

**For Sale** on Market

# \$275,000

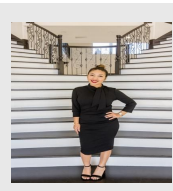
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## 601 PENDLETON STREET, TEMPLE, TX 76504

+/-1,581 Sq.Ft. (Source: Bell CAD) Freestanding Office Building. Brick and Stone Veneer on Concrete Slab and Composition Shingle Roof. Built in 1979. Located in the Little Blue Stem Addition of the Northwestern Hills Neighborhood District. Easy Access to IH-35 & Airport Road. Temple is conveniently located Regionally between Austin & Waco. The interior is comprised of a reception/waiting area, 5 private offices and 2 restrooms. Site is a corner lot, being approx. +/-0.19 Acres. Asphalt Parking area. There is a fenced private garden behind the office with very nice irrigated landscaping. City of Temple Water, Trash & Sewer, Oncor Electric. Zoning is Commercial (C-PD). 105,000 Population; \$67,000 Median HH Income. (5-Mi. Radius). Taxes were \$2,234.48 in 2024. Showings by appointment only.

### GENERAL DESCRIPTION

- Subdivision:** Little Bluestem Add
- Stories:** 1
- Year Built:** 1979
- Building Sqft:** 1,581 /
- Lotsize:** 8,237
- MLS# / Area:** SMABOR-584802



**Presented By**  
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**Listing Broker**  
**Jirasek Realty**