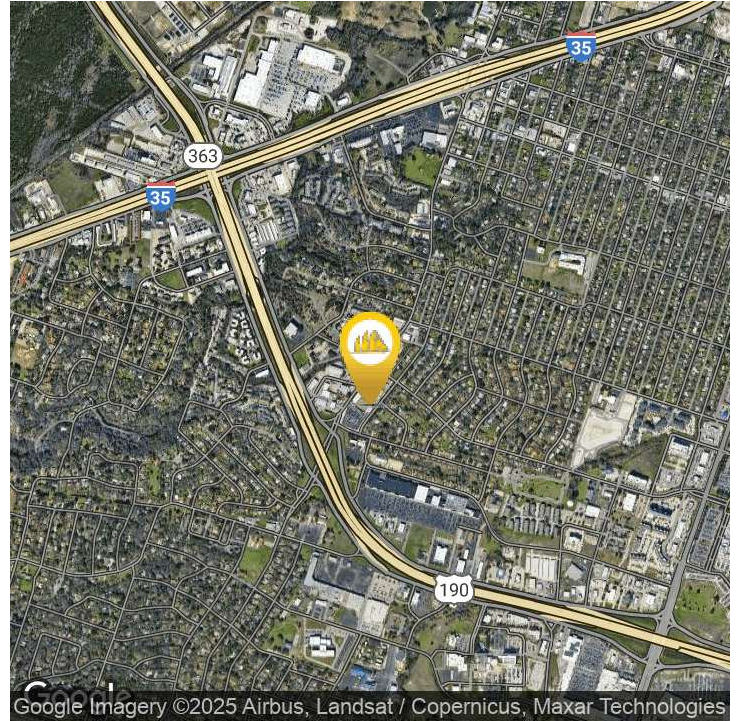
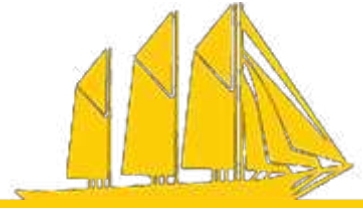
WILL MORRIS

254.778.6675

will@charterres.com



CHARTER REAL ESTATE
DEVELOPMENT • BROKERAGE • MANAGEMENT • CONSTRUCTION • INVESTMENTS



OFFERING SUMMARY

Lease Rate: Negotiable
Building Size: 44,068 SF
Available SF: 6,912 SF

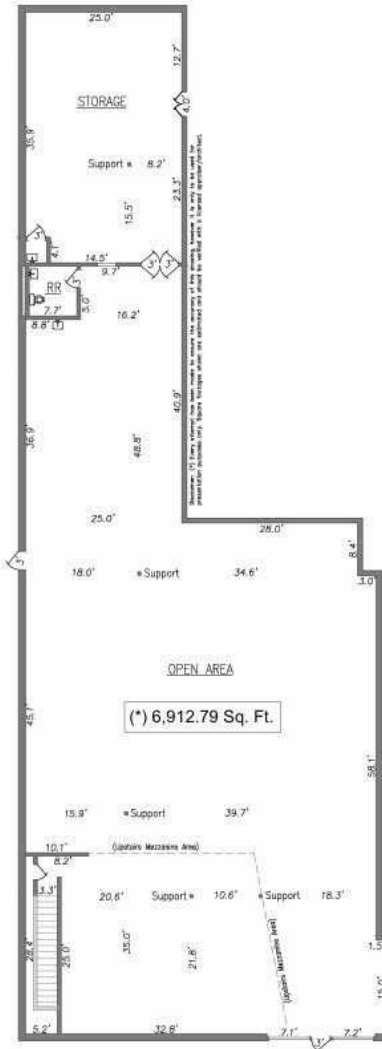
PROPERTY OVERVIEW

6912sf available end cap space neighboring T3 fitness.

PROPERTY HIGHLIGHTS

- Located at the intersection of 57th street and Hk Dodgen Loop. Currently Armstrong Mcall professional beauty supply store. Neighbors T3 Gym and total fitness.

FLOORPLAN



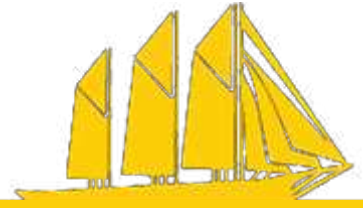
2329 S. 57th Street, Temple, Texas

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LOCATION MAP



Google

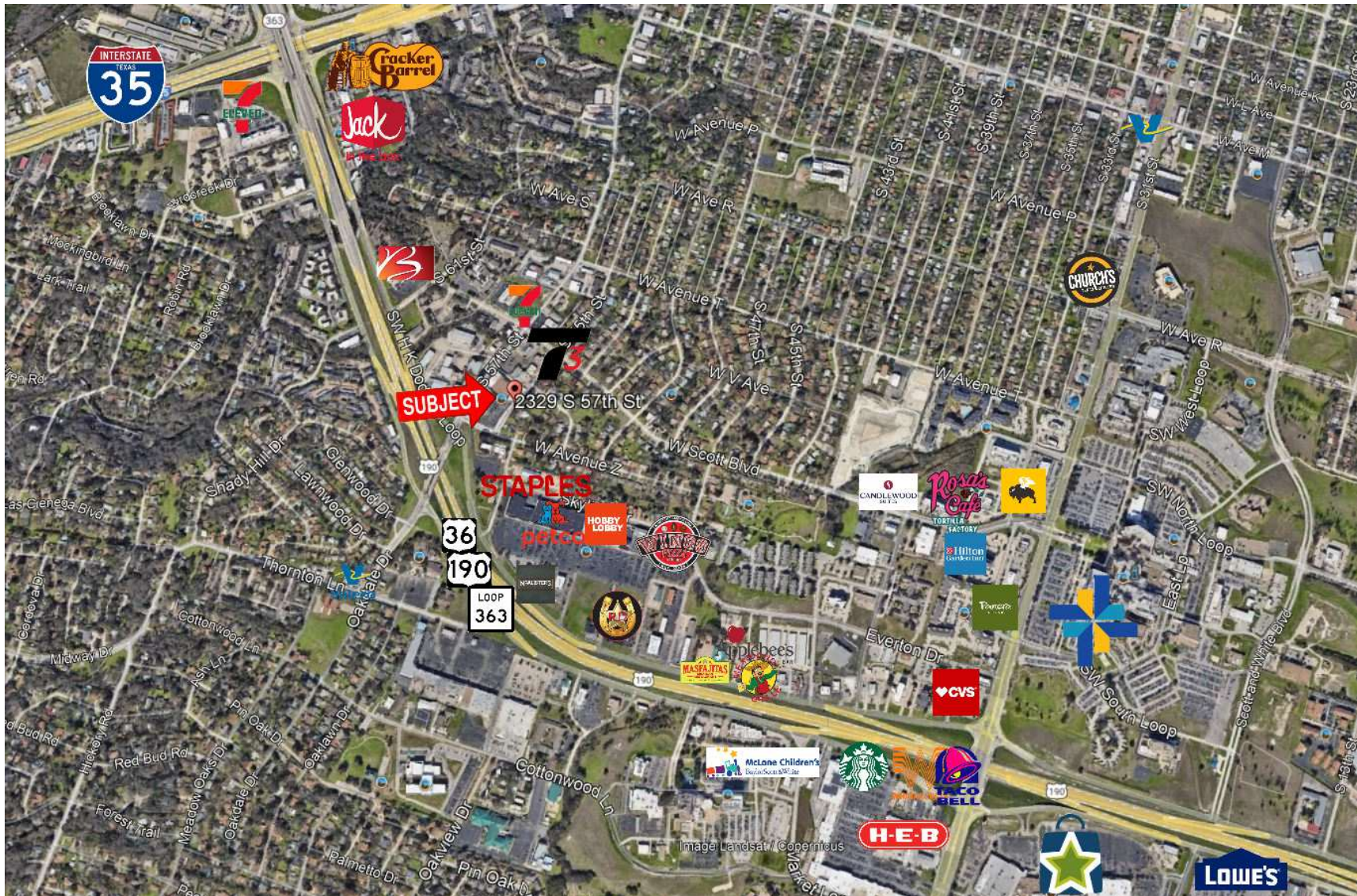
Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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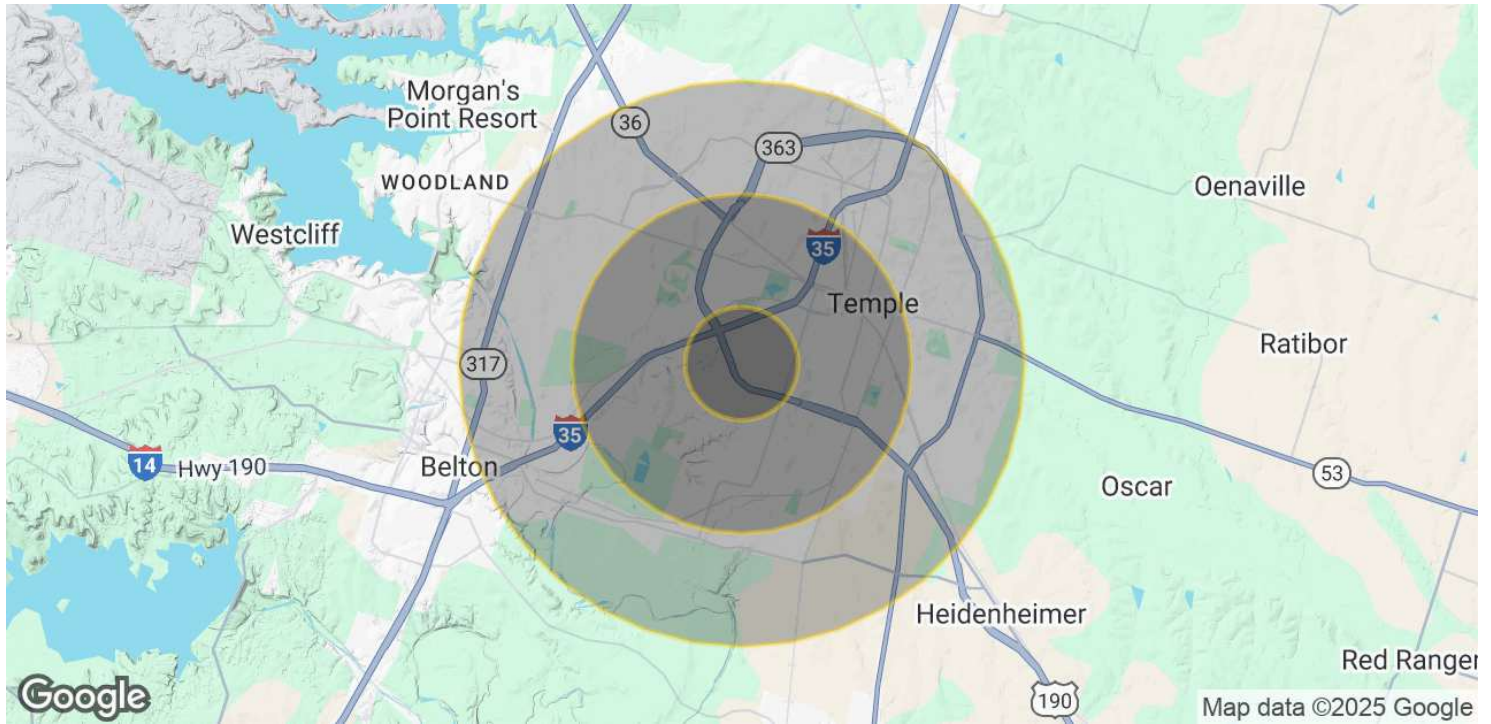
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AERIAL



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,380	54,384	88,361
Average Age	44	41	39
Average Age (Male)	42	39	38
Average Age (Female)	45	42	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,406	23,224	35,245
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$73,437	\$72,122	\$77,736
Average House Value	\$184,673	\$228,112	\$241,654

Demographics data derived from AlphaMap