

NOLAN CREEK CROSSING

704 & 708 W. 2nd Ave | Belton, TX
OFFERING MEMORANDUM

PRIME LOCATION (MF) LAND

Ryan Hodge
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PROPERTY LINES ARE APPROXIMATE



ADDRESS	704 & 708 W. 2nd Ave Belton TX 76513
COUNTY	Bell
PRICE	Contact Broker
LAND ACRES	13.35
ZONING TYPE	Multi-Family (MF)
# OF PARCELS	1
APN	534274

2026 Population	25,709	165,260	271,768
2026 Median HH Income	\$70,546	\$77,357	\$75,665
2026 Average HH Income	\$106,314	\$106,378	\$101,288

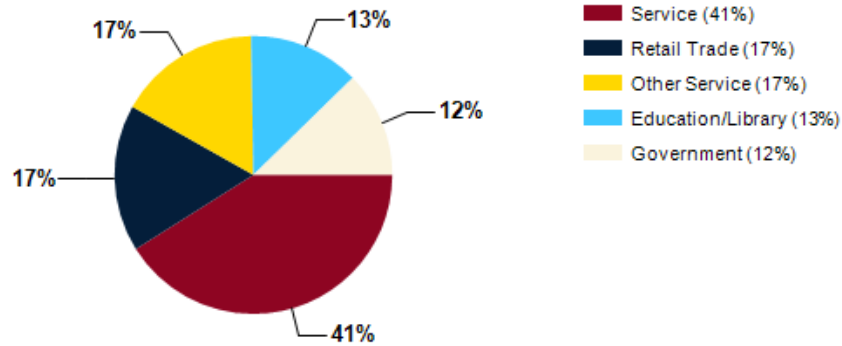
- Positioned within a rapidly growing Bell County market supported by continued residential expansion, employment growth, and ongoing investment from Belton Economic Development
- Strategically located near major employers like Baylor Scott & White, Ft. Hood, and powerhouse distributors such as HEB, Walmart, Amazon, FedEx, Reynolds, and cutting-edge Data Centers.

- 13.37-acre multifamily development tract with zoning supporting up to approximately 18 units per acre
- Utilities available onsite including water, wastewater, and electricity, helping reduce development timeline and infrastructure costs
- Located approximately 0.4 miles from downtown Belton entertainment, dining, and retail amenities including OakFire Pizza And Brewing, Nolan Creek Brewery and MK & T Depot
- Less than one mile from Interstate 35 with convenient regional access to Temple, Georgetown, Austin, and Waco
- Near University of Mary Hardin-Baylor, creating strong demand potential for student housing and workforce housing
- Scenic setting backing to Nolan Creek with potential for trail, greenspace, or amenity-focused development concepts

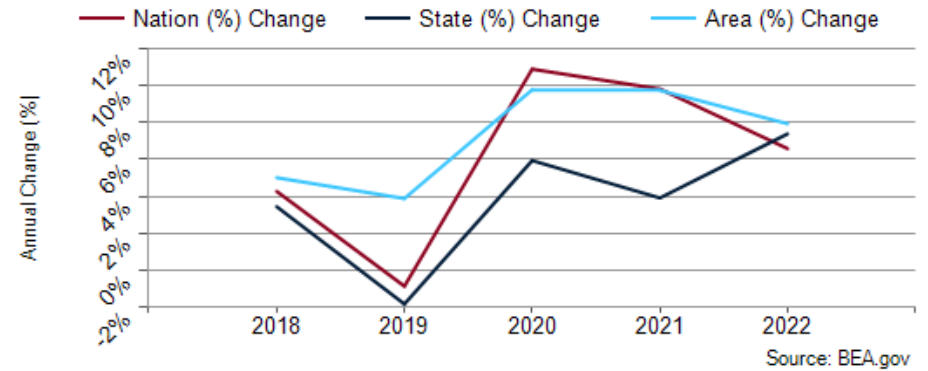


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- Positioned just west of downtown Belton, this 13.37-acre multifamily development opportunity at 704 W 2nd Ave offers a rare combination of scale, location, and infrastructure in one of Central Texas' fastest-growing markets. The property features multifamily zoning with potential density up to 18 units per acre, utilities available onsite, and direct proximity to major employment, education, and entertainment drivers. Backing to scenic Nolan Creek and located less than one mile from Interstate 35, the site is ideally positioned for apartments, townhomes, student housing, or mixed-use residential development in the path of continued Belton growth

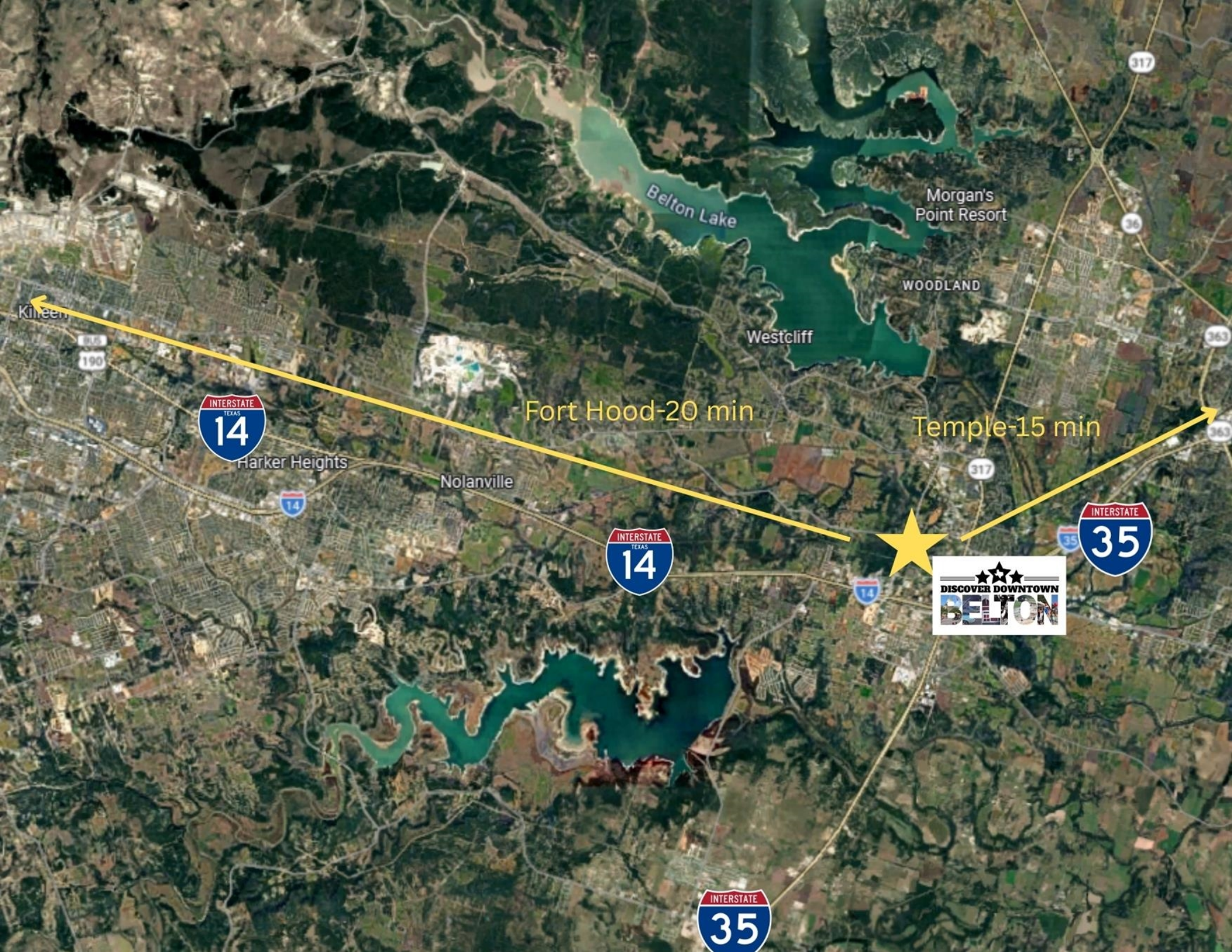


Fort Hood	36,000
Scott & White Memorial Hospital	7,000
University of Mary Hardin-Baylor	3,800
Temple Independent School District	1,500
Texas A&M University–Central Texas	1,000
Belton Independent School District	1,000
H-E-B Plus!	300
Stratasys Direct Manufacturing	200









Killeen

Belton Lake

Morgan's Point Resort

WOODLAND

Westcliff

Fort Hood-20 min

Temple-15 min



Harker Heights

Nolanville

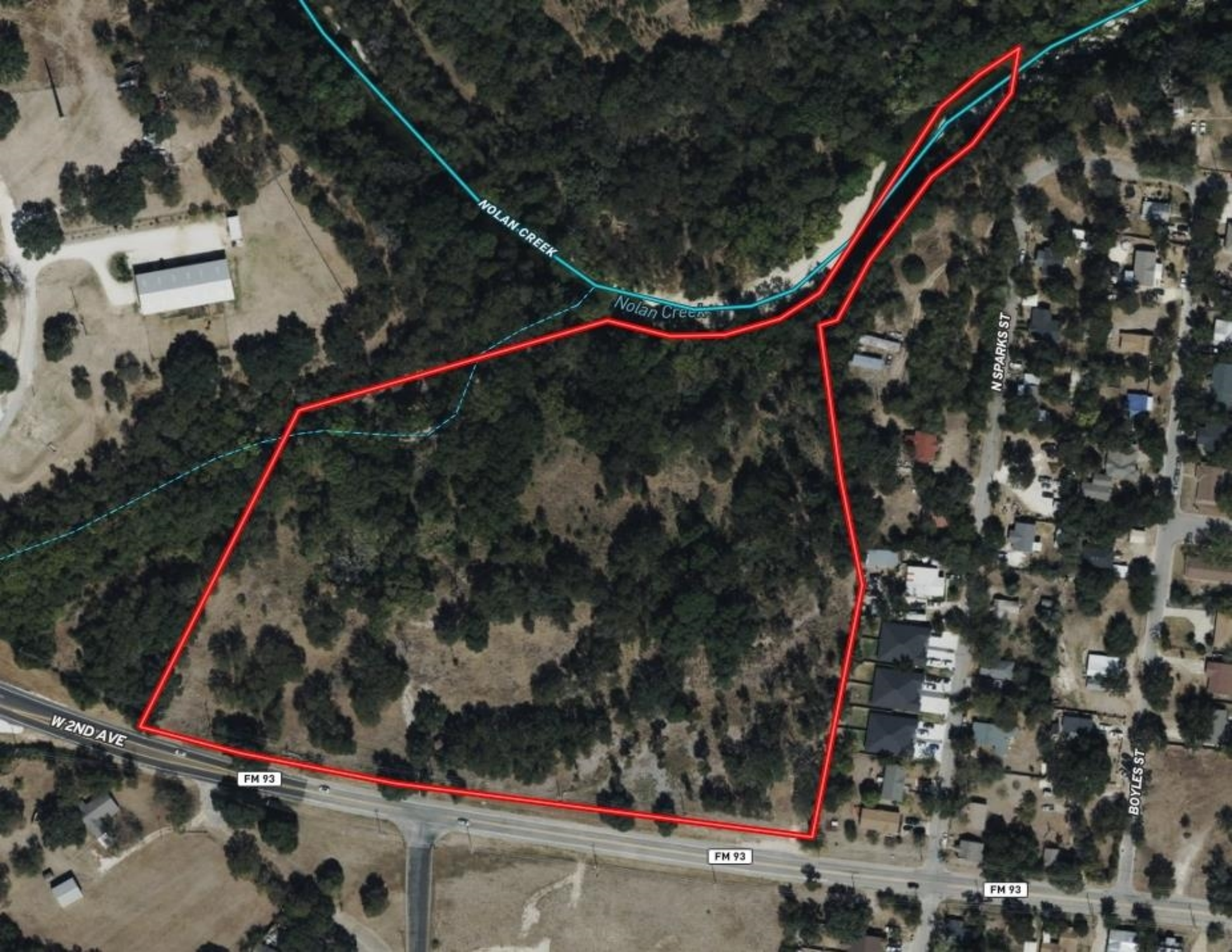


LAND SF	581,526
LAND ACRES	13.35
# OF PARCELS	1
ZONING TYPE	Multi-Family (MF)
TOPOGRAPHY	Sloped

NORTH	UMHB
SOUTH	I-14
EAST	Downtown Belton
WEST	Hwy 121

WATER	On Street
ELECTRICITY / POWER	On Street





NOLAN CREEK

Nolan Creek

N SPARKS ST

W 2ND AVE

FM 93

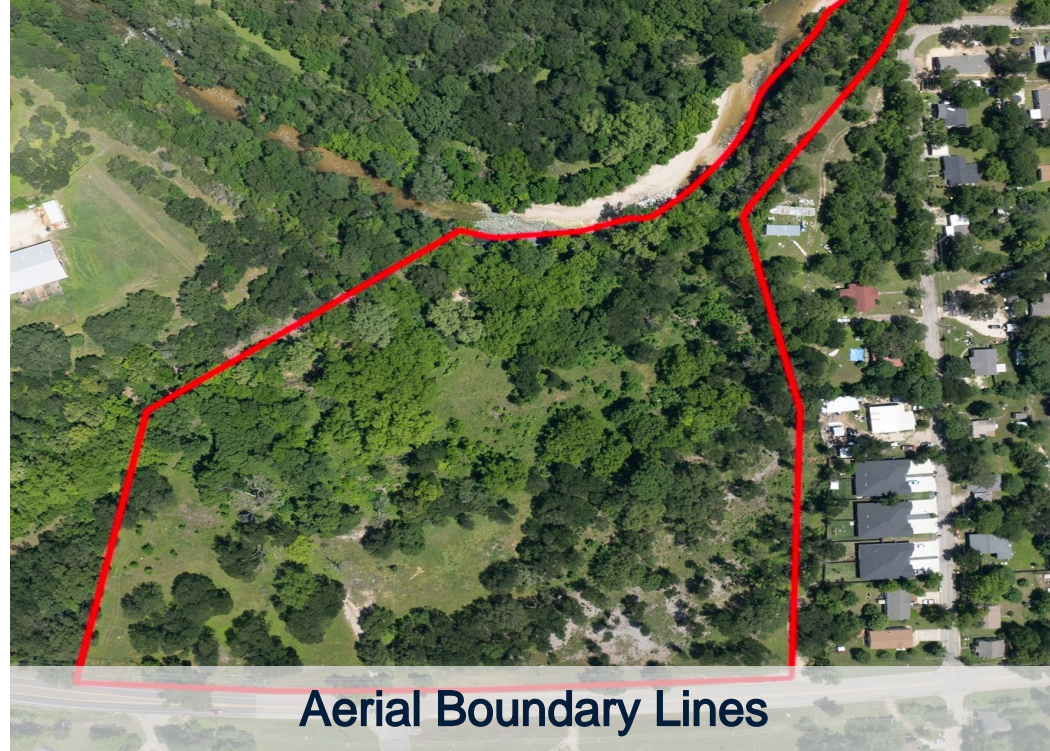
FM 93

FM 93

BOYLES ST



Street Side Boundary Lines



Aerial Boundary Lines



River Views



Marjor Road Frontage



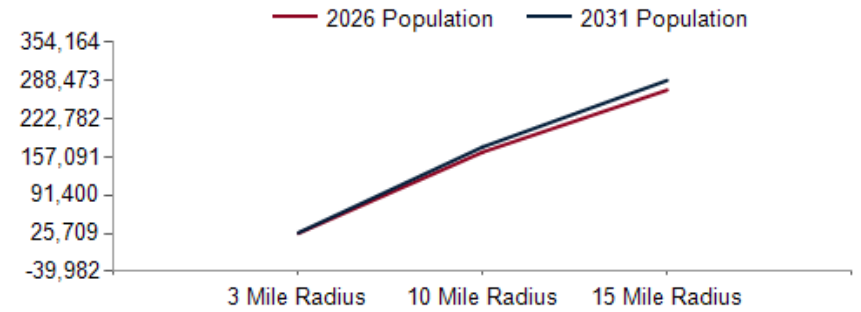
Aerial Overlay



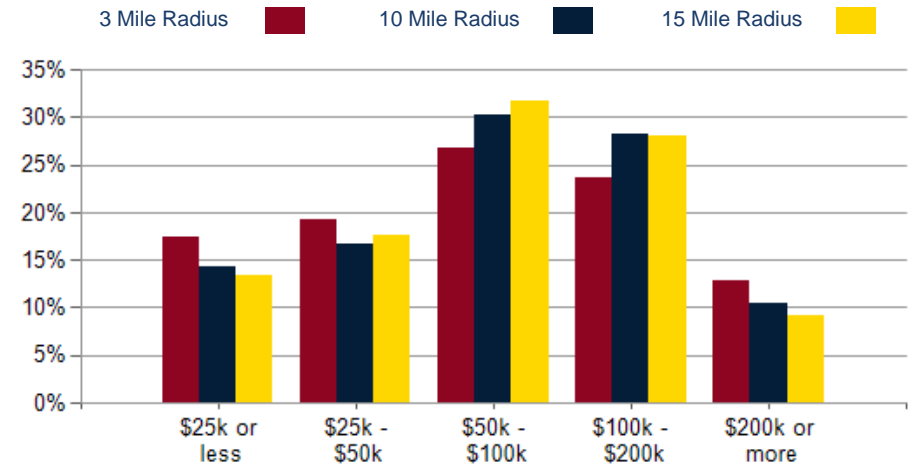
Flood Plain

2000 Population	16,686	96,650	163,376
2010 Population	18,788	119,924	205,962
2026 Population	25,709	165,260	271,768
2031 Population	26,833	174,106	288,473
2026 African American	2,225	20,233	50,422
2026 American Indian	333	1,594	2,536
2026 Asian	446	3,990	8,011
2026 Hispanic	8,546	43,782	71,508
2026 Other Race	2,961	14,954	24,655
2026 White	15,783	101,234	144,076
2026 Multiracial	3,920	22,797	40,182
2026-2031: Population: Growth Rate	4.30%	5.25%	6.00%

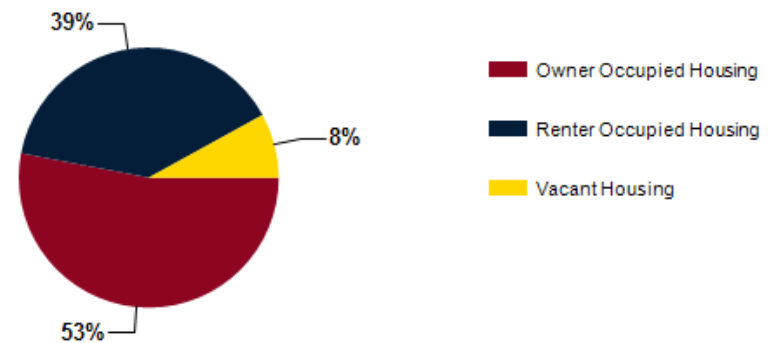
less than \$15,000	999	5,348	8,058
\$15,000-\$24,999	626	3,948	6,058
\$25,000-\$34,999	603	3,914	6,564
\$35,000-\$49,999	1,189	6,911	11,845
\$50,000-\$74,999	1,424	11,281	19,471
\$75,000-\$99,999	1,065	8,336	13,905
\$100,000-\$149,999	1,860	12,731	20,674
\$150,000-\$199,999	330	5,598	8,767
\$200,000 or greater	1,195	6,767	9,635
Median HH Income	\$70,546	\$77,357	\$75,665
Average HH Income	\$106,314	\$106,378	\$101,288



2026 Household Income



2026 Own vs. Rent - 3 Mile Radius



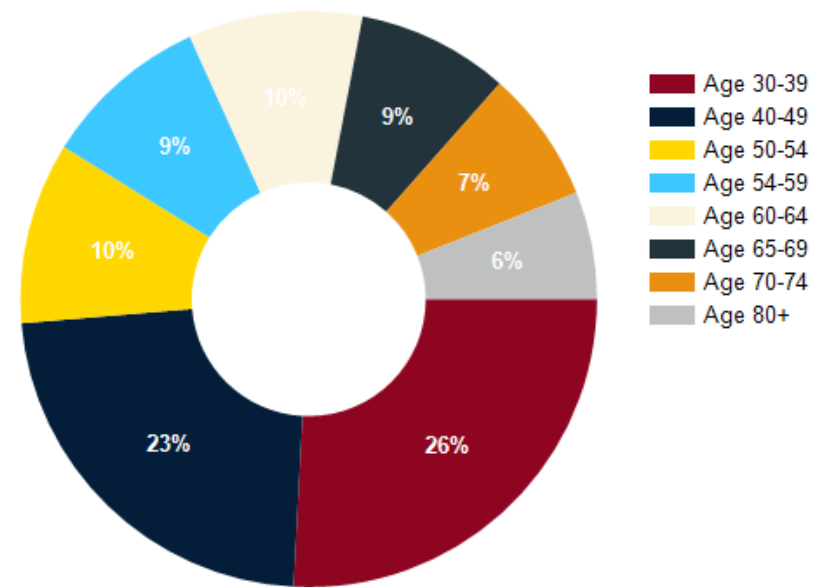
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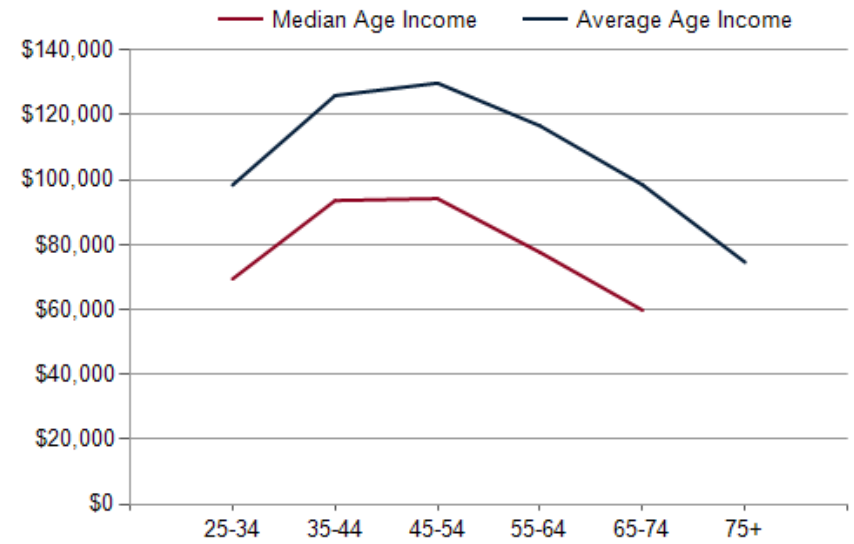
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2026 Population Age 30-34	1,801	11,299	19,385
2026 Population Age 35-39	1,612	11,141	18,501
2026 Population Age 40-44	1,647	11,057	18,475
2026 Population Age 45-49	1,367	9,772	16,293
2026 Population Age 50-54	1,347	9,482	15,516
2026 Population Age 55-59	1,237	8,890	14,350
2026 Population Age 60-64	1,290	9,439	14,972
2026 Population Age 65-69	1,126	8,915	13,886
2026 Population Age 70-74	982	7,454	11,070
2026 Population Age 75-79	797	5,880	8,462
2026 Population Age 80-84	482	3,580	4,947
2026 Population Age 85+	504	3,051	4,009
2026 Population Age 18+	20,137	127,134	206,681
2026 Median Age	34	38	36
2031 Median Age	35	39	38

Population By Age



Median Household Income 25-34	\$69,422	\$77,796	\$74,029
Average Household Income 25-34	\$98,393	\$100,671	\$94,468
Median Household Income 35-44	\$93,601	\$97,917	\$93,842
Average Household Income 35-44	\$125,993	\$124,022	\$117,331
Median Household Income 45-54	\$94,206	\$99,307	\$96,418
Average Household Income 45-54	\$129,819	\$128,027	\$121,385
Median Household Income 55-64	\$77,634	\$84,049	\$82,487
Average Household Income 55-64	\$116,663	\$115,802	\$110,437
Median Household Income 65-74	\$59,796	\$65,393	\$63,102
Average Household Income 65-74	\$98,452	\$96,211	\$90,593
Average Household Income 75+	\$74,604	\$74,829	\$71,614



Nolan Creek Crossing

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Exclusively Marketed by:

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www.firsttexas.com

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