

BIRD CREEK CROSSING

3550 S. General Bruce Drive, Temple, TX 76504



**1,600 SF INLINE SPACE AVAILABLE
FOR LEASE**

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 **CASWELL**
COMMERCIAL

BIRD CREEK CROSSING

PROPERTY HIGHLIGHTS

3550 S General Bruce Dr, Temple, Texas

LOCATION

3550 S General Bruce Drive
NEQ of I-35 & Loop-363



PROPERTY

- » 22,507 SF Retail Building on 129,341 SF Land
- » Available: 1,600 SF
- » Call for Rates

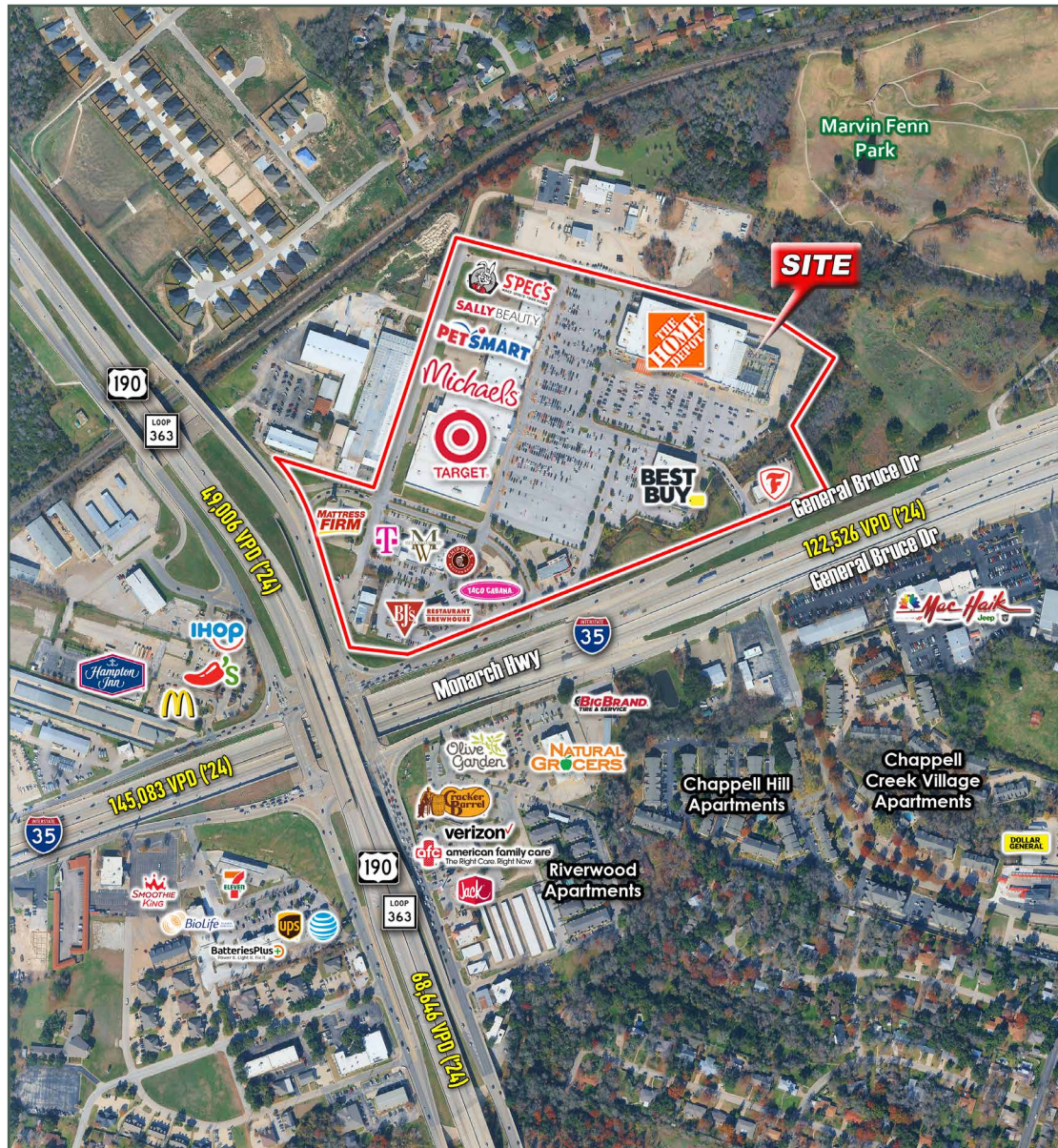
PROPERTY HIGHLIGHTS

- » I-35 & Loop-363 frontage & visibility
- » Easy highway access
- » Anchored by Target & Home Depot
- » Pylon sign on-site

TRAFFIC COUNTS (TXDOT)

I-35: 122,526 VPD ('24)

TX Loop-363: 49,006 VPD ('24)



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SITE PLAN

3550 S General Bruce Dr, Temple, Texas



KEY

Available: 

Leased: 

Not a part: 

SITE SUMMARY

129,341 SF

1. T- Mobile	2,500 SF
2. Leased	3,318 SF
3. Available	1,600 SF
4. GNC	1,648 SF
5. Bank of America	1,500 SF
6. Total Men's	1,400 SF
7. Sport Clips	1,200 SF
9. Men's Warehouse	1,580 SF
10. Mee Mee's THai	2,500 SF
11. Chipotle	2,261 SF
13. Michaels	17,175 SF
14. Boot Barn	17,862 SF
15. Pet Smart	19,900 SF
16. Sally Beauty	1,500 SF
17. Specs Liquor	15,659 SF
19. Best Buy	30,038 SF
Matress Firm	4,700 SF



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SITE AERIAL

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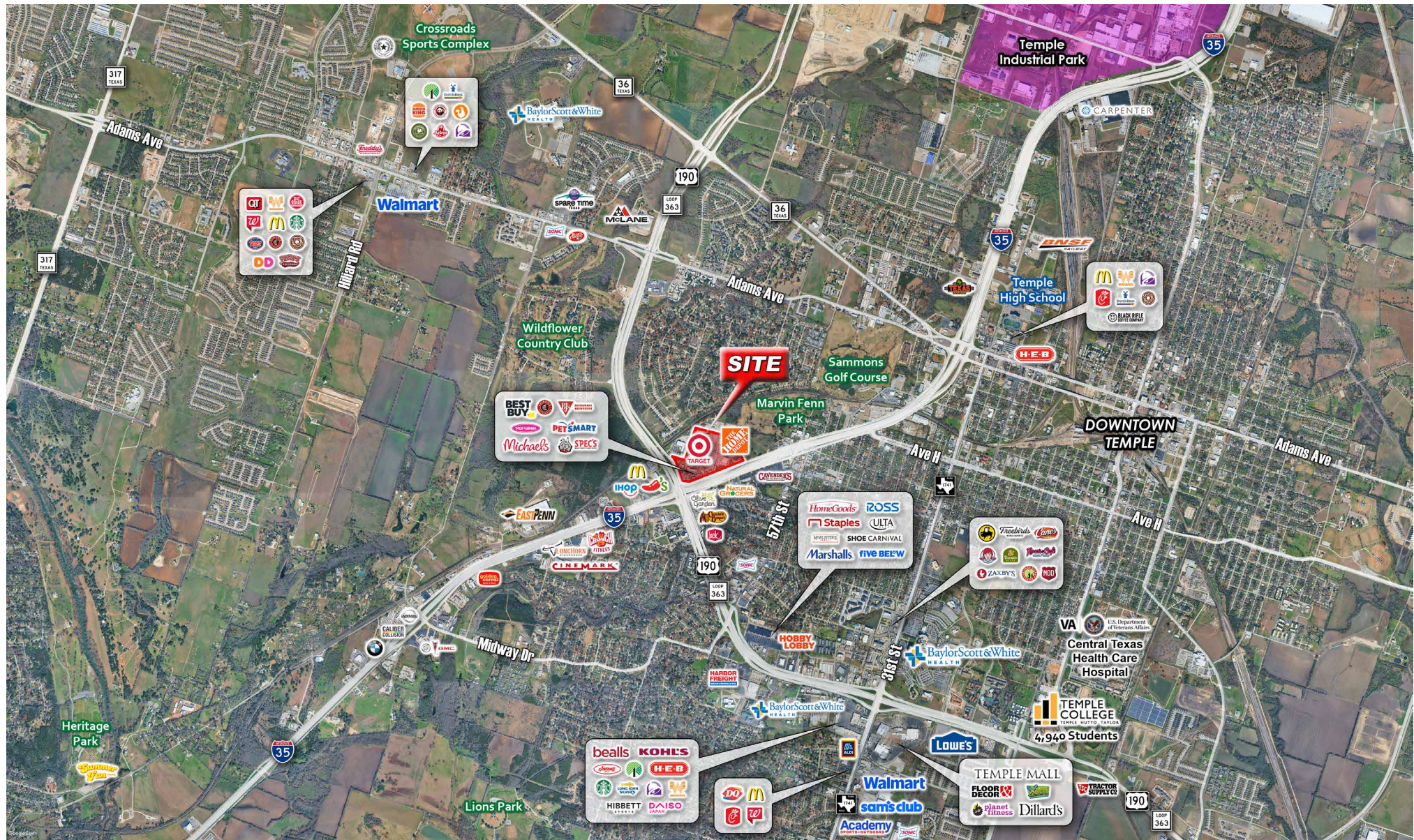
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BIRD CREEK CROSSING

MARKET AERIAL

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BIRD CREEK CROSSING

DEMOGRAPHIC SNAPSHOT

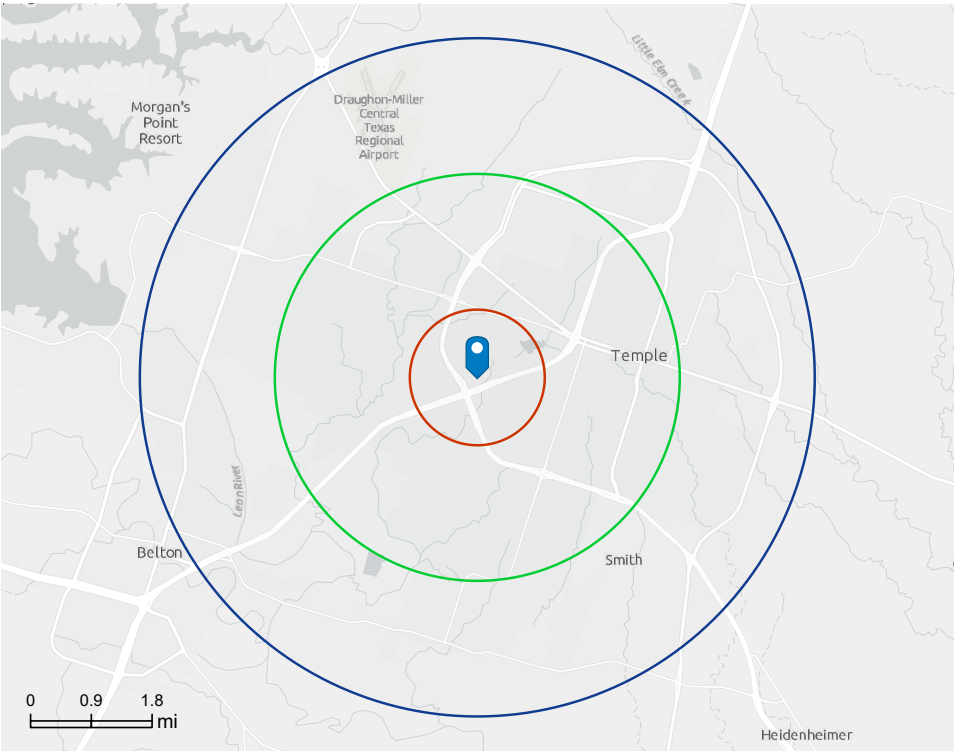
3550 S General Bruce Dr, Temple, Texas

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	8,259	45,248	71,461
2020 Total Population	8,194	49,226	87,870
2020 Group Quarters	92	1,009	1,374
2026 Total Population	8,906	54,523	100,701
2026 Group Quarters	94	929	1,329
2031 Total Population	9,174	56,775	106,461
2026-2031 Annual Rate	0.59%	0.81%	1.12%
2026 Total Daytime Population	11,167	74,790	124,149
Workers	6,826	45,208	70,775
Residents	4,341	29,582	53,374

Household Summary			
2010 Total Households	3,482	18,634	28,387
2010 Average Household Size	2.32	2.35	2.46
2020 Total Households	3,623	20,920	35,206
2020 Average Household Size	2.24	2.30	2.46
2026 Total Households	4,032	24,085	41,745
2026 Average Household Size	2.19	2.23	2.38
2031 Total Households	4,242	25,591	44,996
2031 Average Household Size	2.14	2.18	2.34
2026-2031 Annual Rate	1.02%	1.22%	1.51%
2026 Families	2,038	13,409	25,585
2026 Average Family Size	3.09	3.02	3.10
2031 Families	2,107	14,068	27,290
2031 Average Family Size	3.05	2.98	3.06
2026-2031 Growth Rate	0.67%	0.96%	1.30%

Median Household Income			
2026	\$60,402	\$62,658	\$70,066
2031	\$66,608	\$68,559	\$76,756

Median Age			
2010	35.3	36.0	34.9
2020	36.8	37.4	36.3
2026	37.8	38.2	37.5
2031	39.4	39.7	38.8



2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	6,340	37,806	67,935
Less than 9th Grade	4.7%	4.5%	4.0%
9th - 12th Grade, No Diploma	3.0%	5.9%	6.0%
High School Graduate	22.7%	21.2%	20.9%
GED/Alternative Credential	8.7%	6.6%	6.2%
Some College, No Degree	23.0%	19.3%	19.7%
Associate Degree	10.9%	11.1%	10.1%
Bachelor's Degree	18.3%	20.0%	21.3%
Graduate/Professional Degree	8.8%	11.3%	11.9%



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-3-25

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2