



INDEPENDENCE
COMMERCIAL REAL ESTATE

±2,480 SF

OFFICE BUILDING FOR SALE

1821 EVERTON DRIVE | TEMPLE, TEXAS



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CONTACT:

Allen Watson, Director
watson@ind-re.com
972.989.7714

Erik Ray, Broker
erik@ind-re.com
254.239.9299



SIZE

- » 2,480 SF (per Bell CAD)

HIGHLIGHTS

- » Located in high-traffic, centrally located area of Temple
- » Great visibility, flexible layout, and ample parking
- » Perfect for professional or service use
- » Year Built: 1978
- » Asking Price: \$498,000.00

TRAFFIC COUNTS

31st St: 32,399 VPD ('24)
TX Loop 363: 68,646 VPD ('24)

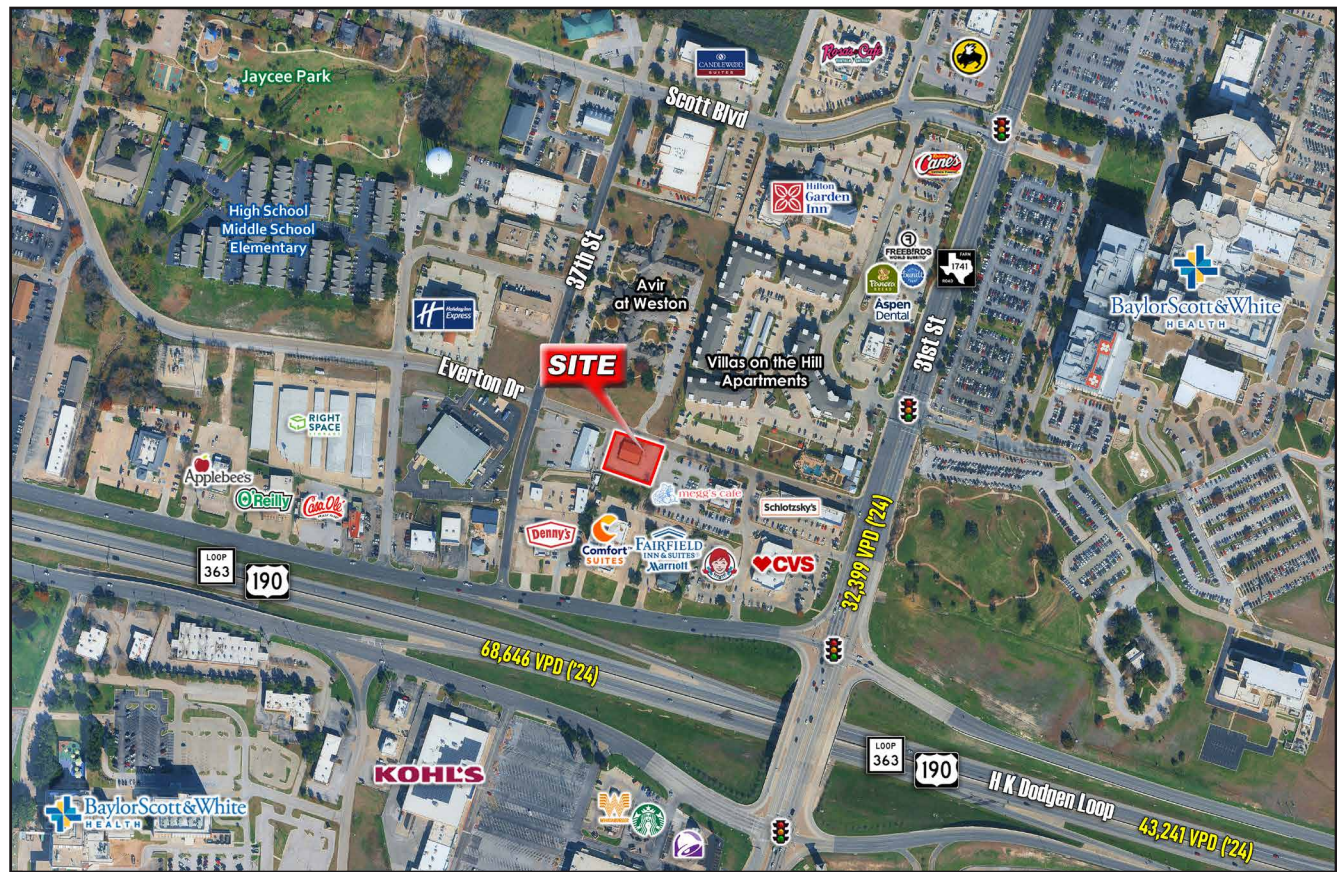
AREA RETAILERS



TEMPLE MALL



Central Texas
Health Care Hospital



TOTAL POPULATION

1 MILE	10,970
3 MILE	60,443
5 MILE	85,388



DAYTIME POPULATION

1 MILE	21,011
3 MILE	80,318
5 MILE	112,027



TOTAL HOUSEHOLDS

1 MILE	5,397
3 MILE	26,526
5 MILE	35,698



AVERAGE HH INCOME

1 MILE	\$77,901
3 MILE	\$84,082
5 MILE	\$89,472

1821 EVERTON DRIVE | PROPERTY OVERVIEW



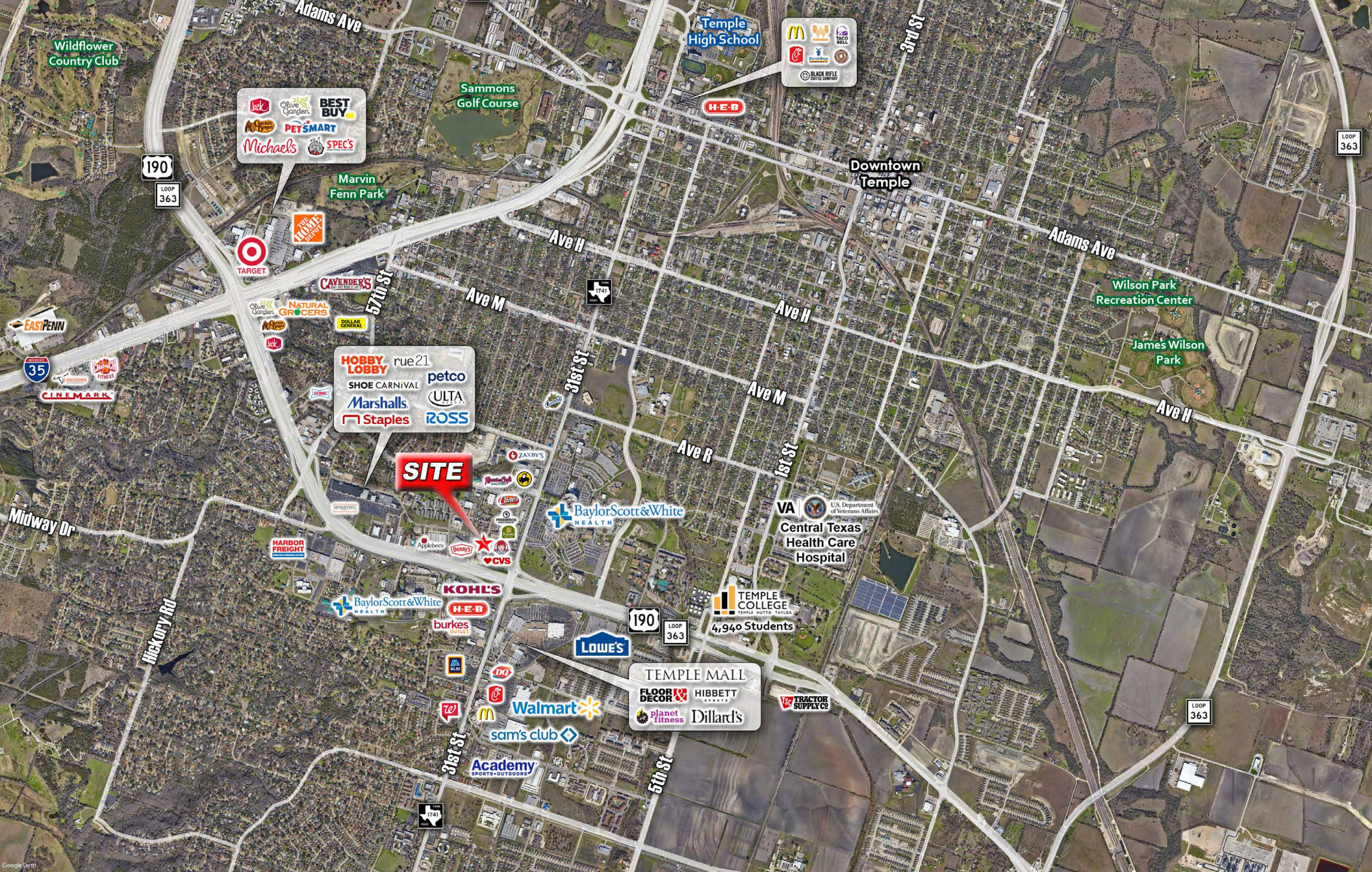
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1821 EVERTON DRIVE | SITE AERIAL



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1821 EVERTON DRIVE | MARKET AERIAL



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1821 EVERTON DRIVE | SITE PHOTOS



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