



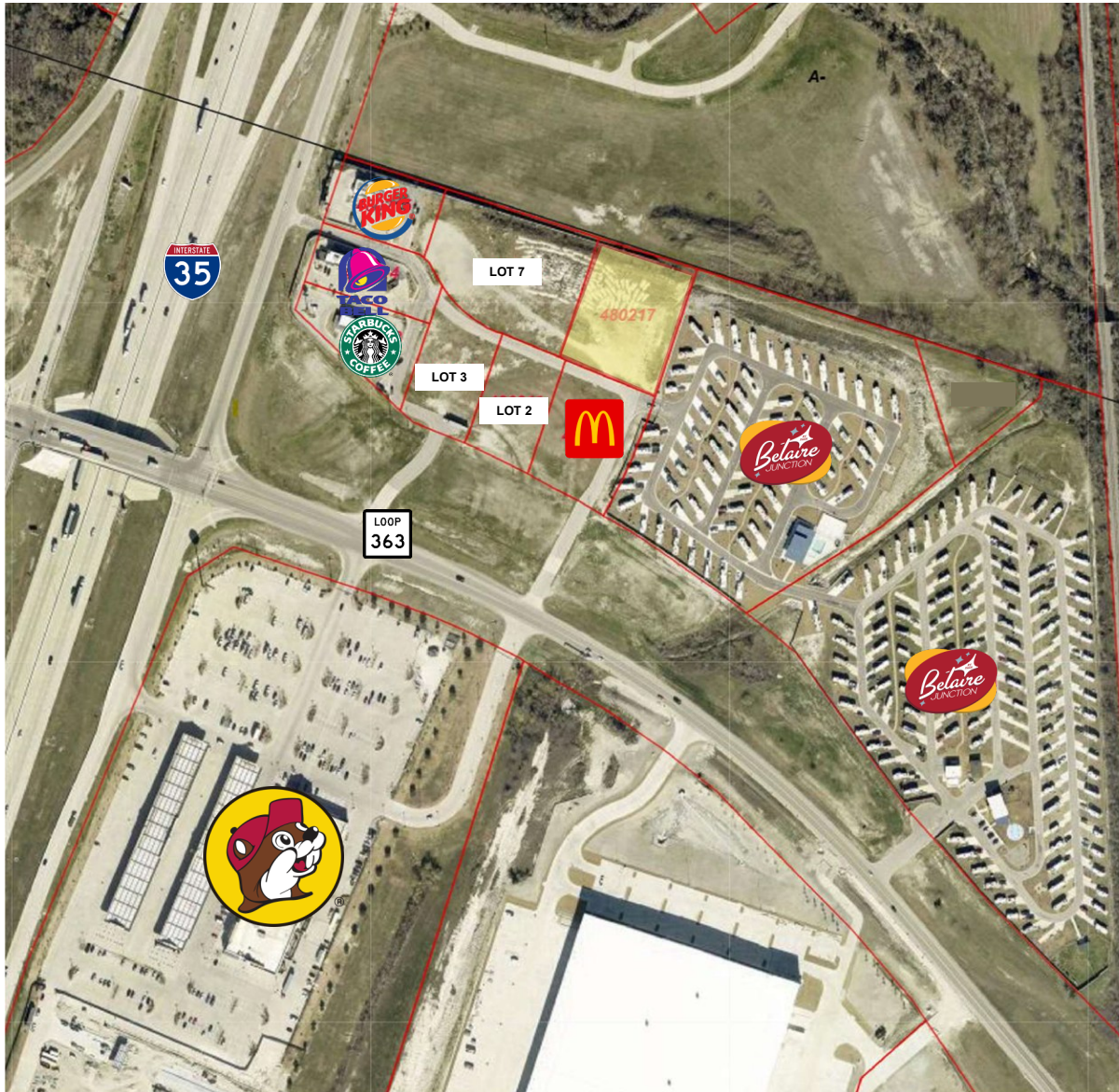
DB Commercial Real Estate

A DAVIS-BEEVERS COMPANY

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

LAND FOR SALE 12749 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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DESCRIPTION: 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

FOR SALE: Lot 8: $\pm$ 1.75 acres

PROPERTY LOCATION: Excellent location off of IH-35 and North Loop 363, Temple, TX

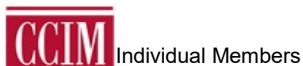
ZONING: Retail/Light Industrial

TRAFFIC COUNT: Estimated 75,773 vehicles per day along I-35 and 17,374 vehicles per day along Loop 363 (TXDOT 2023 traffic counts)

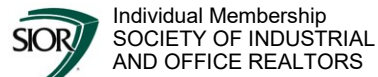
ADDITIONAL INFO: Across I-35 from the Temple Industrial Park that is home to businesses like FedEx Ground, Meta Temple Data Center, McLane Company Campuses, Wilsonart, PFG, Wal Mart Distribution Center, H-E-B Distribution Center, Niagara Bottling and more. Close proximity to Waco, TX - appx. 35 miles

PRICE: Available upon request
Mike Beevers
mike@dbcre.com

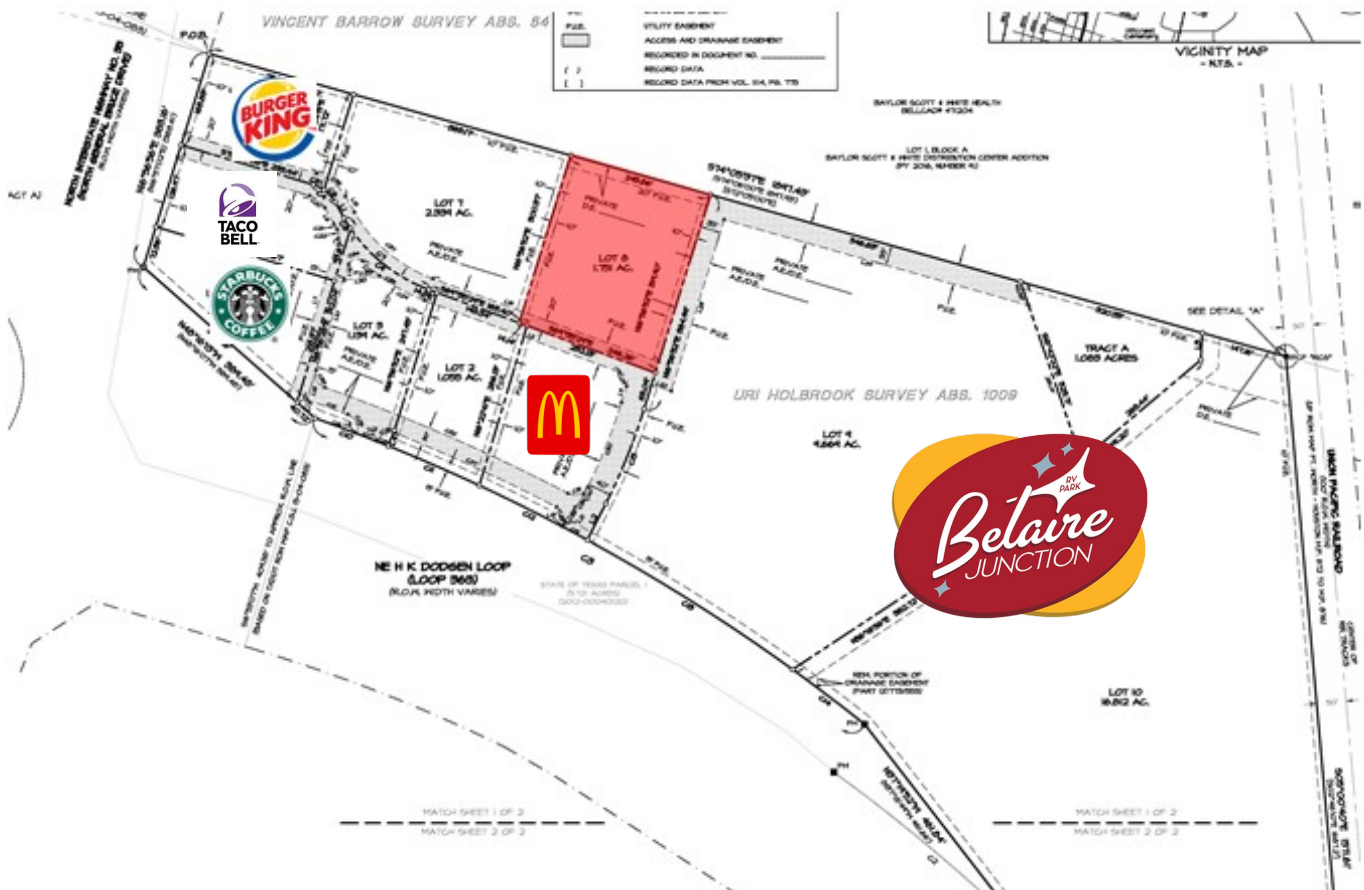
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6 South 1st Street, Temple, TX 76501
P.O. Box 2367, Temple, TX 76503
www.dbcre.com



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