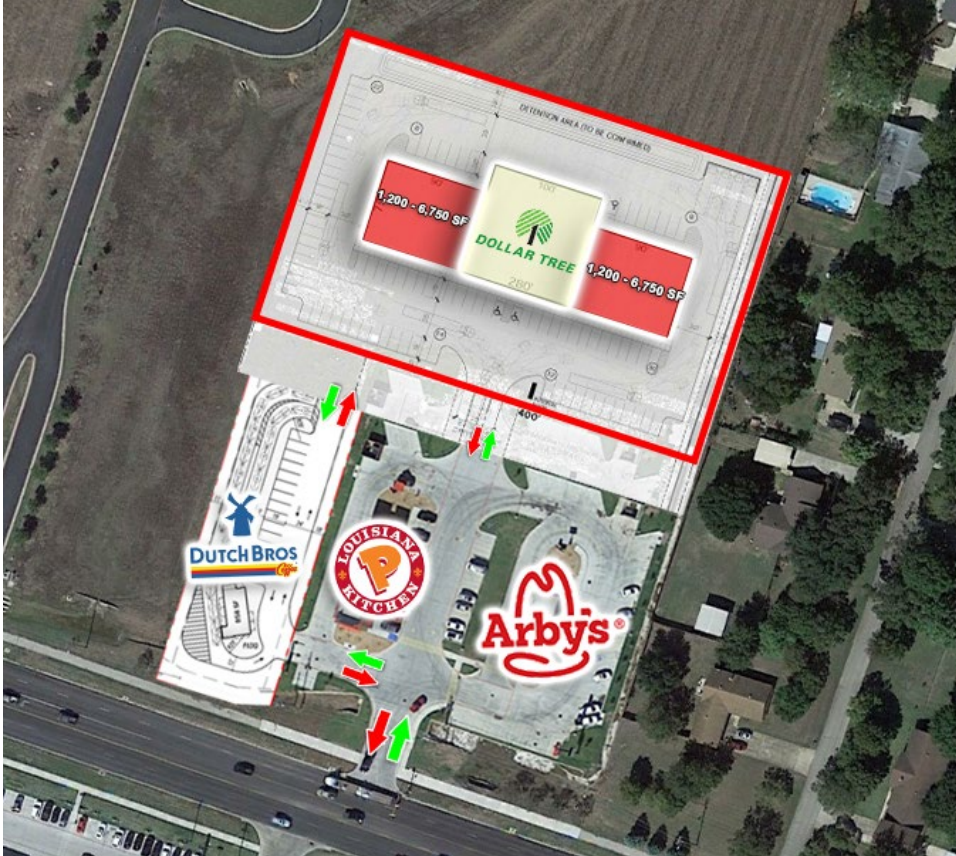


CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



30,491
2021 POPULATION
3 MILE RADIUS



18,837
2021 DAYTIME POPULATION
3 MILE RADIUS



\$79,351
2021 AVERAGE INCOME
3 MILE RADIUS



32,597 VPD
W ADAMS

FOR LEASE

Call for pricing

AVAILABLE SPACE

1,200 SF - 6,750 SF

PROPERTY HIGHLIGHTS

- Across the street from Walmart Supercenter
- High growth area
- Major retail corridor in Temple
- Anchored by Dollar Tree
- Estimated competition is November 2022

TRAFFIC COUNT

W Adams: 32,597 VPD
(TXDOT 2019)

AREA TRAFFIC GENERATORS

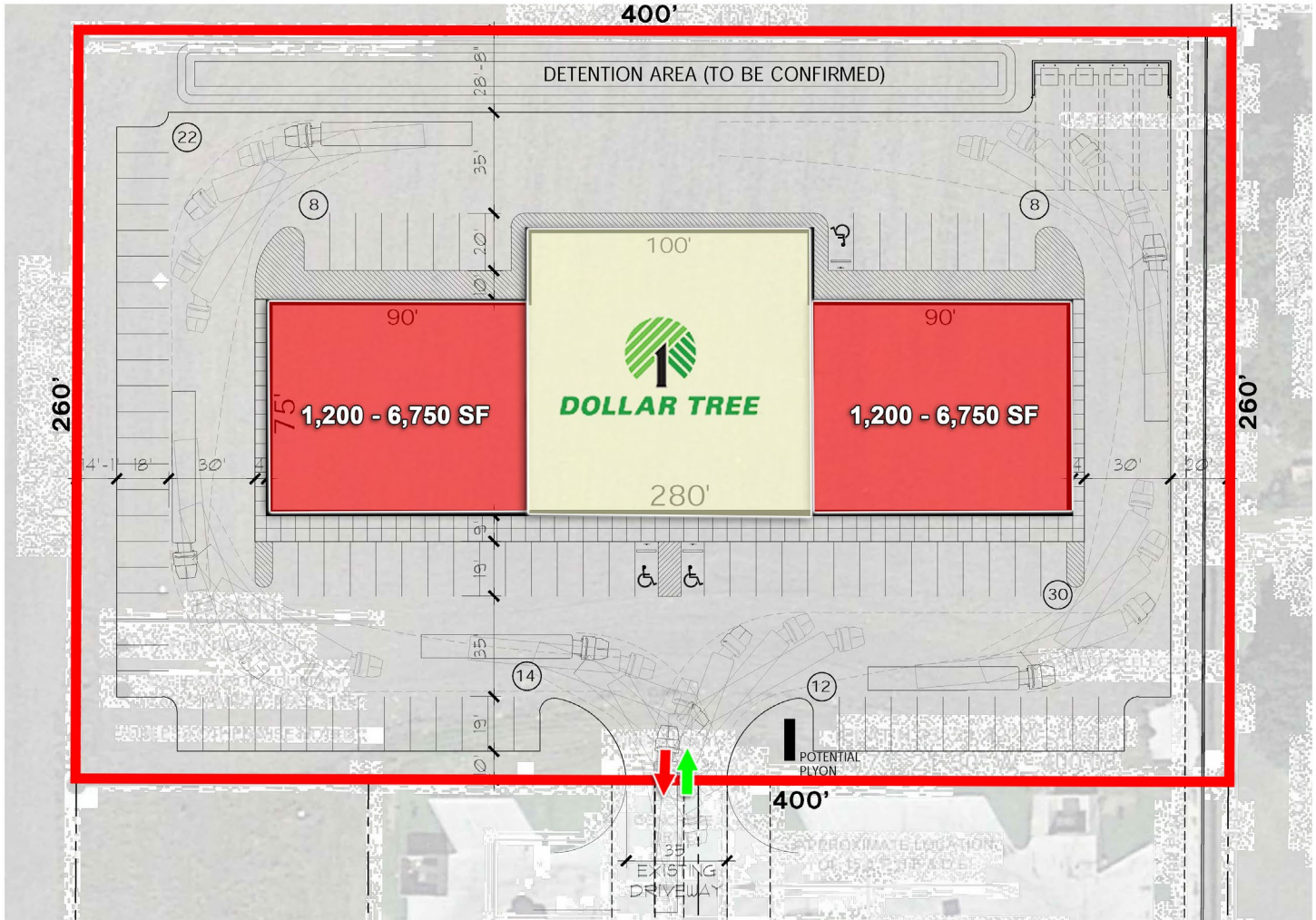


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Temple, TX - Retail Plaza



DEVELOPMENT SYNOPSIS

Site Information:	Building Information:	Parking Ratio (1 PER S.F.)
Land Area 2.39 acres	Building Area 23,500 s.f.	Parking Provided 94 250
Building Area 104,108 s.f.		(4.00 cars per 1,000 s.f.)
Land / Building Ratio 22.57%		Parking Required 94 250
Land / Building Ratio (9,833 s.f / acre)		(4.00 cars per 1,000 s.f.)

The information contained herein is believed to be correct. However, no warranty or representations are made. All parking, access and dimensions are subject to change or withdrawal by owner.

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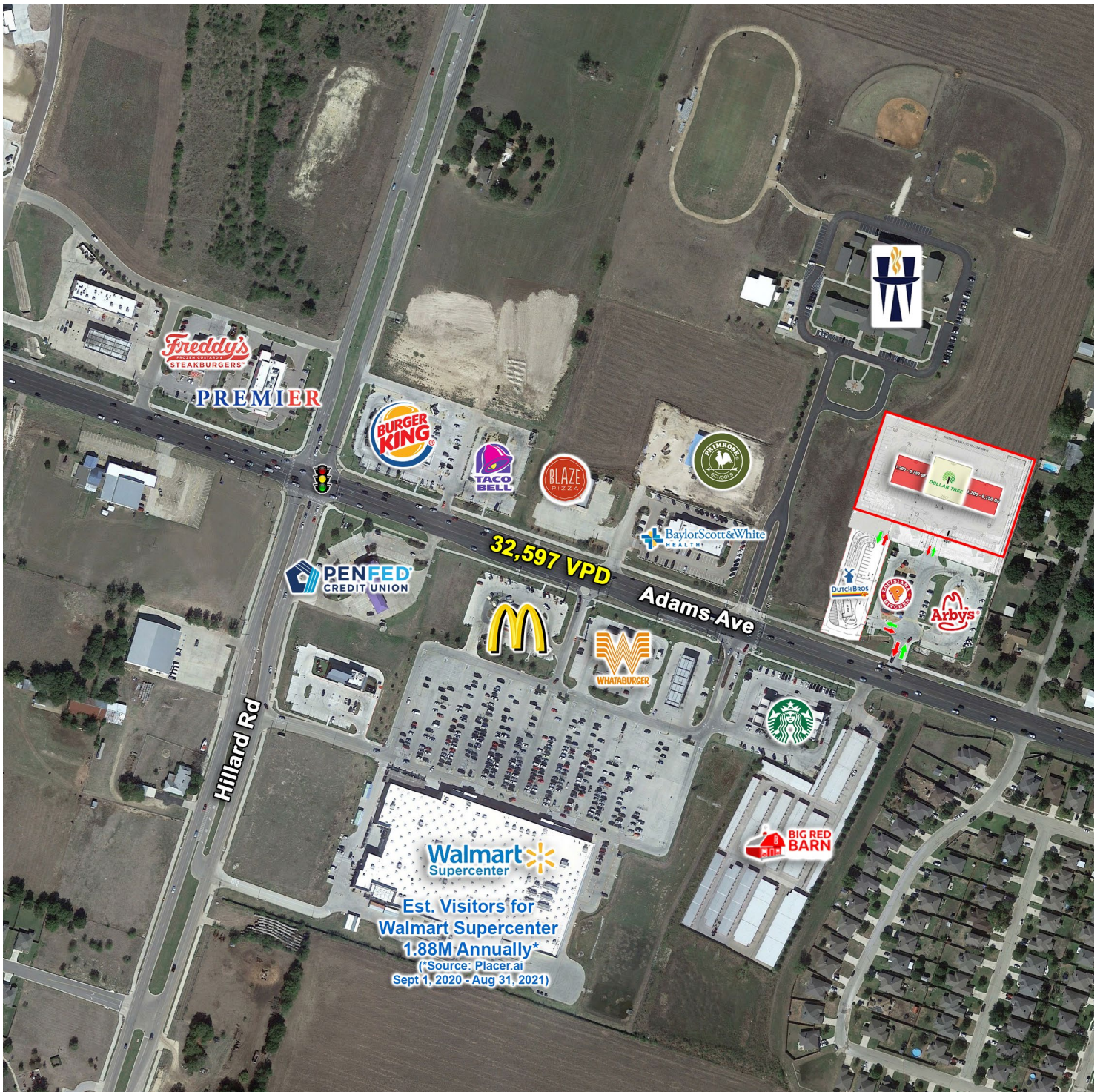
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Dollar Tree Plaza Temple

NEQ OF W ADAMS & OLD WACO RD
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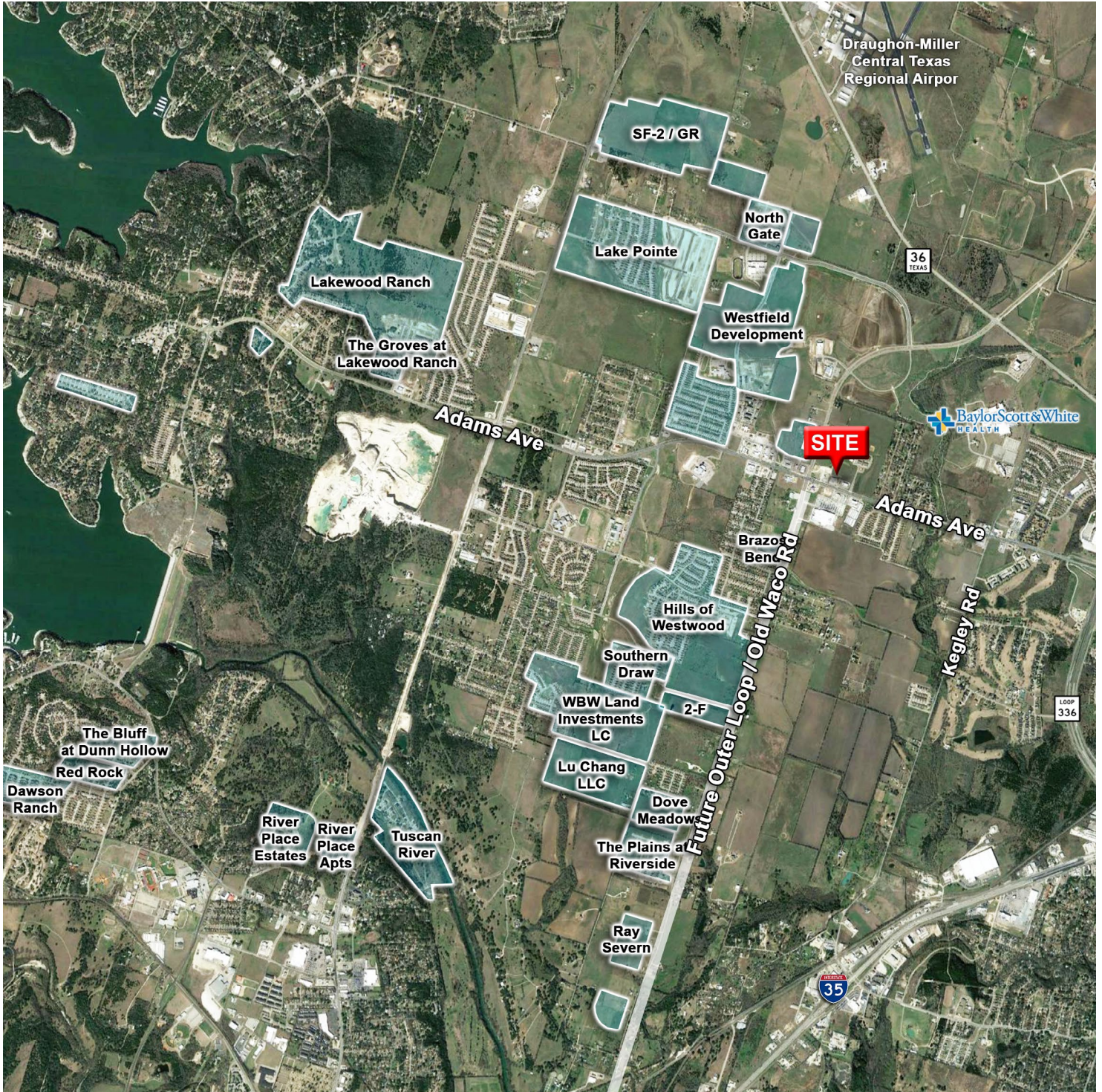
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