

SKYVIEW RETAIL. Belton, Texas | Commercial Pad Sites For Sale

+/- 1/2 acre – 16.69 acres available; all or part.

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Site Acquisition | Advisory Services | Tenant Representation



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SKYVIEW Pad Sites. Belton, Texas | Overview

Land	<ul style="list-style-type: none"> ▪ ½ acre pad sites up to 16.69 acres available.
Frontage	<ul style="list-style-type: none"> ▪ +/- 1,200 feet of Interstate 14 frontage. ▪ +/- 1,750 feet of Loop 121 frontage.
Highlights	<ul style="list-style-type: none"> ▪ Great access and visibility. ▪ High growth area. ▪ Surrounded by rooftops. ▪ Daytime employment.
Zoning	<ul style="list-style-type: none"> ▪ Commercial (C1/C2); Multi-Family
Access	<ul style="list-style-type: none"> ▪ Direct access to Loop 121. ▪ Access to IH-14 via reciprocal driveways.
Traffic Counts	<ul style="list-style-type: none"> ▪ 75,651 AADT Interstate 14 (TxDOT 2022) ▪ 8,723 AADT Loop 121 (TxDOT 2022)
Improvements	<ul style="list-style-type: none"> ▪ Rough graded pads with utilities.
Utilities	<ul style="list-style-type: none"> ▪ Water - City of Belton ▪ Sewer – City of Belton ▪ Electric – Oncor
Topography	<ul style="list-style-type: none"> ▪ Flat and gently sloping, shovel ready.
Flood Plain	<ul style="list-style-type: none"> ▪ X – Area of minimal flood hazard.
Detention	<ul style="list-style-type: none"> ▪ Not provided by Seller. Each user to detain storm water on their own lot.
Rates	<ul style="list-style-type: none"> ▪ Contact Broker for Rates.
Comments	<ul style="list-style-type: none"> ▪ Construction Ready Retail / Commercial Pad Sites to the Skyview Addition. Three driveways from Loop 121. Key location primed for continued growth.



SKYVIEW Pad Sites. Belton, Texas | Location



Situated at the southwest corner of Interstate 14 & Loop 121 is +/- 16.69 acres of shovel-ready retail land. Currently zoned Commercial 1, Commercial 2 and Multi-family, this Belton, Texas land is perfect for any size retail, restaurant, grocery, fuel or coffee shop user. Surrounded by rooftops, these pad-sites offer great access, high traffic counts and incredible visibility. The site boasts proximity to an Interstate-35 interchange which is located just 1-mile to the east. Skyview sits along Loop 121 leading to the Belton Business Park & University of Mary Hardin-Baylor to the north, and Cadence Bank Center to the south.

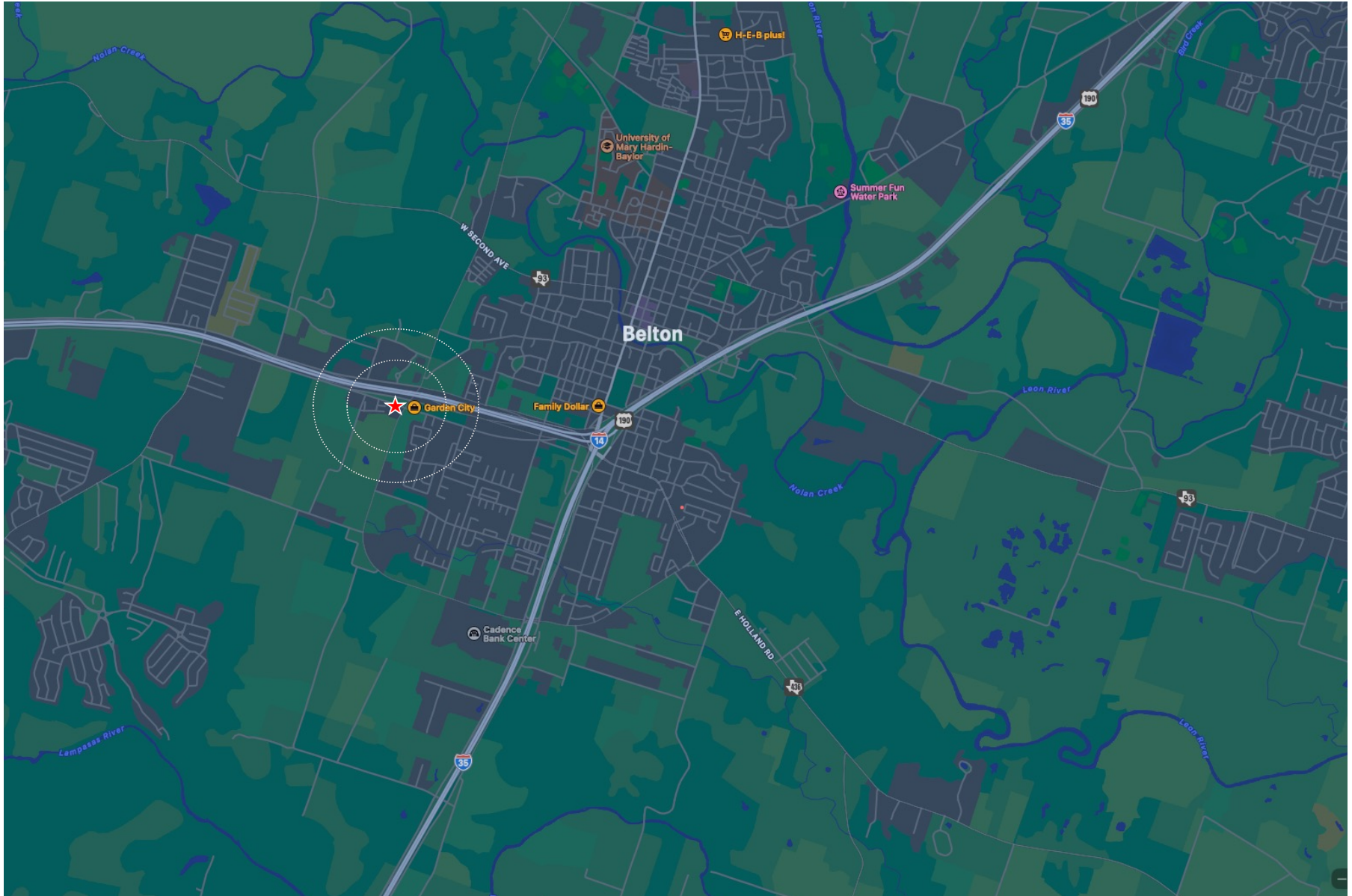
SKYVIEW Pad Sites. Belton, Texas | Demographics



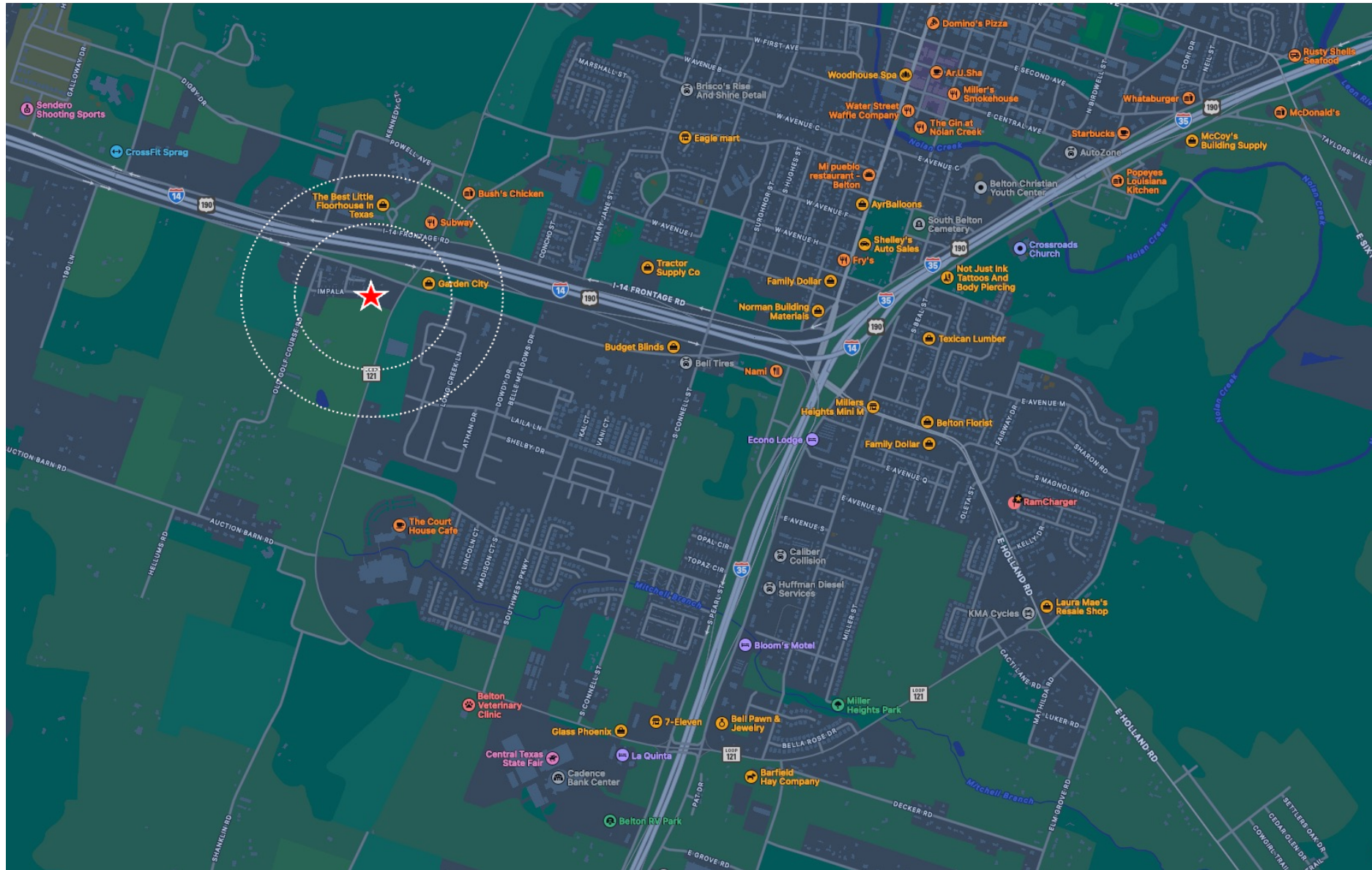
2024 Demographic Snapshot

	1 Mile	3 Mile	5 Mile	10 Mile
Total Population	4,154	24,883	39,235	165,804
Owner Occupied Housing Percentage	61.90%	56.80%	63.40%	59.60%
Median Household Income	\$66,725	\$59,008	\$80,580	\$75,384

SKYVIEW Pad Sites. Belton, Texas | City Map



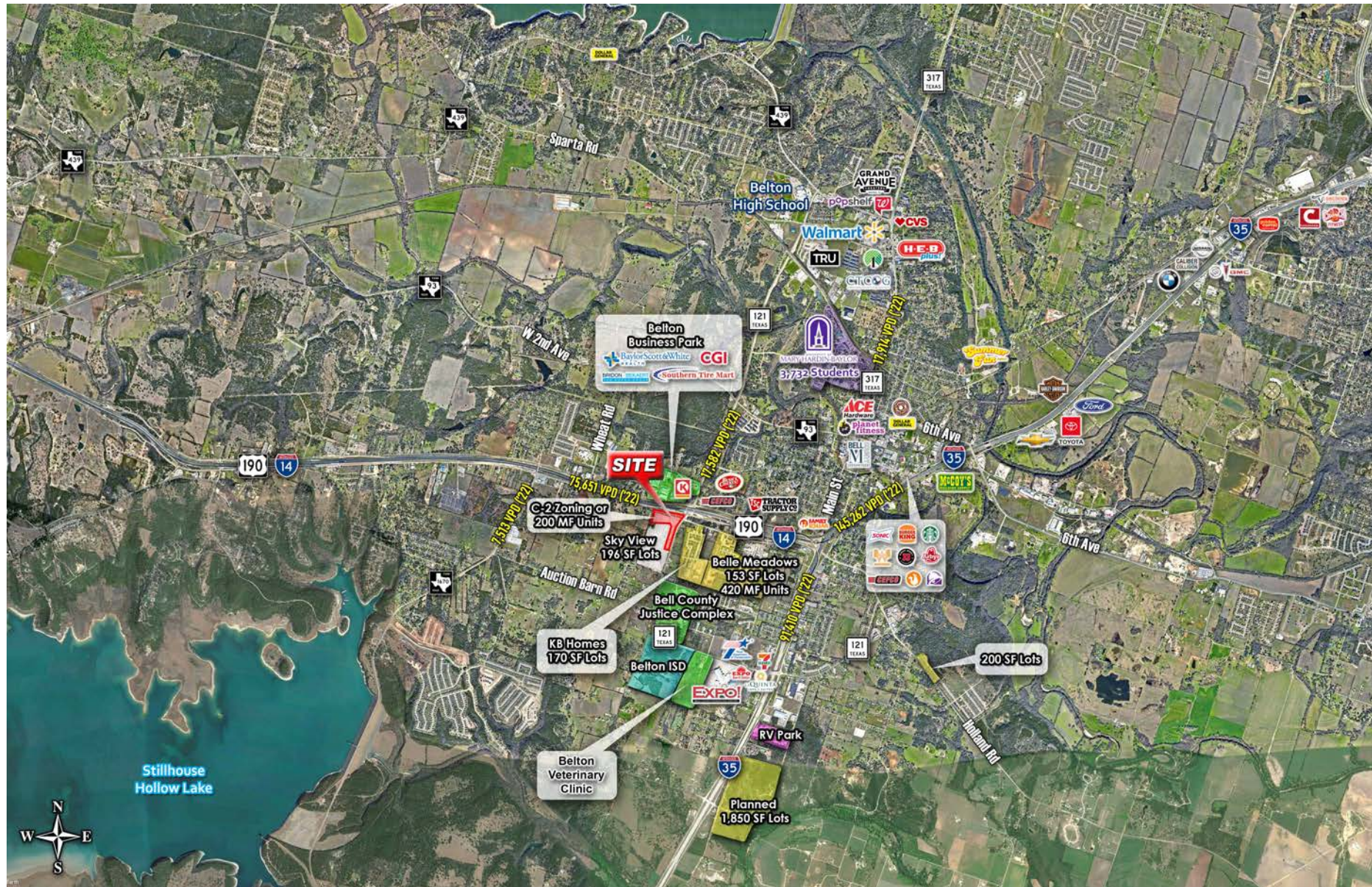
SKYVIEW Pad Sites. Belton, Texas | Market Map



SKYVIEW Pad Sites. Belton, Texas | Submarket Aerial



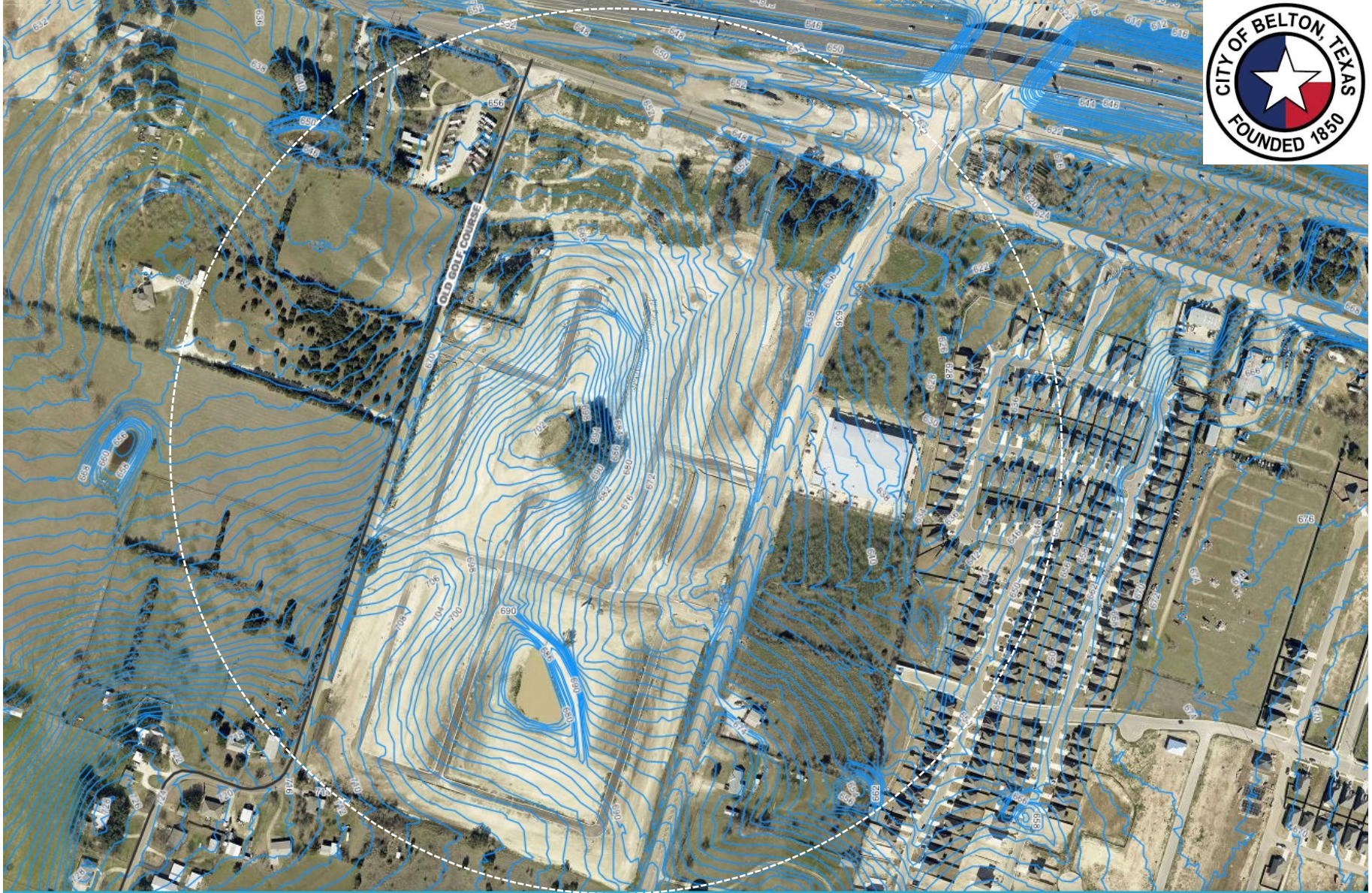
SKYVIEW Pad Sites. Belton, Texas | Trade Area Aerial



SKYVIEW Pad Sites. Belton, Texas | City Zoning Map



SKYVIEW Pad Sites. Belton, Texas | Topographic Map



SKYVIEW Pad Sites. Belton, Texas | view from north



SKYVIEW Pad Sites. Belton, Texas | view from southeast



SKYVIEW Pad Sites. Belton, Texas | view from southwest



SKYVIEW Pad Sites. Belton, Texas | view from northeast



SKYVIEW Pad Sites. Belton, Texas | view from west



SKYVIEW Pad Sites. Belton, Texas | view from northwest



SKYVIEW Pad Sites. Belton, Texas | view from above



SKYVIEW Pad Sites. Belton, Texas | view from east



Disclaimer

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IABS | Information About Brokerage Services



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.

11-2-2015



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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