

For Sale

31.78 Acres | \$174,240 / AC
Land



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

18 North 3rd Street
Temple, TX 76501
254 773 4901 tel
naiglobal.com

3102 West Nugent Avenue Temple, Texas 76504

Property Highlights

- This property is located between I-35 and H K Dodgen Loop in North West Temple
- Located less than 3/4 of a mile West of Interstate 35
- Directly South of the New Meta Server Farm
- East of Acer Service Center and TTEC Call Center



For More Information

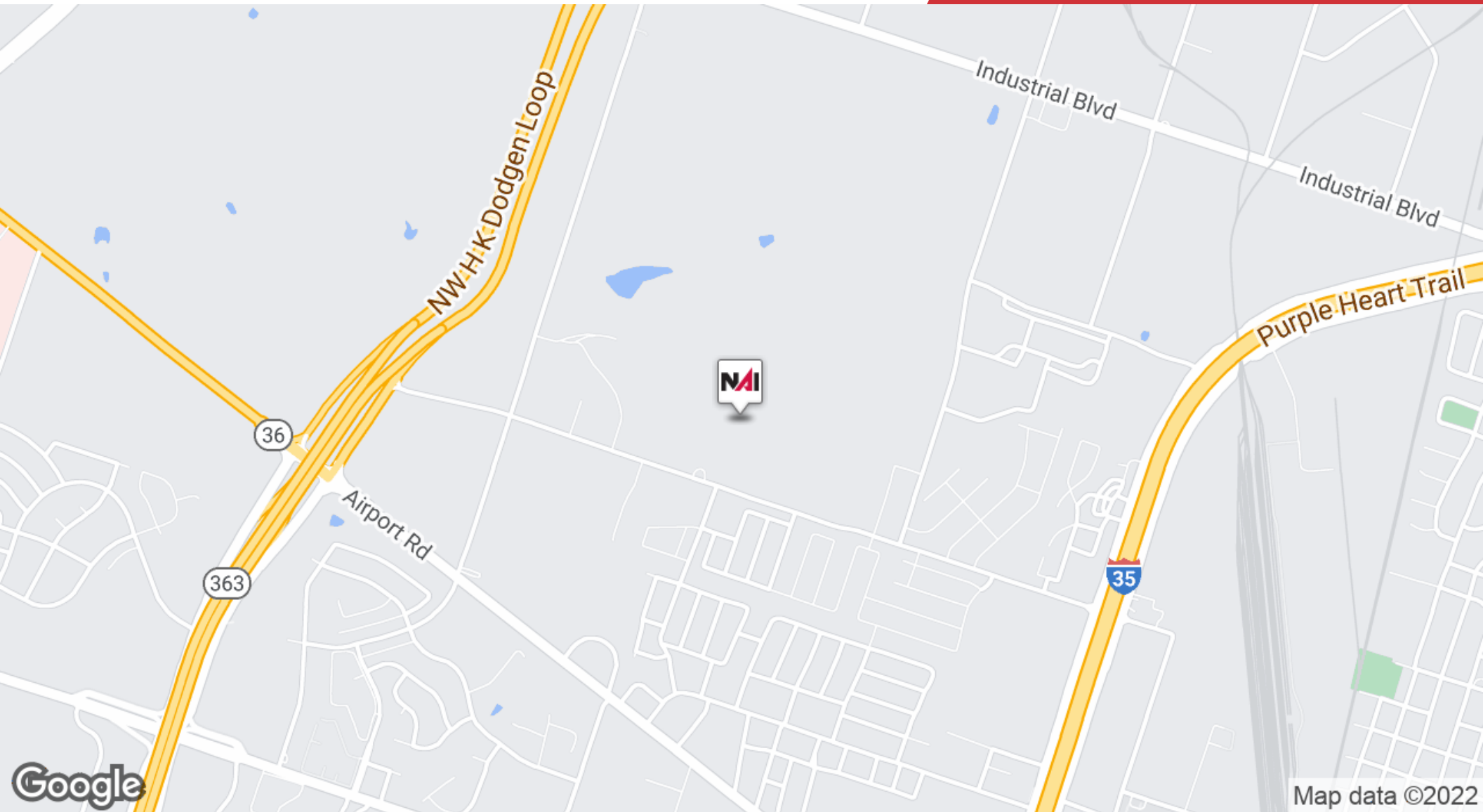
Lloyd Thomas

O: 254 773 4901

althomas@aldrich-thomas.com

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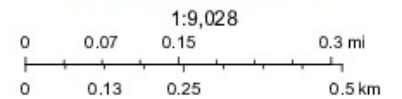
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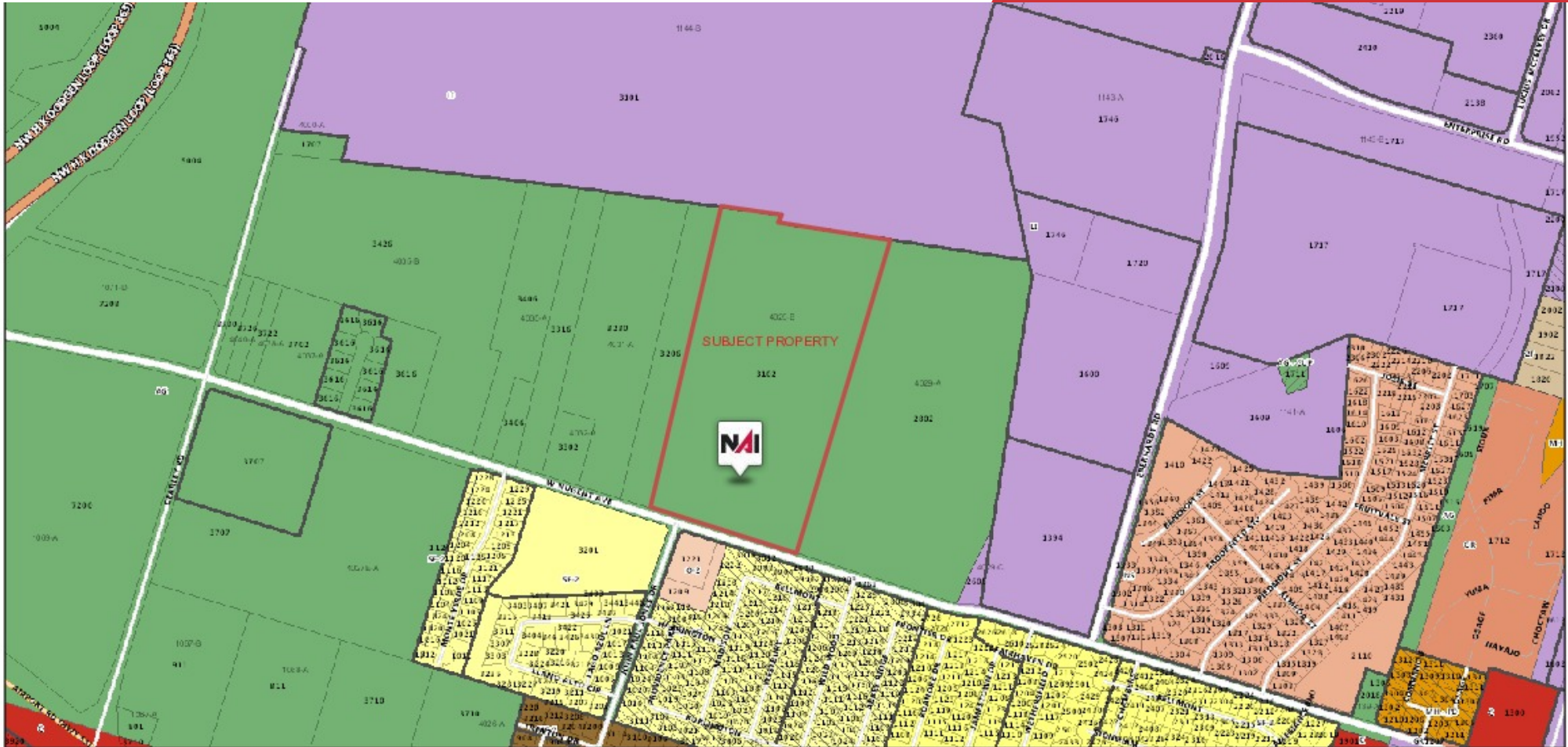




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- | | | | |
|---------------------------|----------------|---------------------|-----------------|
| Park Areas | Streets | MINOR ARTERIAL Main | PRIVATE |
| Temple Municipal Boundary | EXPRESSWAY | PRIVATE | GravityMain |
| Subdivision | MAJOR ARTERIAL | RAMP | PressurizedMain |
| Parcels | COLLECTOR | Railroad Labels | Potable Water |
| | | Hydrant | Reclaimed Water |
| | | | Manhole |

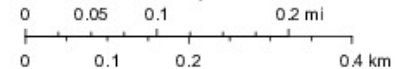




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Park Labels	SF-1	SF-3 - CUP, PD	2F - CUP	MF-2 - PD	O-2 - PD	GR - PD	C - PD	HI - PD	MU	SD-V	T5-E	
Railroad Labels	SF-1 - CUP	SFA	2F - PD	MF-3 - PD	NS	GR - CUP, PD	C - CUP, PD	AG	MU - CUP	T4	T5-E - CUP	
Street Labels	SF-1 - PD	SFA-2	MF-1	O-1	NS - CUP	CA	LI	AG - CUP	SD-C	T4 - PD	T5-E - PD	
ETJ Boundary	SF-2	SFA-2 - PD	MF-1 - CUP	O-1 - CUP	NS - PD	CA - CUP	LI - CUP	AG - PD	SD-C - CUP	T4 - CUP	NO BASE	
Zoning	SF-2 - PD	SFA-3	MF-1 - PD	O-1 - PD	NS - CUP, PD	CA - PD	LI - PD	MH	SD-H	T5-C	CUP	
	HI - CUP	SF-3	SFA-3 - PD	MF-2	O-2	GR	C	LI - CUP, PD	MH - CUP	SD-H - CUP	T5-C - CUP	PD

1:6,000



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Land Space

Population	1 Mile	5 Miles	10 Miles
Total Population	3,728	69,912	122,272
Average Age	29.3	36.3	35.4
Average Age (Male)	29.8	34.8	33.5
Average Age (Female)	30.0	35.6	35.5

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,568	28,990	48,129
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$52,111	\$61,491	\$69,081
Average House Value	\$162,538	\$122,902	\$148,322

* Demographic data derived from 2020 ACS - US Census

