



DB Commercial Real Estate

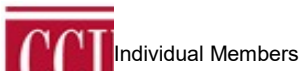
A DAVIS-BEEVERS COMPANY

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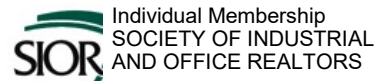
HERITAGE CENTER 6607 WEST ADAMS AVE. SUITE C, TEMPLE, TX

DESCRIPTION:	Highly visible 11,000 Sq. Ft. retail center in front of Wal-Mart on West Adams/FM 2305. Fast growing corridor in the Temple/Belton area consisting of new schools, housing, retail and more.		
LEASE SPACE:	Suite C: 1,733 sq. ft. Leased	\$33.00 psf	
	2025 NNN	\$12.50 psf	
PROPERTY LOCATION:	Retail Center anchored by Starbucks and AT&T located in the heart of West Temple. East of Whataburger, McDonalds and across the street from Dutch Brothers, Popeyes and other QSR's and community services.		
ZONING:	General Retail		
TRAFFIC COUNT:	Estimated 29,984 vehicles per day per TXDOT 2025 traffic data.		
FINISH OUT:	Previous 9 Year tenant was a quick serve restaurant. Current layout consists of two restrooms, a office, walk in cooler, food prep, service area/dining area.		
ADDITIONAL INFO:	Offered As-Is for Lease		

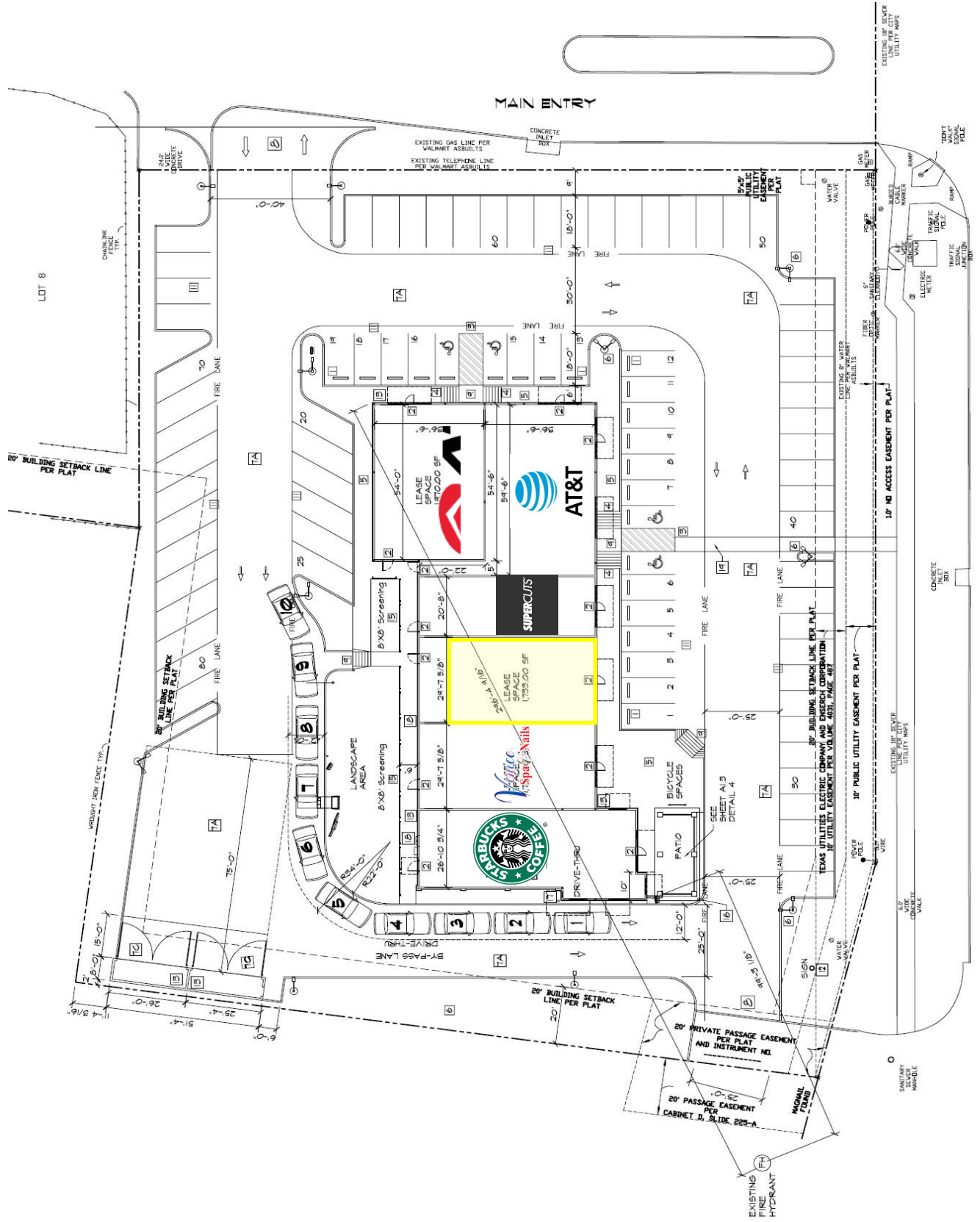
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HERITAGE CENTER 6607 W. ADAMS, TEMPLE, TX



This architectural floor plan illustrates the layout of a restaurant, featuring several key areas and precise dimensions. The plan is oriented with a dashed line indicating a north arrow pointing towards the top-left corner.

Rooms and Features:

- DINING:** The largest area, occupying the upper and central portions of the plan.
- SERVICE AREA:** Located in the center, containing a **WALK-IN COOLER** (labeled 2) and a **WALK-IN FREEZER** (labeled 3).
- OFFICE:** Situated on the left side, adjacent to the service area.
- FOOD PREP:** Located on the left side, adjacent to the office.
- MENS RESTROOM:** Located on the right side, adjacent to the service area.
- WOMENS RESTROOM:** Located on the right side, adjacent to the mens restroom.
- EXIT:** Marked with a dashed line and an arrow pointing out of the building.

Dimensions:

The plan includes numerous dimensions for room sizes and clearances, such as:

- Overall width: 20'-0 1/2" (top), 21'-0 1/2" (bottom).
- Overall depth: 21'-0 1/2" (left), 21'-1 1/2" (right).
- Room-specific dimensions: 14'-0" (Dining), 11'-0" (Service Area), 7'-1" (Walk-in Cooler), 7'-1" (Walk-in Freezer), 7'-0" (Mens Restroom), 7'-0" (Womens Restroom).
- Clearance dimensions: 3'-0" (Service Area), 3'-0" (Mens Restroom), 3'-0" (Womens Restroom).

Other Details:

- Numbered circles (1-8) indicating specific points of interest or fixtures.
- Shaded areas representing walls, doors, and built-in furniture.
- Arrows indicating door swings and exit paths.

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SUBDIVISION SITE PLAN

