



**We're building  
something new!**

**165 Acres  
4 Lakes**

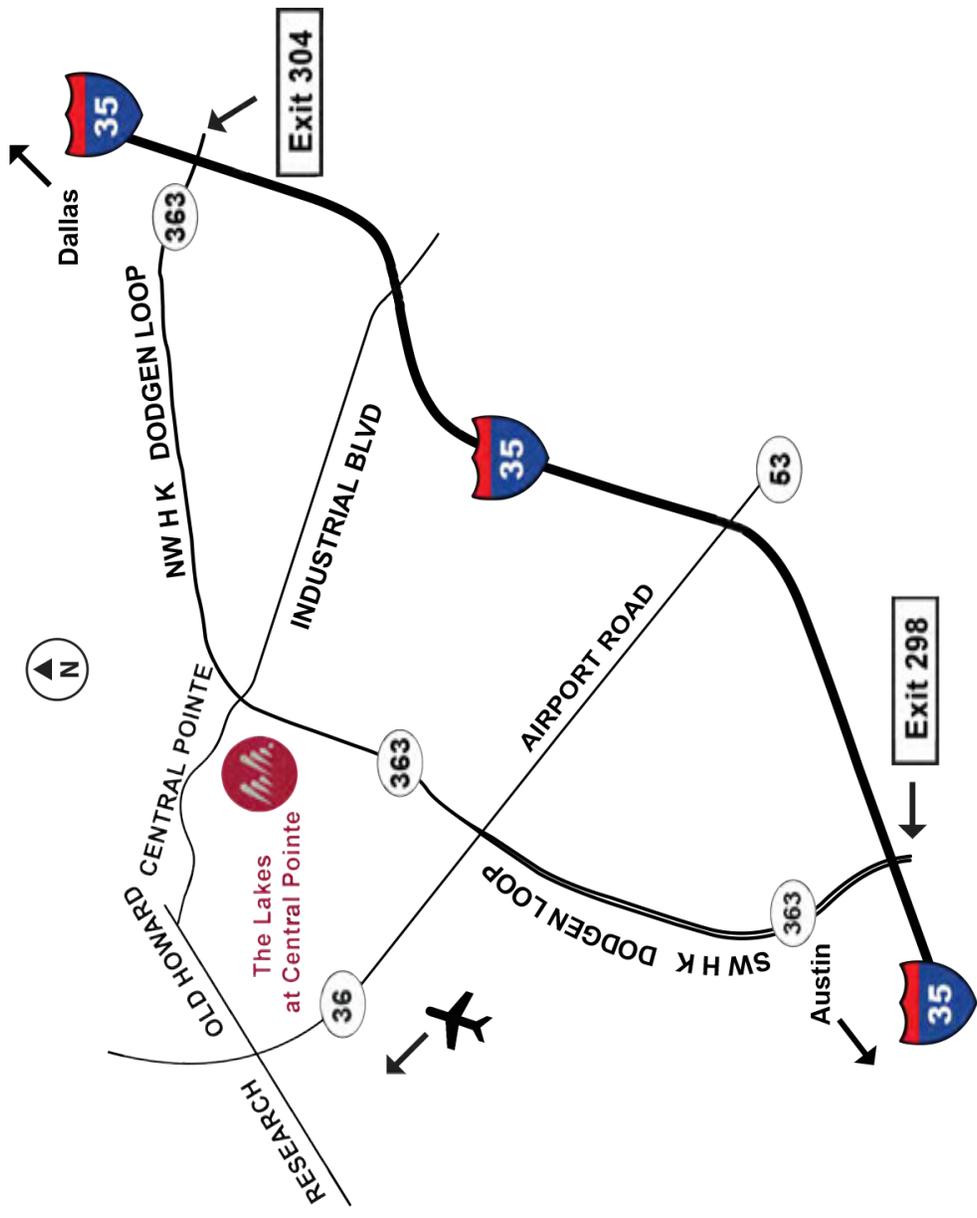
**Water Features  
Campus Sculptures  
Walking Trail  
Food Truck Pavilion**

**Lease Includes Employee Parking**

***The Lakes at Central Pointe***

**Class A Office and Technology Campus**

**[www.TheLakesAtCentralPointe.com](http://www.TheLakesAtCentralPointe.com) • Temple, Texas**





MCLANE PARK / **CONCEPTUAL PLAN**



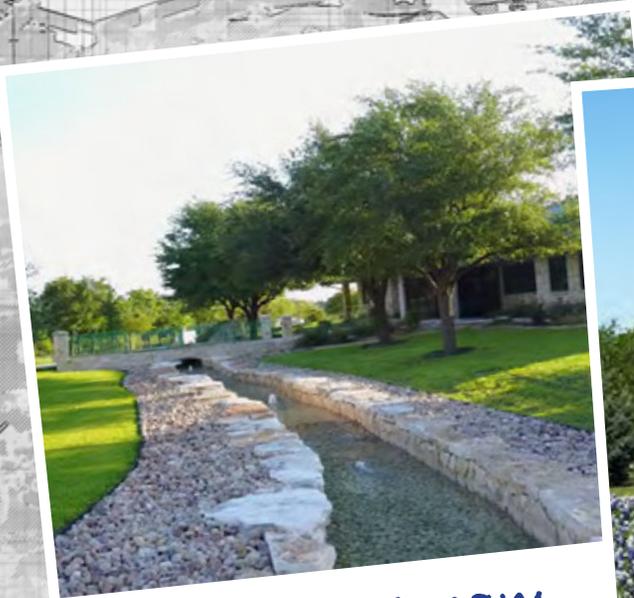
# MCLANE PARK / **CONCEPTUAL PLAN**



Intelligent Design



Growing Businesses



Quiet Stream



Amazing Sculptures



Food Truck Pavilion

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# THE LAKES AT CENTRAL POINTE IS A 165-ACRE CLASS A OFFICE AND TECHNOLOGY CAMPUS.

OUR BEAUTIFUL LANDSCAPED GROUNDS INCLUDE A 300-FOOT STREAM, A 100-SEAT FOOD TRUCK PAVILION, FOUR LAKES, FOUR WORKS OF ART AND A COOL TEXAS BREEZE.

SEVERAL TECHNOLOGY-BASED COMPANIES HAVE THEIR OFFICES HERE, OCCUPYING 70,000 SQUARE FEET.

WE HAVE 135 ACRES OF EXPANSION ROOM AND WILL BUILD TO SUIT.

LEASE RATES AND LABOR COSTS ARE CHEAPER THAN AUSTIN, DALLAS, SAN ANTONIO AND HOUSTON.

COME HERE, INSTEAD!



**McLANE GROUP**  
*Leading the Charge*

**254-770-6100**  
[info@mclanegroup.com](mailto:info@mclanegroup.com)

## Central Texas Location

Located on Loop 363 with four-lane access to Interstate 35 both north and southbound offering easy access to:

- Waco – 35 miles • Austin – 69 miles
- Dallas 128 • DFW Airport – 145
- San Antonio – 148 • Houston – 170

Outdoor recreation opportunities abound in Central Texas with nearby state parks and lakes, plus there are major shopping, dining and en-

tertainment options locally and within an hour's drive.

We're two miles from the Temple airport with a 24-hour, 7000-foot runway.

Temple sits on I-35 on the western side of the triangle that connects Dallas, Austin, San Antonio and Houston, and lies within one of the largest population and business concentrations in the nation.

## Affordable Skilled Workforce

Temple's vast labor force draws from six counties and includes Fort Hood, which provides a ready-made job pool of exiting military personnel who are well-trained and highly skilled; approximately 500 military personnel separate from Fort Hood every month seeking civilian employment.

There are three major research universities within 90 minutes, plus a dozen additional universities, colleges and technical schools.

SmartAsset ranked Temple as one of The Best American Cities to Work in Tech in 2018 and 2019.

Using data for 190 cities and comparing them across metrics like average salary, average cost of living, tech employment concentration, unemployment rate and ratio of average pay-to-tech pay, Temple made the Top 25 list in 2018 and the Top 10 list in 2019.

## Lower Cost of Living

Occupancy cost of offices can be 30% lower than the metro areas of Austin, Dallas and Houston. Space may be leased or owned.

Easy commutes with good traffic flow and ample parking adjacent to the buildings make life easier for your employees.

The Cost of Living Index shows Temple has

lower prices for consumer goods, services and housing. When applied to wages and salaries, the cost of living is 16.9% lower in Temple, Texas, than the U.S. average.

A more affordable option to major metro areas, Temple gives both you and your employees a better life, resulting in lower employee turnover.

# Three Texas Cities in Top 10 “Best Cities to Work in Tech”\*

\*Fortune, SmartAsset July 29, 2019

Dallas  
San Antonio  
**Temple**

**“Exceptional  
Class A Office Space”**  
- Drayton McLane Jr.

**Lower Expenses  
Not Your Expectations**

**Move your technology company  
to our Central Texas campus**

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**Class A Office and Technology Campus • 4001 Central Pointe Parkway • Temple, Texas**

**INFO@MCLANEGROUP.COM • 254-770-6100**