

213 E Central Ave

Belton, TX

Prime Commercial Building for Lease
+/- 3,000 sq ft - 6,000 sq ft
Call for Leasing Details

Prime Commercial Space for Lease in Downtown Belton, TX – Your Business Hub Awaits!

Unlock the potential of your business with a premium leasing opportunity in the heart of downtown Belton, Texas! This dynamic property offers 3,000 to 6,000 square feet of versatile space, split across the 2nd and 3rd floors, perfect for a range of uses from unique retail concepts and professional offices to specialty services.

Why Choose Downtown Belton?

Nestled in the vibrant core of Central Texas, downtown Belton boasts a charming blend of historic allure and modern energy. This bustling district is a magnet for both locals and visitors, thanks to its eclectic mix of shops, restaurants, and cultural landmarks. Here, your business will benefit from:

- **High Visibility:** Downtown Belton is a go-to destination, drawing foot traffic from regional shoppers and tourists.
- **Thriving Community:** Surrounded by a growing population of professionals, families, and college students, it's the perfect location to attract a loyal customer base.
- **Proximity to Major Hubs:** Situated near I-35 and Hwy 190/I-14, Belton offers seamless connectivity to Temple, Killeen, and other major cities in Central Texas.



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Property Highlights

- **Flexible Layouts:** Each floor provides a spacious 3,000 square feet, giving you the creative freedom to design your perfect workspace.
- **TI Incentives:** Custom tailor your space with attractive tenant improvement incentives to suit your business needs.
- **Historic Character:** Showcase your brand in a property that exudes character while offering modern amenities.

Perfect for Your Business

This property is ideal for businesses that thrive on creativity and community engagement. Imagine your boutique retail store, art gallery, or specialty fitness studio becoming the next big draw in downtown Belton. It's equally suited for law offices, tech startups, or health and wellness providers looking for a central and stylish location.

Experience the Downtown Lifestyle

When you lease here, you're not just gaining a space – you're becoming part of a dynamic community. From Downtown events and local markets to the scenic Belton Lake and historic Bell County Courthouse, downtown Belton offers an unbeatable blend of work-life balance and customer engagement.

Your Future Starts Here

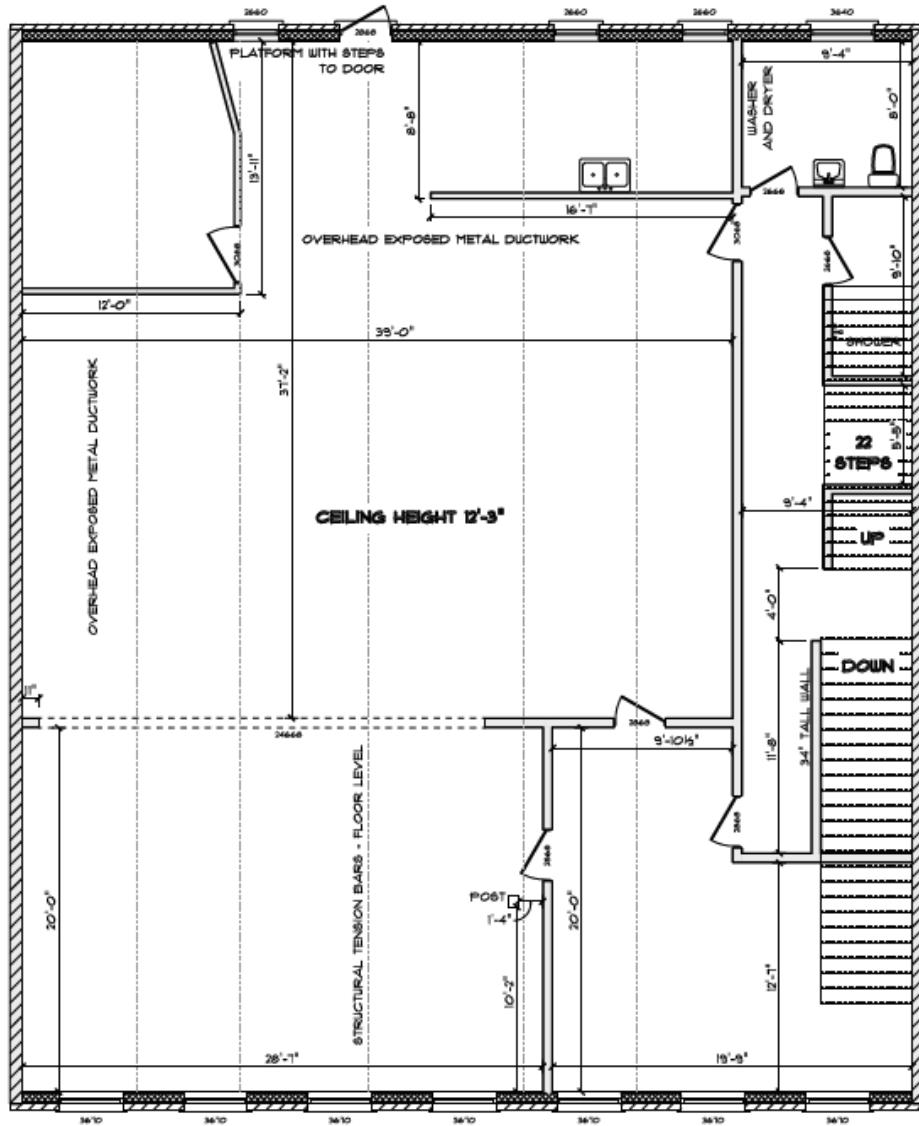
Take advantage of this rare opportunity to secure prime commercial space in a thriving, sought-after location. Whether you're launching a new venture or expanding your footprint, downtown Belton is the canvas for your success.



213 E Central Ave



Belton, TX



AS BUILT 2ND FLOOR

SCALE: 1/8" = 1'-0"



RYAN@EFIRSTTEXAS.COM



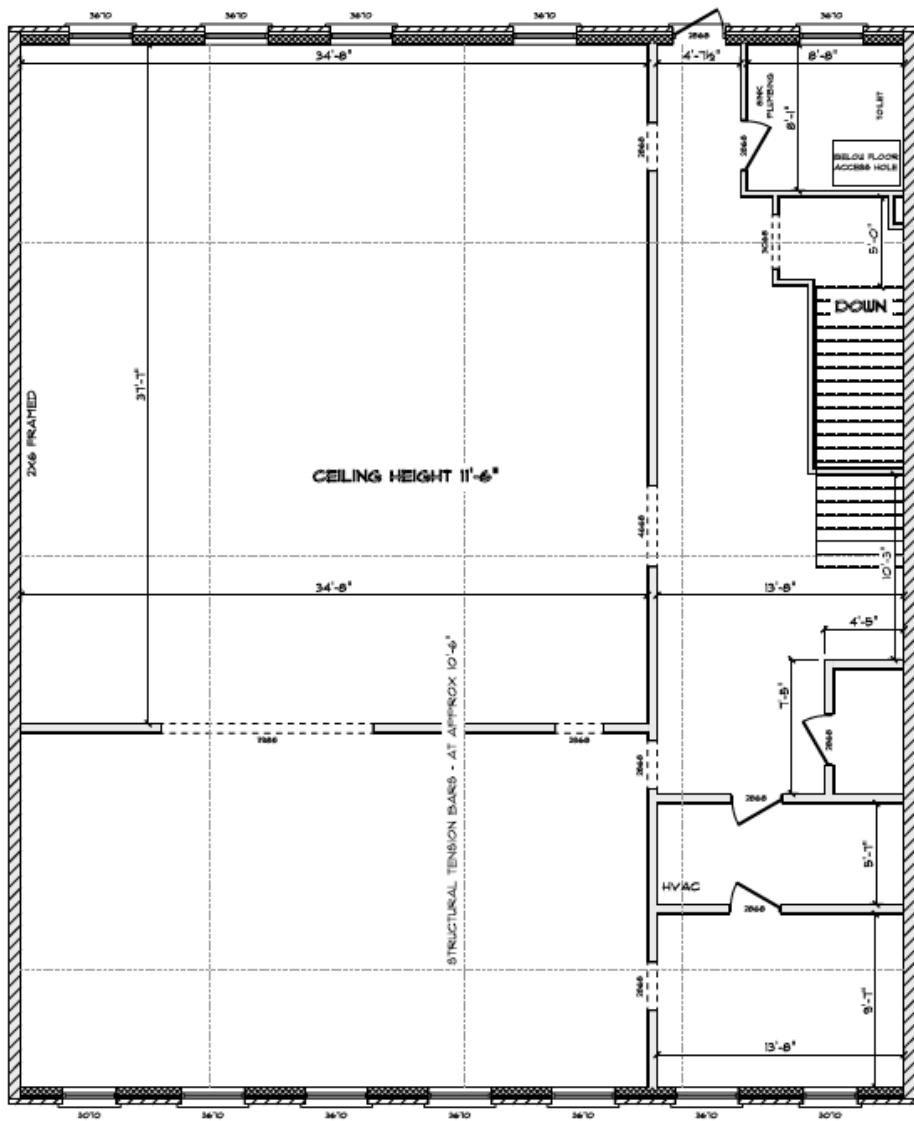
254.947.5577



80 S MAIN ST, SALADO TEXAS 76513



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AS BUILT 3RD FLOOR

SCALE: 1/8" = 1'-0"



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FIRST  TEXAS
BROKERAGE COMPANY



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Information About Brokerage Services

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.

First Texas Brokerage Company Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0470284 License No.	ryan@efirsttexas.com Email	(254)947-5577 Phone
Ryan Hodge Designated Broker of Firm	0470284 License No.	ryan@efirsttexas.com Email	(254)947-5577 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date