

# \$719,000 - 7188 N General Bruce Drive, Temple

MLS® #6853125

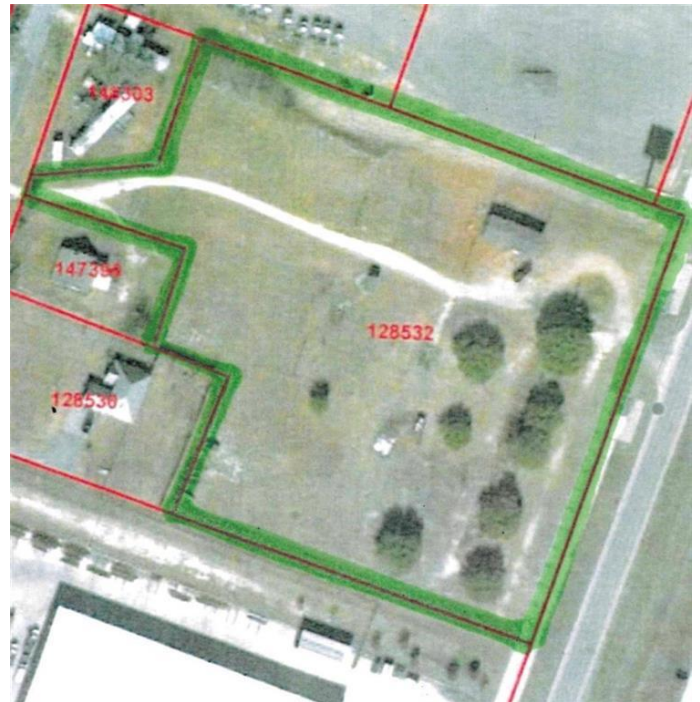
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## \$719,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.72 Acres

n/a, Temple, TX

4.706 acres of prime commercial property with 477' of frontage on I-35. Sits on the southbound side adjacent to Mueller Buildings and about a mile north of Bucees. Electric on site, water connects out the back on Pegasus Drive supplied by Pendleton Water (co-op), property will need a septic system. Work on the highway in this area is complete, so no construction interference. Owner will consider carrying a note with at least 20% down. Currently ag exempt and not zoned. Zoning will be subject to the I-35 Overlay District in Temple.



Built in 2021

## Essential Information

MLS® #	6853125
Price	\$719,000
Bathrooms	0.00
Acres	4.72
Year Built	2021
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	7188 N General Bruce Drive
Subdivision	n/a
City	Temple
County	Bell

State	TX
Zip Code	76501

### **Amenities**

Utilities	Electricity Connected, Water Connected
Parking	None

### **Interior**

Heating	None
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### **Exterior**

Lot Description	Level, Few Trees
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### **Additional Information**

Zoning	None. Kept as ag exempt
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