

# 7,800 SF OFFICE/RETAIL AT 3606 PROFIT PLACE IN TEMPLE, TEXAS 76502



**Onward**  
REAL ESTATE TEAM  
at Keller Williams

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## PROPERTY OVERVIEW

- Tenant Occupied Through February 2025
- Tenant - Texas Department of Criminal Justice
- Abundance of Individual Offices
- Conference Room
- Employee Break Room
- Office Reception with Waiting Area
- Easily Accessible
- Close Proximity to Interstate Highway 35

## LOCATION

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3606 Profit Place Temple, Texas 76502

## TOTAL IMPROVEMENTS

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7,800 SF

## LOT SIZE

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0.62 Acres (27,007.2 SF)

## ZONING

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Commercial (City of Temple)

## TRAFFIC COUNTS (2023)

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Interstate Hwy 35: 19,400+ VPD

Charter Oak Rd: 9,000+ VPD

## 2023 TAXES W/O EXEMPTIONS

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\$15,999.60

## SALES PRICE

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\$1,092,000.00

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# DEMOGRAPHIC SUMMARY

3606 Profit Pl, Temple, Texas, 76502

Drive time of 15 minutes



## KEY FACTS

126,080

Population



48,740

Households

36.3

Median Age

\$54,227

Median Disposable Income

## EDUCATION

10.1%

No High School Diploma



26.4%

High School Graduate



31.3%

Some College/ Associate's Degree



32.2%

Bachelor's/Grad/ Prof Degree

## INCOME



\$63,518

Median Household Income



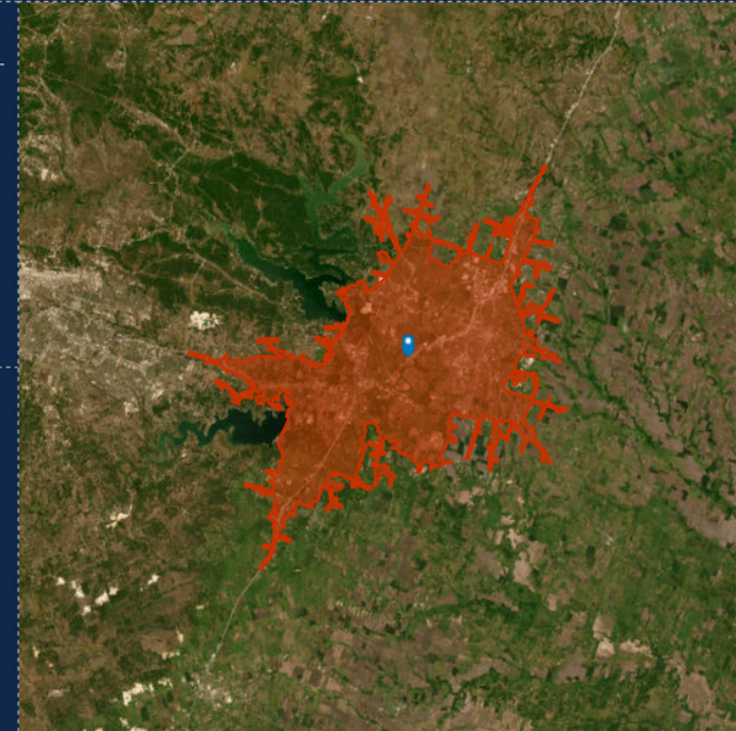
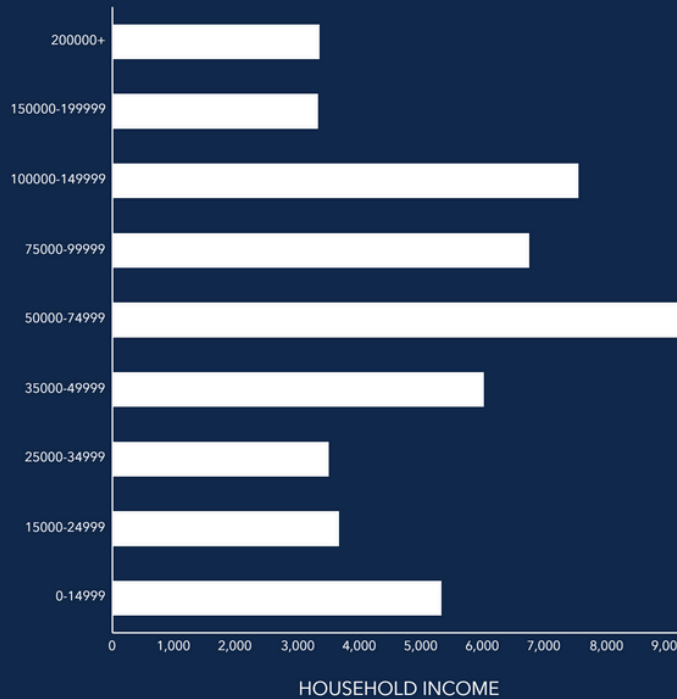
\$34,378

Per Capita Income



\$127,187

Median Net Worth



## EMPLOYMENT

62.8%

White Collar

22.2%

Blue Collar

18.0%

Services

4.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



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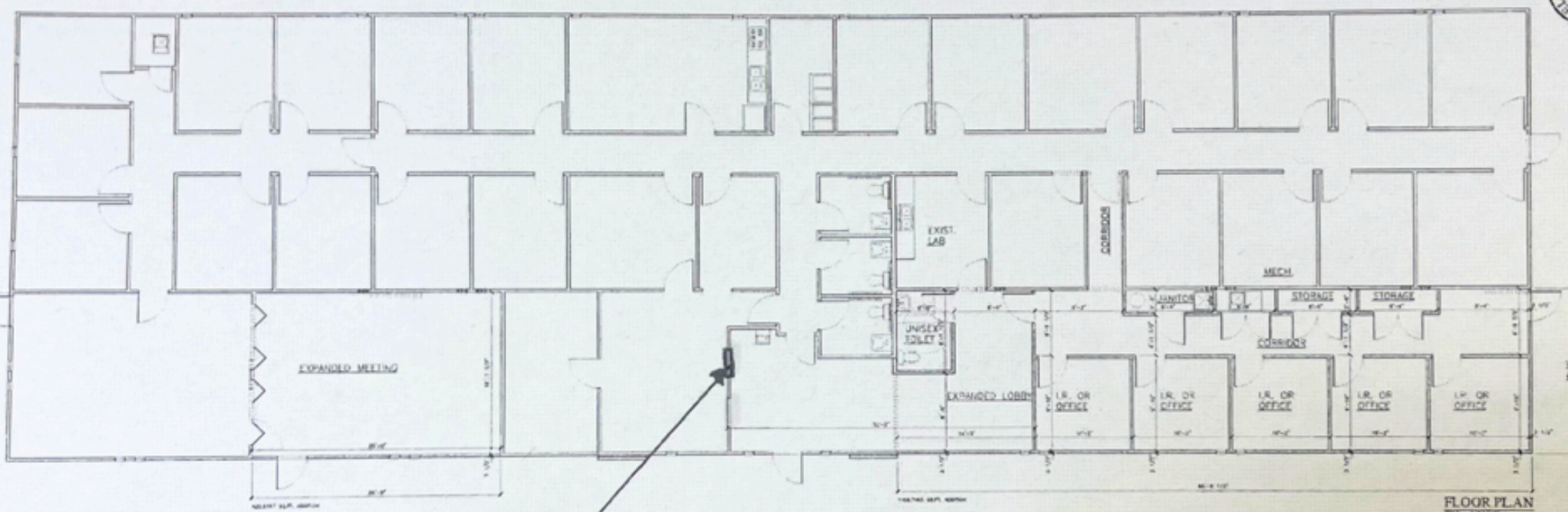
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# FLOOR PLAN

*Handwritten notes and scribbles at the top of the page, partially obscured by a white sticker.*



*NEW (2ND) TRANSACTION WINDOW*

PRELIMINARY  
DRAWING  
NOT TO BE USED FOR CONSTRUCTION  
OR ANY OTHER PURPOSES  
WITHOUT THE WRITTEN  
CONSENT OF THE ARCHITECT

ALBANY SPACE ALLIANCE INC.  
TDCJ - TEMPLE PAROLE OFFICE  
3807 S. 120th St.  
Mesa, AZ 85204  
ARCHITECT  
JOHN G. BEVERLY  
FLOOR PLAN  
DATE: 10/11/11  
SCALE: 1/8" = 1'-0"

EXAMINING THIS SHEET  
FOR THE PURPOSES OF  
RECORDING  
DATE: 10/11/11  
BY: [Signature]



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# PROPERTY BOUNDARY



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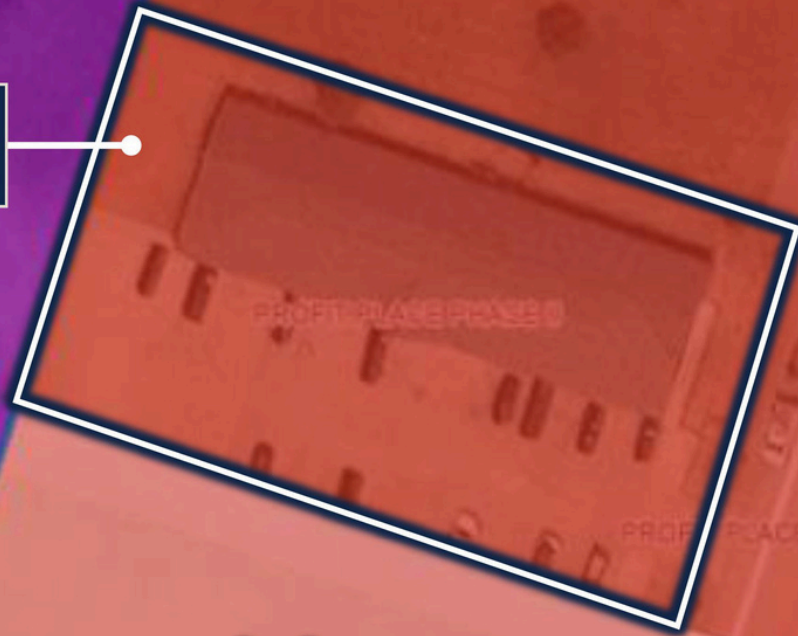
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# ZONING MAP



**C: Commercial**

	GR
	GR - CUP
	GR - PD
	GR - CUP, PD
	CA
	CA - CUP
	CA - PD
	CA - CUP, PD
	C
	C - CUP
	C - PD
	C - CUP, PD
	LI
	LI - CUP



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# SURROUNDING RETAIL & TRAFFIC COUNTS




**Charter Oak Rd**  
9,000+ VPD



**CALIBER**  
RESTORING THE RHYTHM OF YOUR LIFE



**CLASSIC**



**F-150 AUTO PARTS**  
254-444-1127



**EMERSON SHELDON**



**BUICK GMC**  
AUTOMOTIVE GROUP



**FLOORCO**  
PREMIUM FLOORING & MORE



**QuVA**  
PHARMA



**Interstate Hwy 35**  
19,400+ VPD



# FEMA FLOOD MAP



Not in  
FEMA Flood Zone



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# PRESENTED BY:



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