

TAYLOR'S VALLEY RD. Belton, Texas | Heavy Industrial Lots For Sale

+/- 10 Acres of Platted Lots

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Site Acquisition | Advisory Services | Tenant Representation

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TAYLOR'S VALLEY RD. Belton, Texas | Overview

Land

- +/- 38 Acres (+/- 10 acres platted)
- Lot 1 - 2.38 acres platted
- Lot 2 - 0.97 acres platted
- Lot 3 - 6.77 acres platted

Highlights

- Heavy industrial site available in the city.
- Proximity to Interstate 35 & Interstate 14.

Access

- Direct access to Taylor's Valley Road.
- Proximity to Interstate Highway 35.
- Proximity to Farm-to-Market 93.

Traffic Counts

- 121,792 AADT Interstate 35 (TxDOT 2020)
- 20,582 AADT Farm-to-Market 93 (TxDOT 2020)

Improvements

- New concrete driveway: Texcrete Lane.

Future Land Use

- Industrial

Proposed Use

- Heavy Industrial
- Warehouse Manufacturing
- Batch Plant

Zoning

- Heavy Industrial

Utilities

- City water and sewer available adjacent to site.
- Oncor transmission line in proximity to site.
- Atmos Gas in proximity to site

Property ID

- 389824 / 479259

Topography

- Predominately flat and gently sloping.

Flood Plain

- X – Area of minimal flood hazard.

Price

- \$5.95 PSF



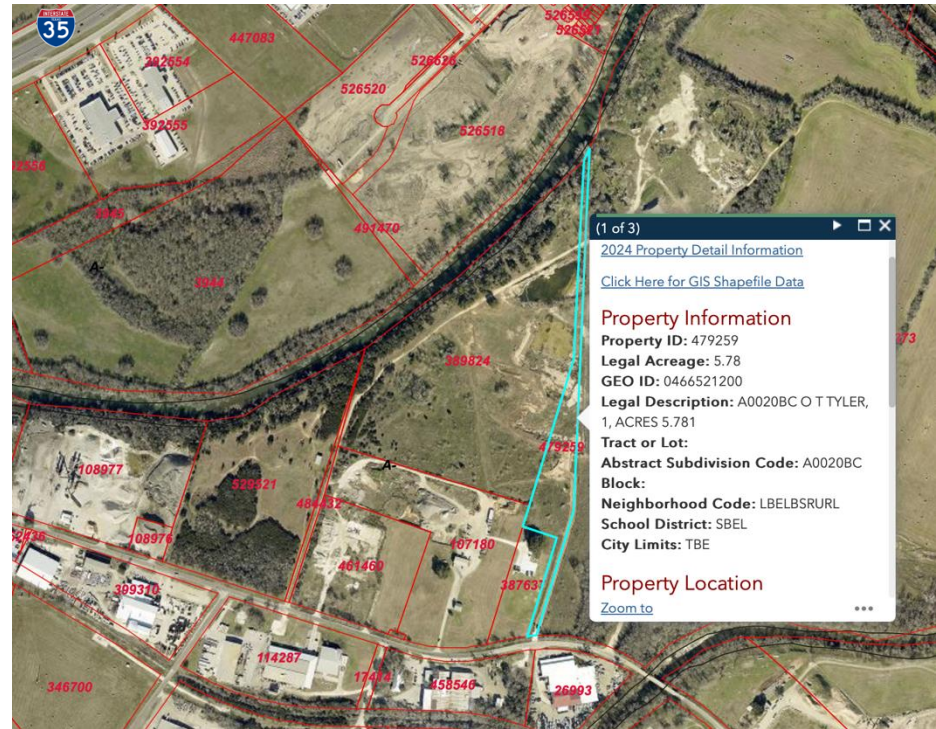
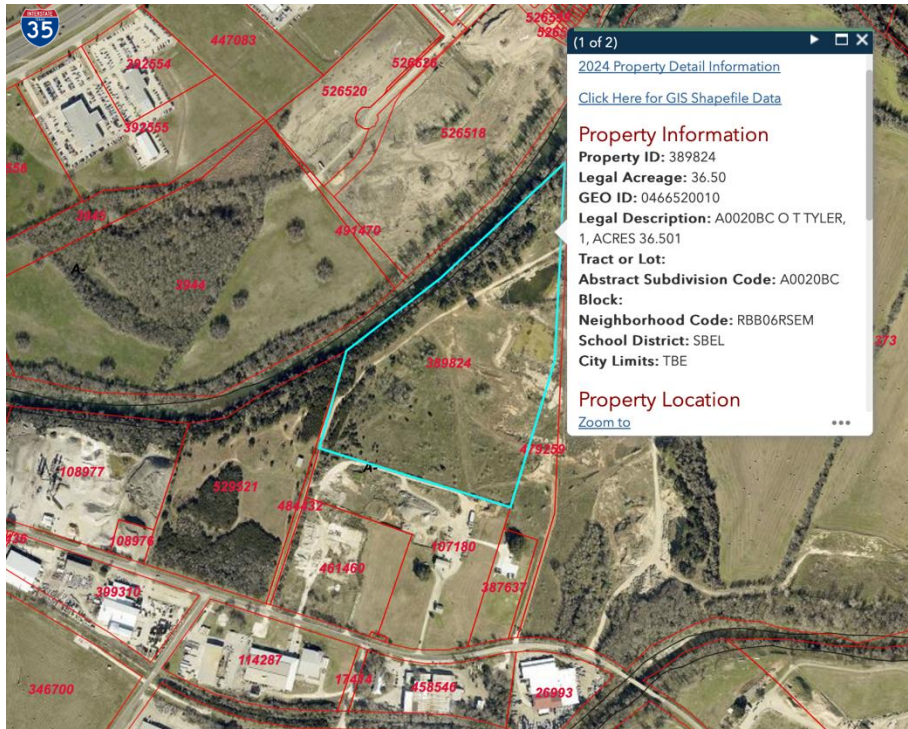
2024 Demographic Snapshot

	3 Mile	5 Mile	10 Mile
Total Population	26,475	77,698	147,696
Owner Occupied Housing	62.80%	54.70%	59.80%
Median HH Income	\$62,426	\$71,297	\$73,224

Proximity

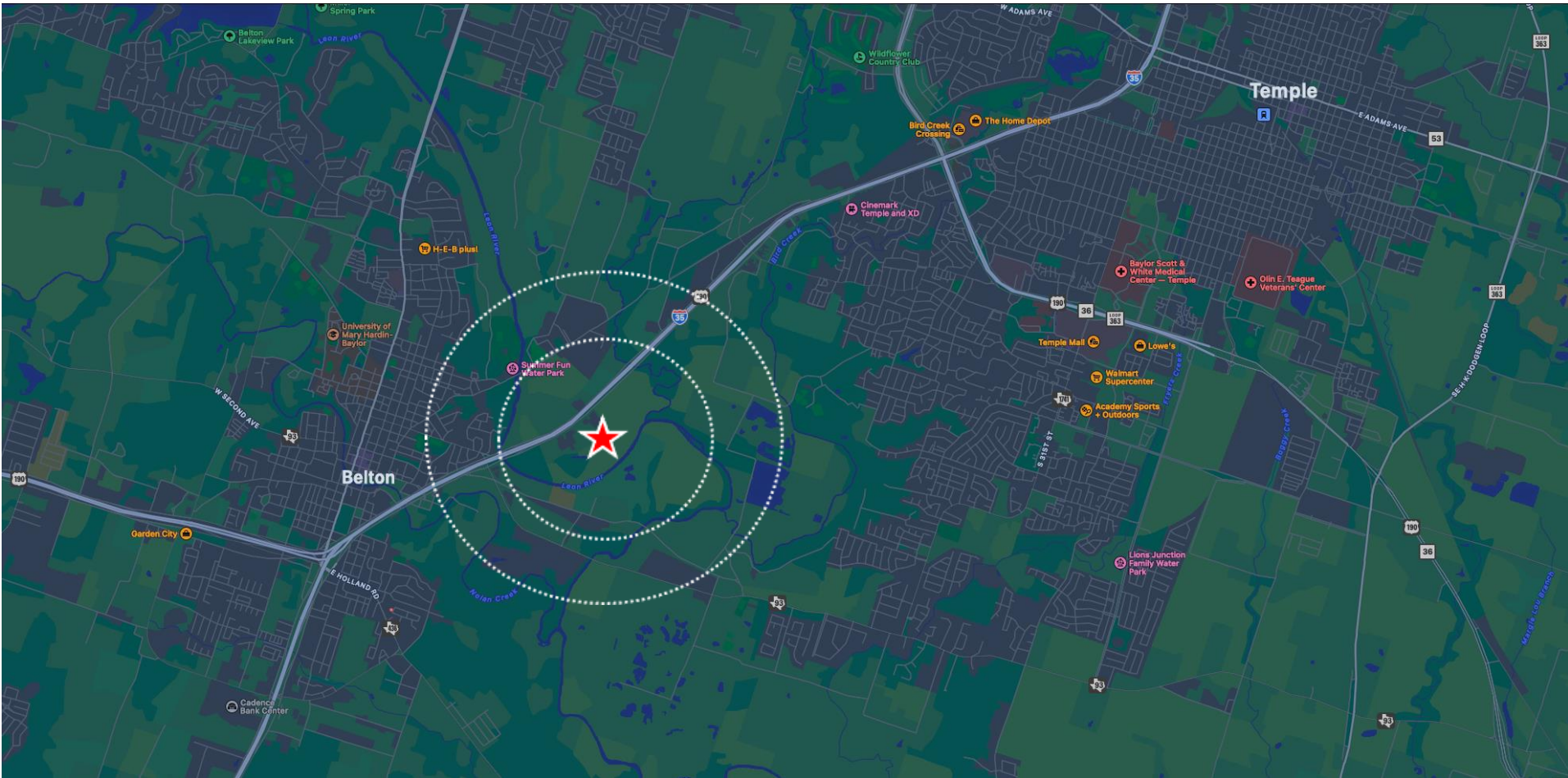
- Baylor Scott & White Medical Center / Temple VA Hospital
- Temple Industrial Park / Belton Business Park
- Temple College / University of Mary Hardin Baylor
- Draughon-Miller Central Texas Regional Airport
- Downtown Belton / Downtown Temple
- Bell County Courthouse / Bell County Museum
- Temple High School / Lake Belton High School
- Candence Bank Center / Temple Mall / Temple Towne Center
- Belton Lake / Stillhouse Hollow Lake / Chalk River Falls
- Summer Fun Water Park / Wildflower County Club

TAYLOR'S VALLEY RD. Belton, Texas | Location



Located at the edge of Belton, TX and bordering the City of Temple, these +/- 38 acres of raw land offer users the opportunity for industrial use within a fast-growing market. Zoned heavy industrial, these lots are currently available for such use and ideal for a batching plant, warehouse manufacturing or other heavy industrial application. Currently 18-acres are platted and accessible by a new concrete driveway extending from Taylor's Valley Rd. Specifically, Lot 1 offers 2.38 acres, Lot 2 offers 0.97 acres and Lot 3 offers 6.77 acres as a batch plant. The lots sit along 50 - 700 ft of Texcrete Lane frontage. Farm-to-Market Road 93, a minor arterial, is situated south offering access to Interstate-35 to the west and U.S. Highway 190 to the east. The site shares proximity to Interstate-14, Downtown Belton, Belton Business Park, Temple Industrial Park, Downtown Temple, Baylor Scott & White Hospital, Temple VA Hospital, University of Mary Hardin-Baylor, Temple College and the Draughton-Miller Regional Airport.

TAYLOR'S VALLEY RD. Belton, Texas | Area Map



TAYLOR'S VALLEY RD. Belton, Texas | Market Aerial



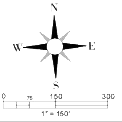
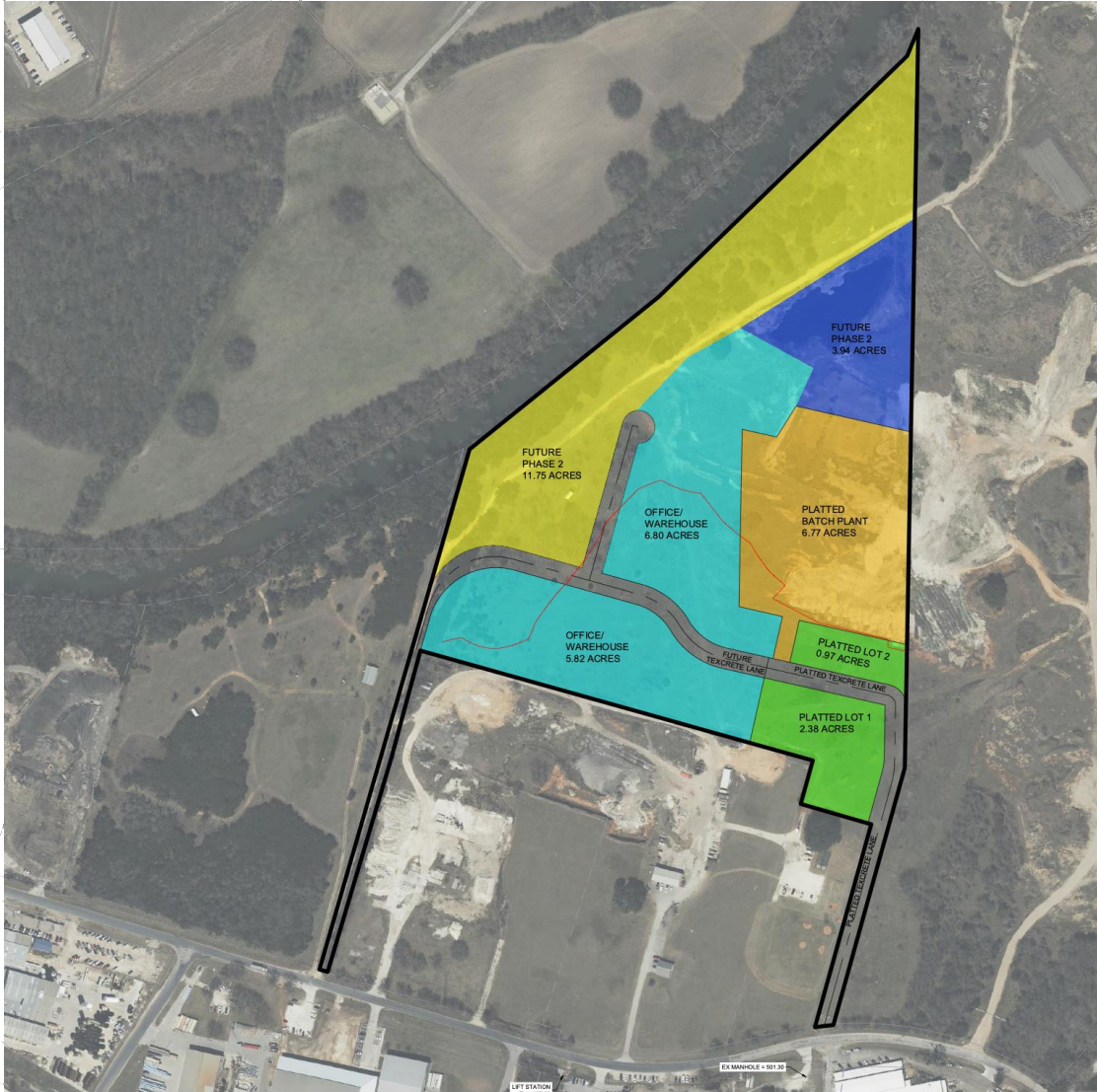
TAYLOR'S VALLEY RD. Belton, Texas | Market Aerial



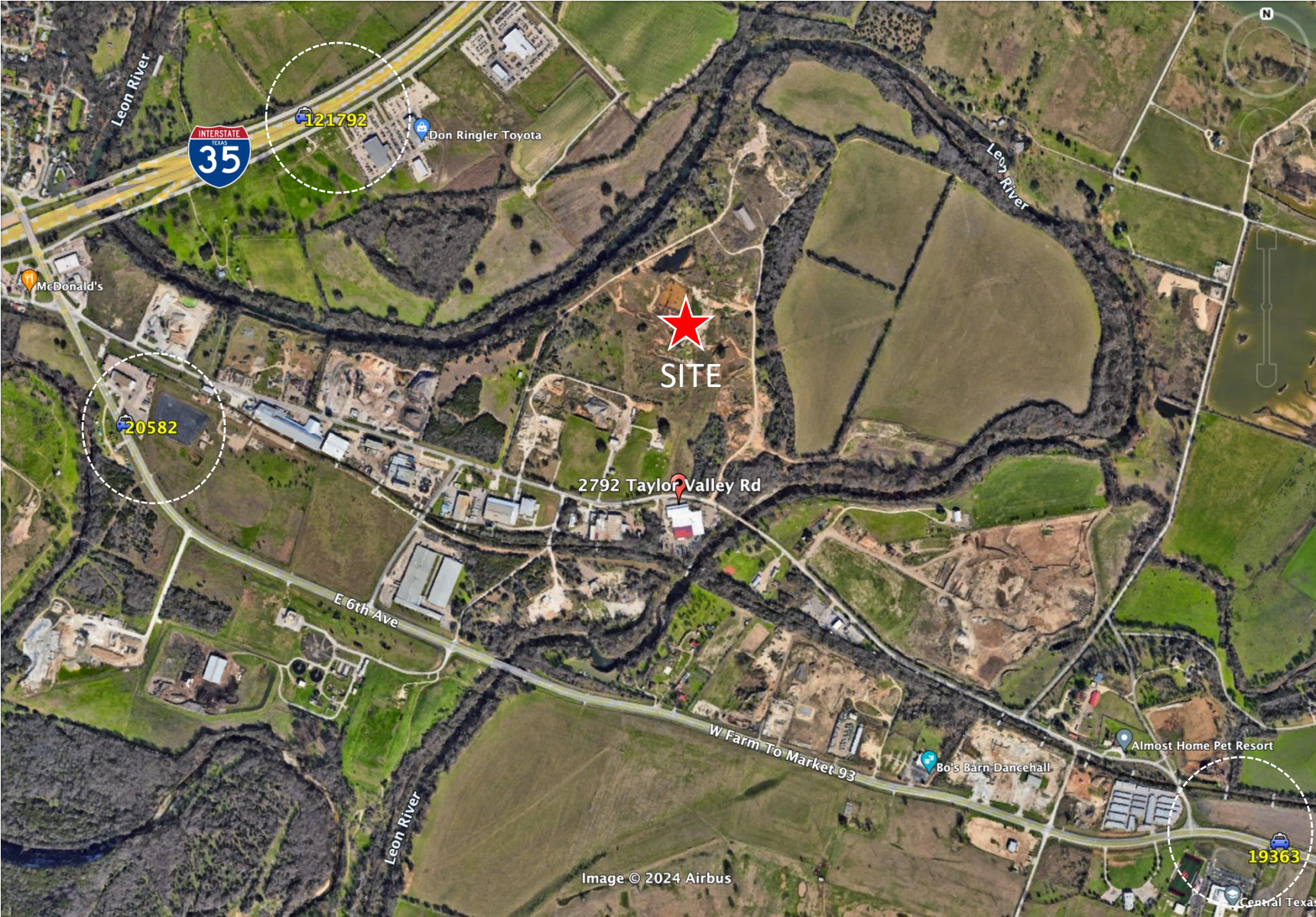
TAYLOR'S VALLEY RD. Belton, Texas | Market Aerial



TAYLOR'S VALLEY RD. Belton, Texas | Concept Plan

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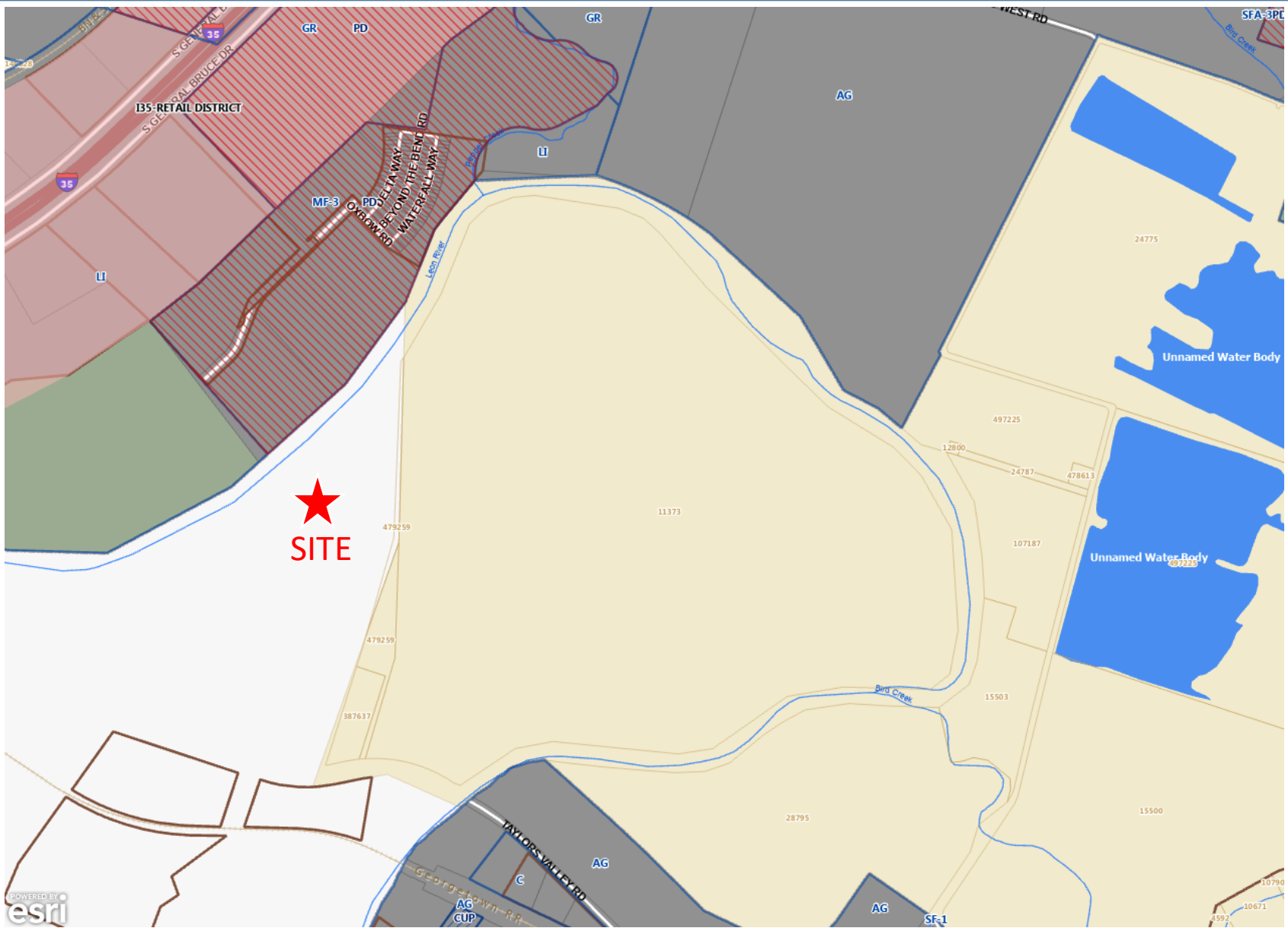
TAYLOR'S VALLEY RD. Belton, Texas | Traffic Counts



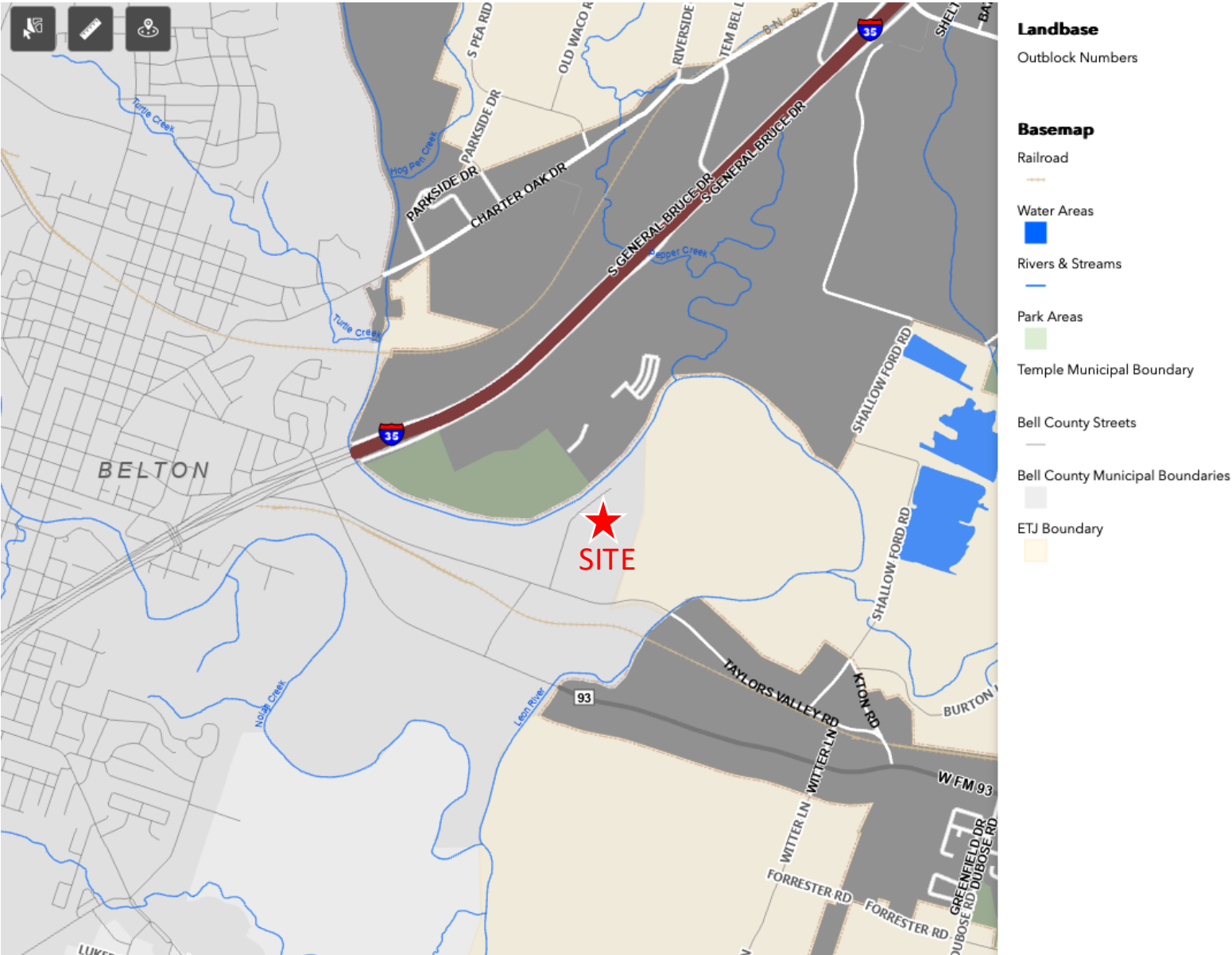
TAYLOR'S VALLEY RD. Belton, Texas | Belton Land Use Map



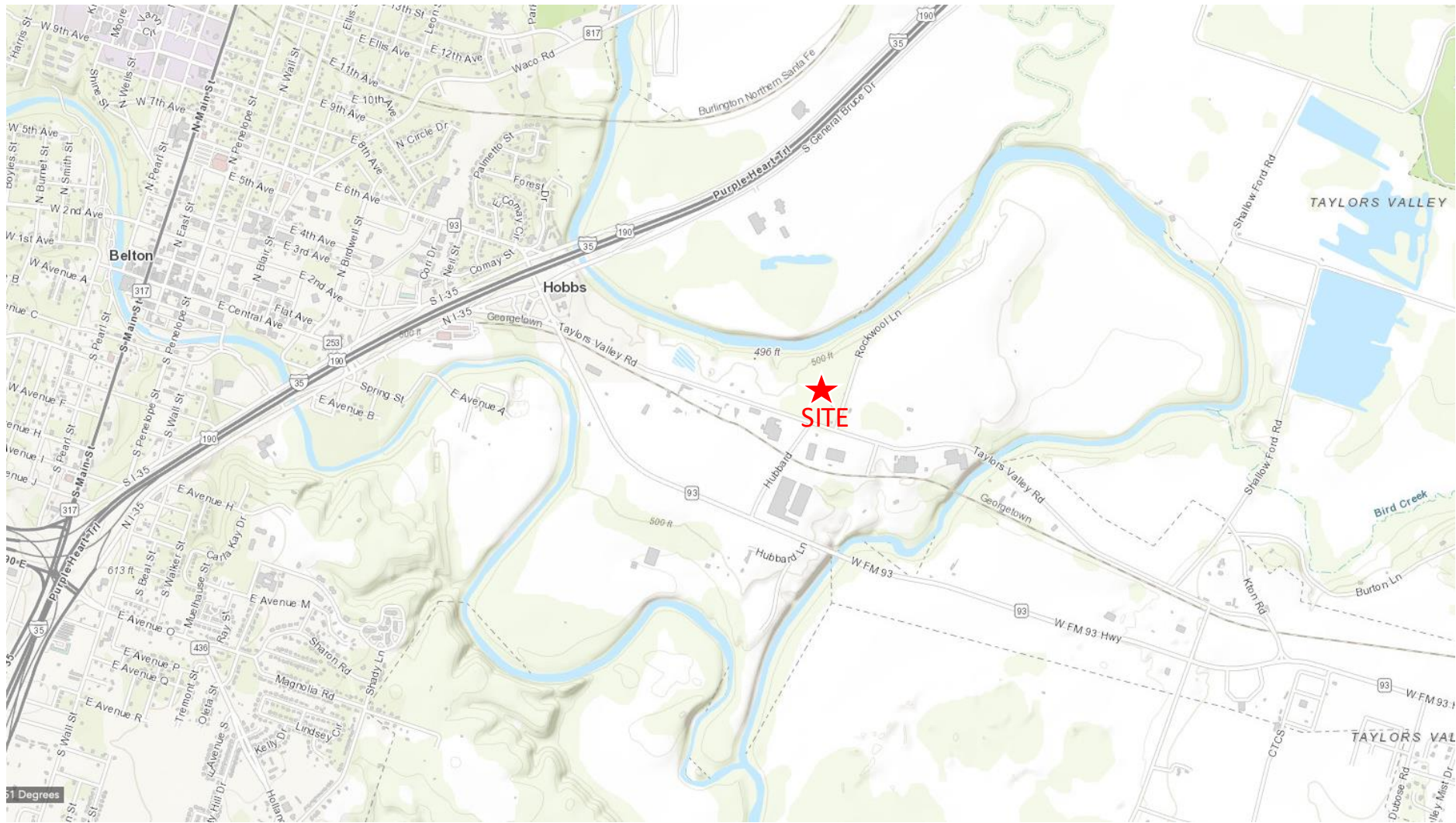
TAYLOR'S VALLEY RD. Belton, Texas | Zoning - Heavy Industrial



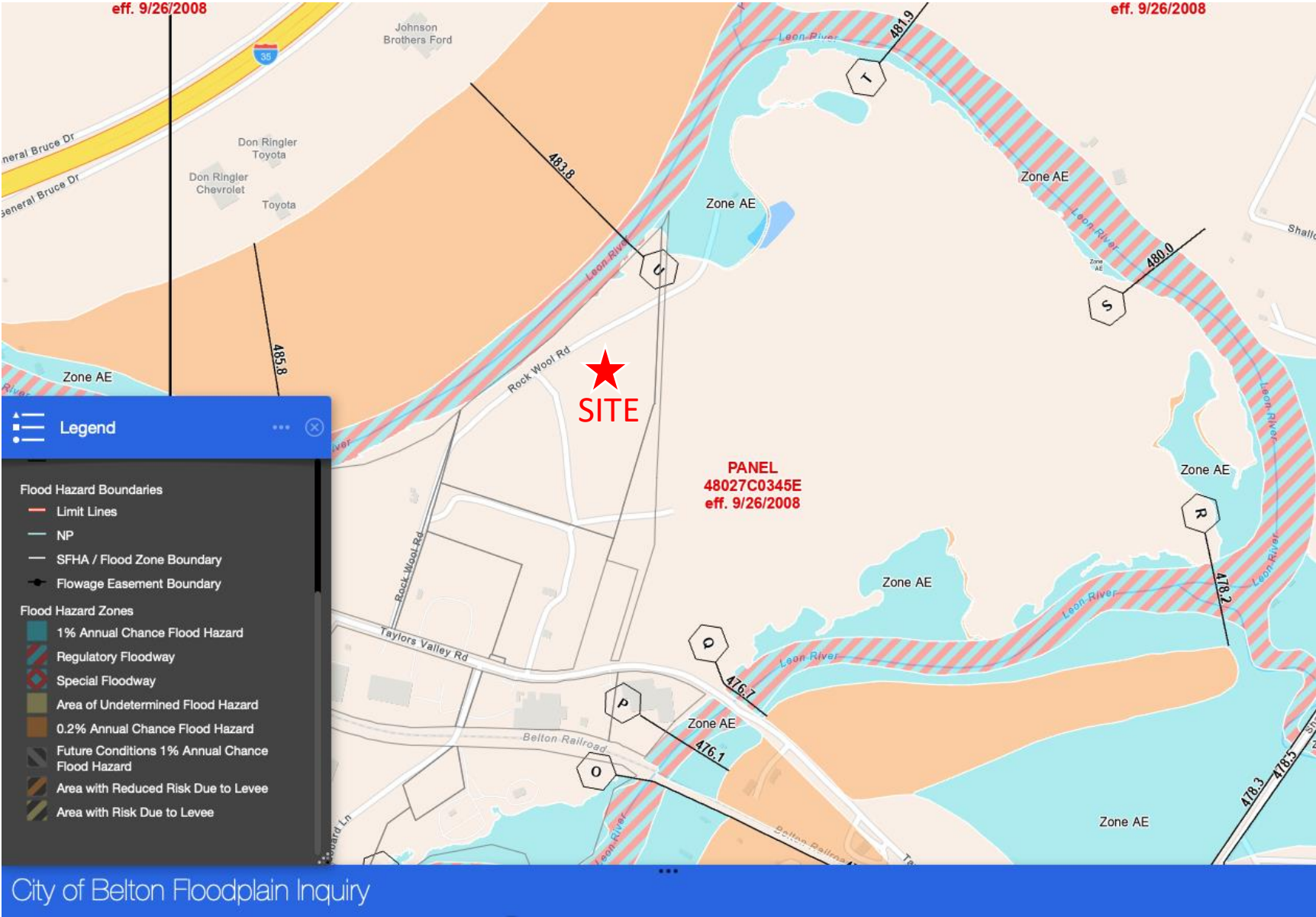
TAYLOR'S VALLEY RD. Belton, Texas | ETJ Boundary



TAYLOR'S VALLEY RD. Belton, Texas | Topographic Map



TAYLOR'S VALLEY RD. Belton, Texas | Flood Map



TAYLOR'S VALLEY RD. Belton, Texas | Aerial Image 1



TAYLOR'S VALLEY RD. Temple, Texas | Aerial Image 2



TAYLOR'S VALLEY RD. Belton, Texas | Aerial Image 3



TAYLOR'S VALLEY RD. Belton, Texas | Aerial Image 4



TAYLOR'S VALLEY RD. Belton, Texas | Aerial Image 5



TAYLOR'S VALLEY RD. Belton, Texas | Aerial Image 6



Disclaimer

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Information About Brokerage Services

11/2/2015

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

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 parties to a real estate transaction honestly and fairly.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov