



INDEPENDENCE
COMMERCIAL REAL ESTATE
170 SF Lots

Bell County
Justice Complex

121
TEXAS

COMMERCIAL PAD SITES FOR SALE

Sky View
196 SF Lots

STORE HOUSE
STORAGE

PARCEL D
±1.74 AC
**RETAIL STRIP
FOR LEASE**

National
Auto Parts
Under Contract

PARCEL C
±1.41 AC

RETAIL
±2.36 AC

COMMERCIAL
±6.31 AC

121
TEXAS

C-Store
Under
Contract



Under
Construction

Signed LOI
w/ QSR

SKYVIEW RETAIL



SWC of I-14 & TX LOOP 121 | BELTON, TEXAS



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COMMERCIAL REAL ESTATE

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SIZE

- » ½ Acre Pad Sites up to 6.31 Acres Available.

HIGHLIGHTS

- » Great access and visibility.
- » High growth area.
- » ±1,200 feet of I-14 frontage.
- » ±1,750 feet of Loop 121 frontage.
- » **Zoning:** Commercial (C1/C2); Multi-Family.
- » Direct access to Loop 121.
- » Access to I-14 via reciprocal driveways.
- » Construction Ready Retail / Commercial Pad Sites to the Skyview Addition. Three driveways from Loop 121
- » Key location primed for continued growth.

TRAFFIC COUNTS

I-14: 83,464 VPD ('24)
Loop 121: 8,374 VPD ('24)



TOTAL POPULATION

1 MILE	3,556
3 MILE	24,643
5 MILE	40,067



DAYTIME POPULATION

1 MILE	4,521
3 MILE	28,661
5 MILE	41,596



TOTAL HOUSEHOLDS

1 MILE	1,509
3 MILE	8,735
5 MILE	14,477



AVERAGE HH INCOME

1 MILE	\$95,730
3 MILE	\$90,002
5 MILE	\$118,790

SKYVIEW RETAIL | PROPERTY OVERVIEW



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PAD PRICING

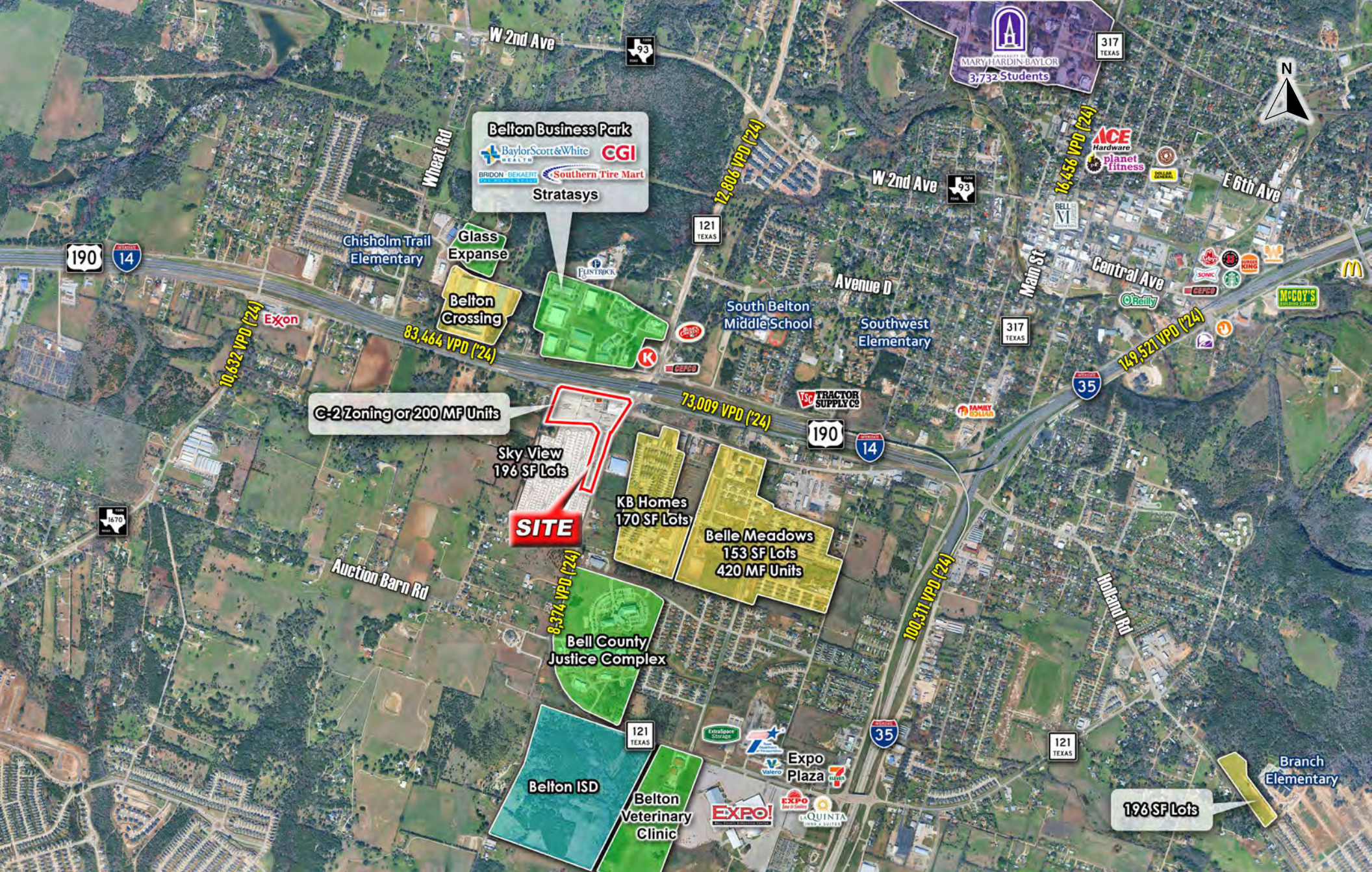
- » Commercial 6 AC:
\$10 PSF
- » Parcel A: \$25 PSF
- » Retail 2.36 AC:
\$12 PSF
- » Parcel B: \$25 PSF
- » Parcel C: \$25 PSF
- » Parcel D: \$18 PSF
- » Retail Strip:
For Lease



SKYVIEW RETAIL | SITE PLAN & PRICING



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SKYVIEW RETAIL | SITE AERIAL



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SKYVIEW RETAIL | MARKET AERIAL



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SKYVIEW RETAIL | SITE PHOTOS



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