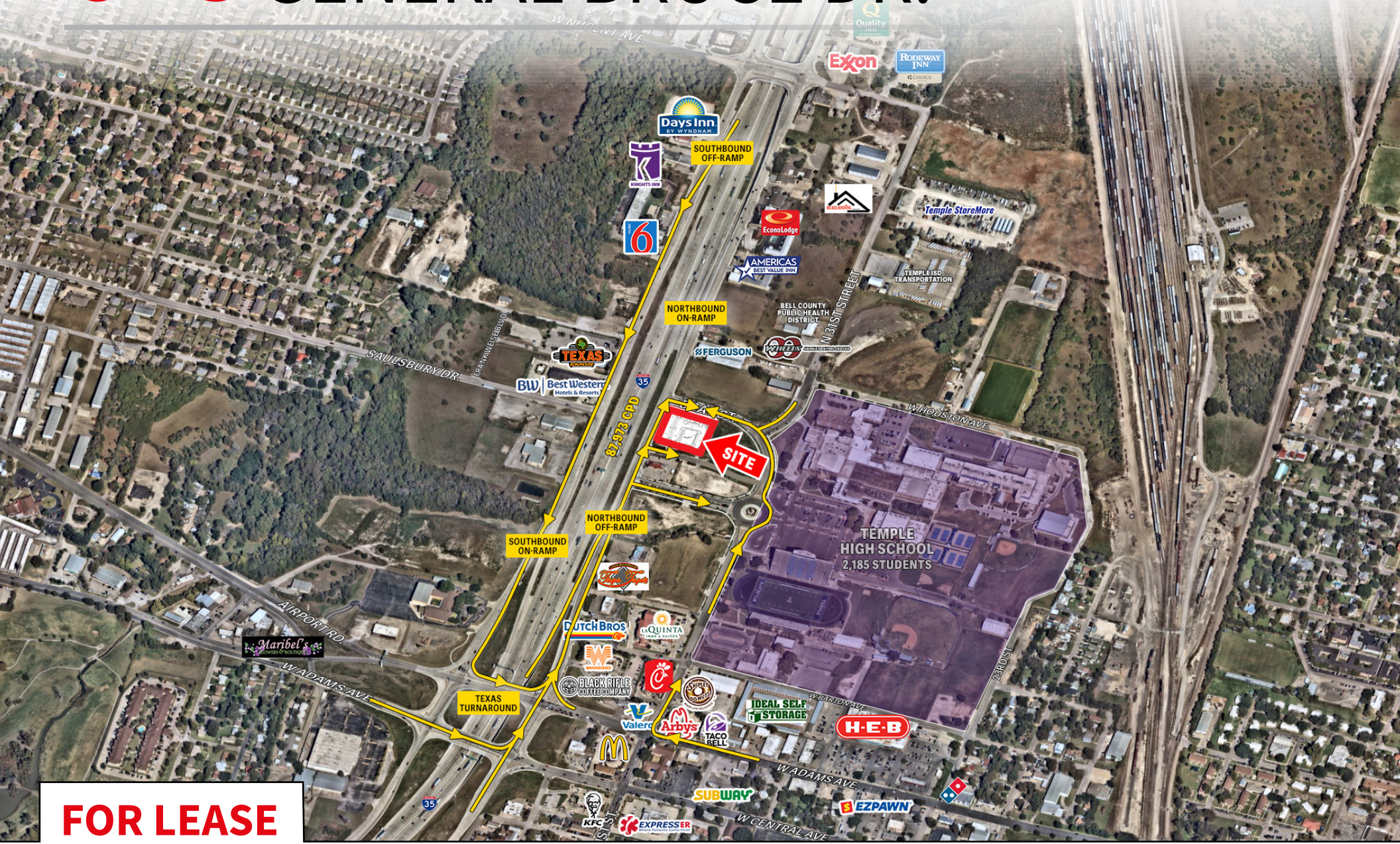


# 615 NORTH GENERAL BRUCE DR.

TEMPLE, TX



**FOR LEASE**

PAD SITE & 3,000 SF END CAP AVAILABLE





# 615 NORTH GENERAL BRUCE DR.

## SPACE AVAILABLE

» 2.25 AC

## PROPERTY HIGHLIGHTS

- » IH-35 frontage pad sitting directly between newly installed exit & access ramps
- » Meta (Facebook) to build 900,000 SF data center in Temple, costing \$800 Million, 3-miles northwest of project
- » Adjacent to Temple High School (2,185 students) with off campus lunch
- » Temple, TX is home to two regional Baylor Scott & White campuses and the Central Texas VA Care System (4,000+ employees)

## PROPERTY SUMMARY

ADDRESS :	615 N General Bruce Dr. Temple, TX 76504
SPACE AVAILABLE:	2.25 AC
PRICE:	CALL BROKER FOR PRICING
TRAFFIC COUNTS (CPD):	IH-35: 87,973 CPD W Adams Ave: 12,405 CPD

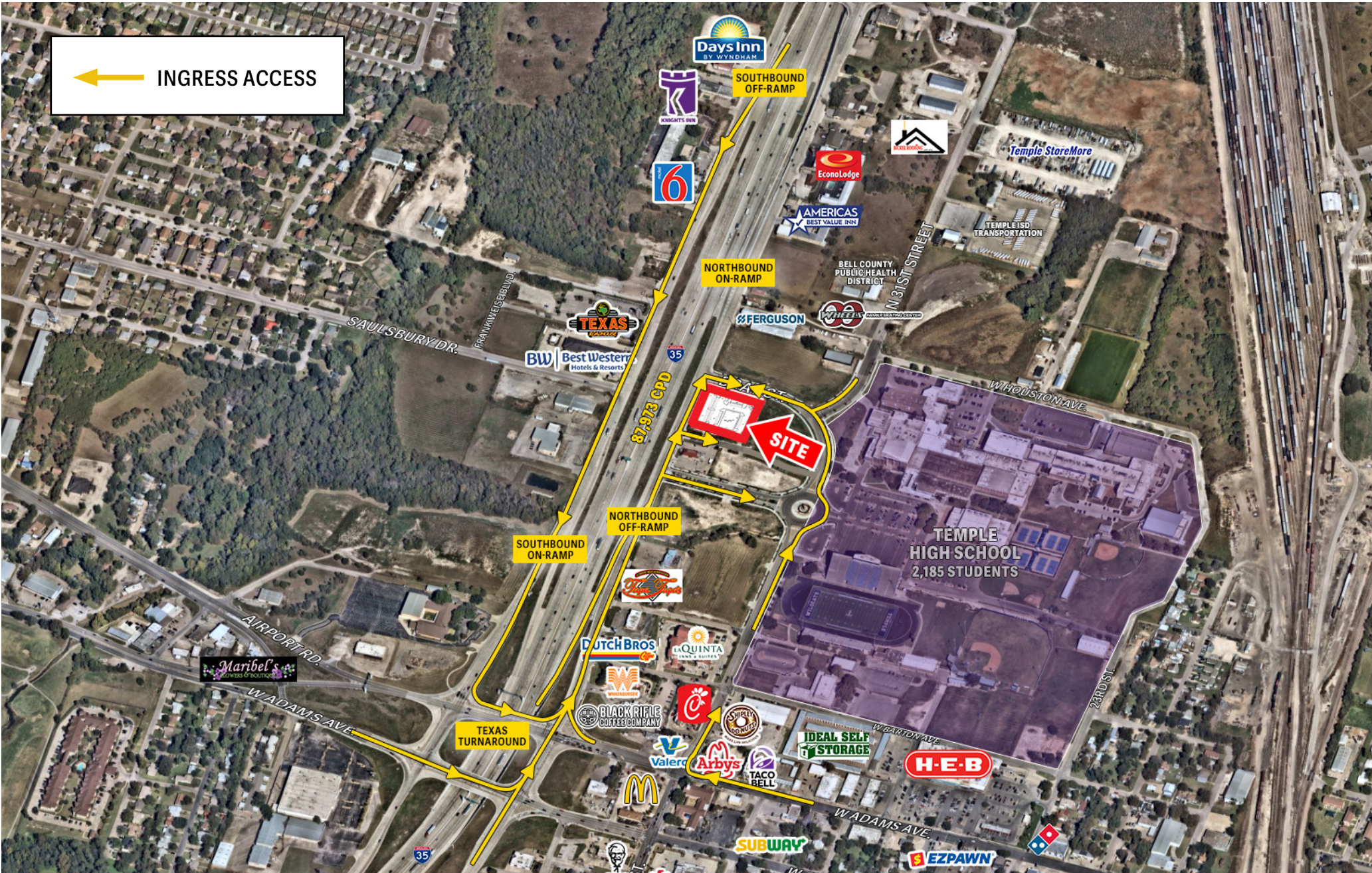
## Area Retailers:





# 615 NORTH GENERAL BRUCE DR.

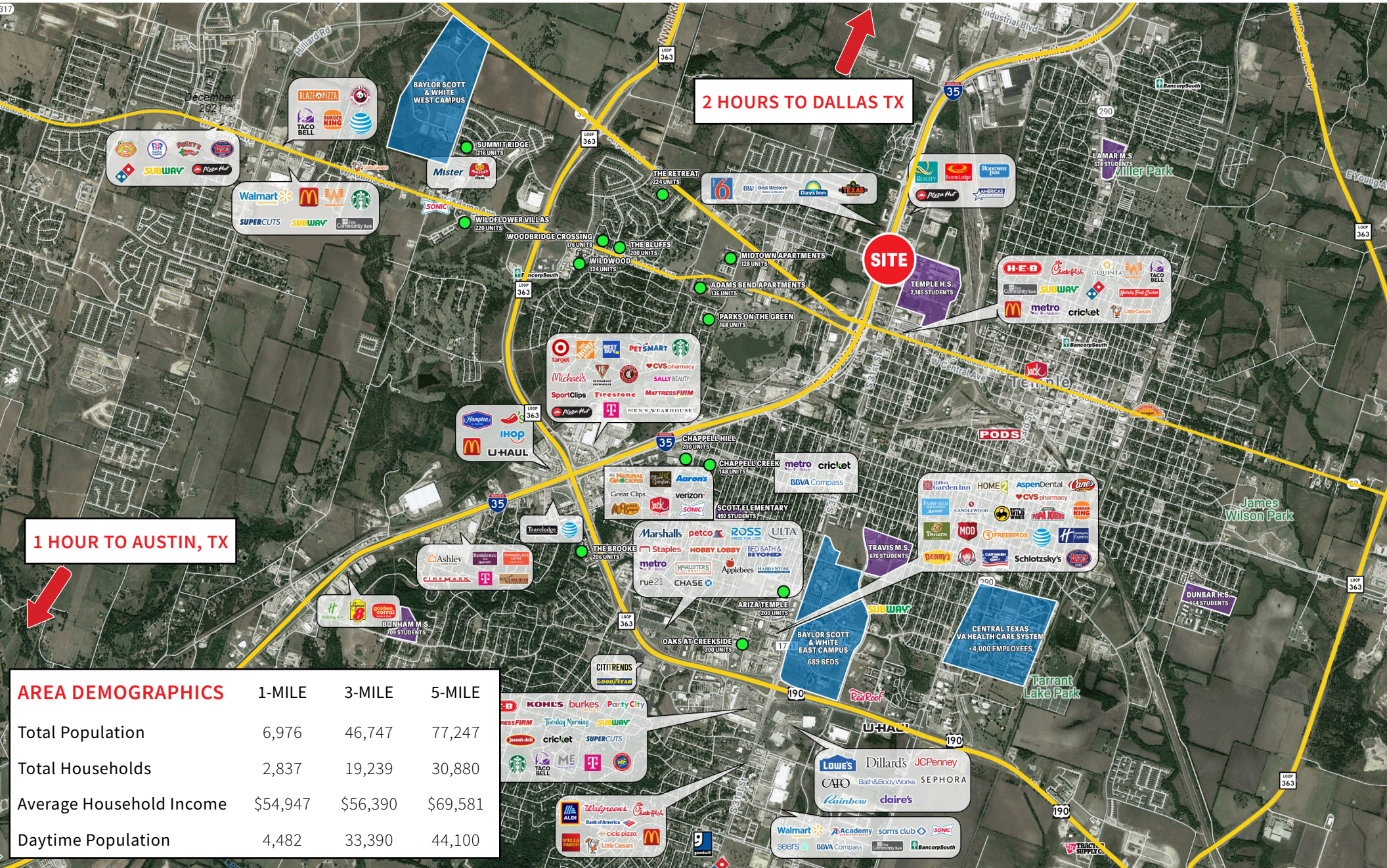
# SITE ACCESS





# 615 NORTH GENERAL BRUCE DR.

# TRADE AREA



1 HOUR TO AUSTIN, TX

2 HOURS TO DALLAS TX

AREA DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Total Population	6,976	46,747	77,247
Total Households	2,837	19,239	30,880
Average Household Income	\$54,947	\$56,390	\$69,581
Daytime Population	4,482	33,390	44,100



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