



# I-35 RETAIL FRONTAGE AVAILABLE

# OVERVIEW

211 N GENERAL BRUCE DR - TEMPLE, TX







## PROPERTY OVERVIEW

<b>PAD SIZE</b>	.61 ACRES
<b>BUILDING</b>	3,470 SF
<b>ZONING</b>	COMMERCIAL
<b>SALES PRICE</b>	\$825,000
<b>LEASE RATE</b>	\$75,000/YEAR

## PROPERTY DESCRIPTION

I-35 FRONTAGE PAD SITE AVAILABLE IN TEMPLE, TX ALONG THE HIGHWAY CORRIDOR AMONG MANY QSR'S. EXISTING BUILDING CAN BE RAISED OR UTILIZED FOR FUTURE DEVELOPMENT.

-  NEIGHBORS INCLUDE DUTHC BROTHERS & STARBUCKS
-  HIGH TRAFFIC COUNTS AND VISIBILITY
-  EASY ACCESS FROM BOTH SIDES OF I-35
-  WELL KNOWN FAST FOOD AREA

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