



INDEPENDENCE
COMMERCIAL REAL ESTATE

±7,500 SF FOR LEASE

121
TEXAS

**Sky View
196 SF Lots**

STORE HOUSE
STORAGE

**National
Auto Parts**



RETAIL STRIP AVAILABLE

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



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CONTACT:

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SIZE

- » 7,500 SF on 1.18 Acres for Lease

HIGHLIGHTS

- » Great access and visibility.
- » High growth area.
- » ±270 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. 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

RETAIL STRIP AVAILABLE | PROPERTY OVERVIEW



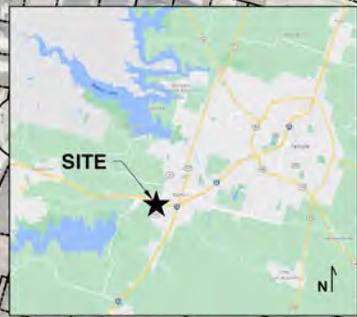
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190

14

83,464 VPD (24)

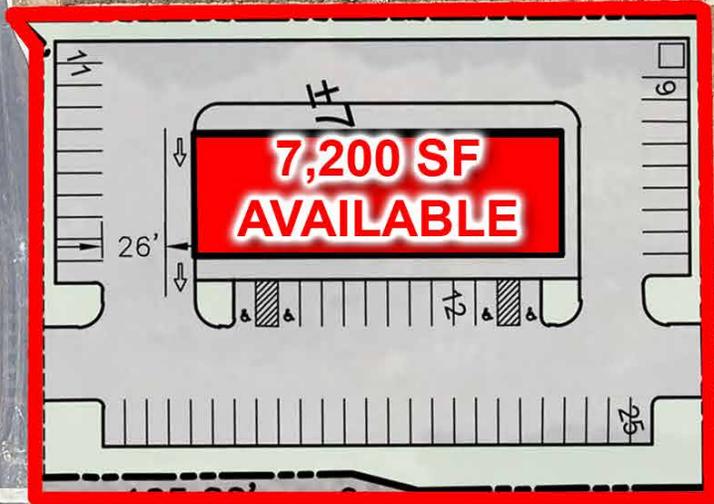
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LOCATION MAP

RETAIL STRIP AVAILABLE | SITE PLAN

**Sky View
196 SF Lots**



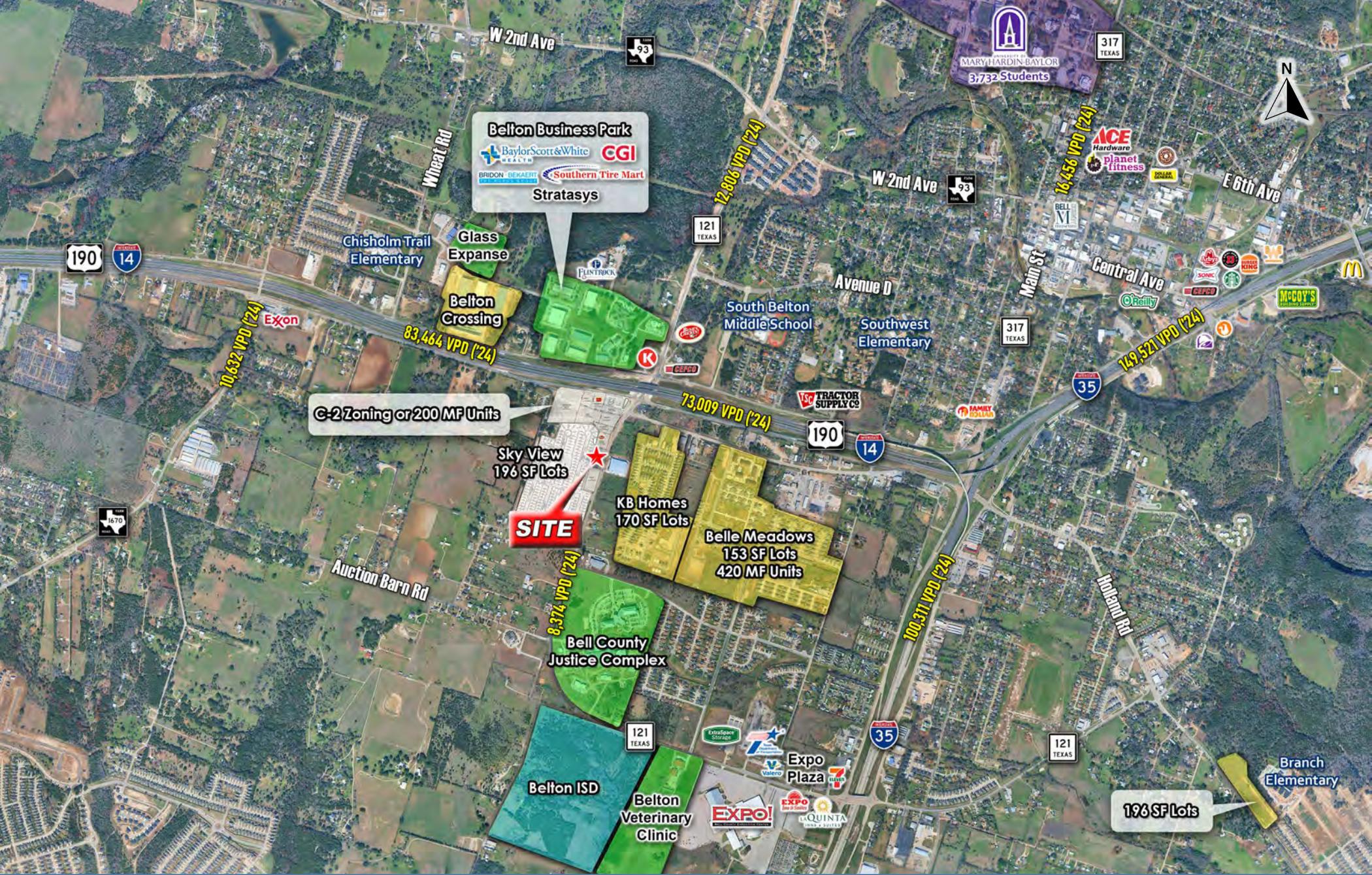
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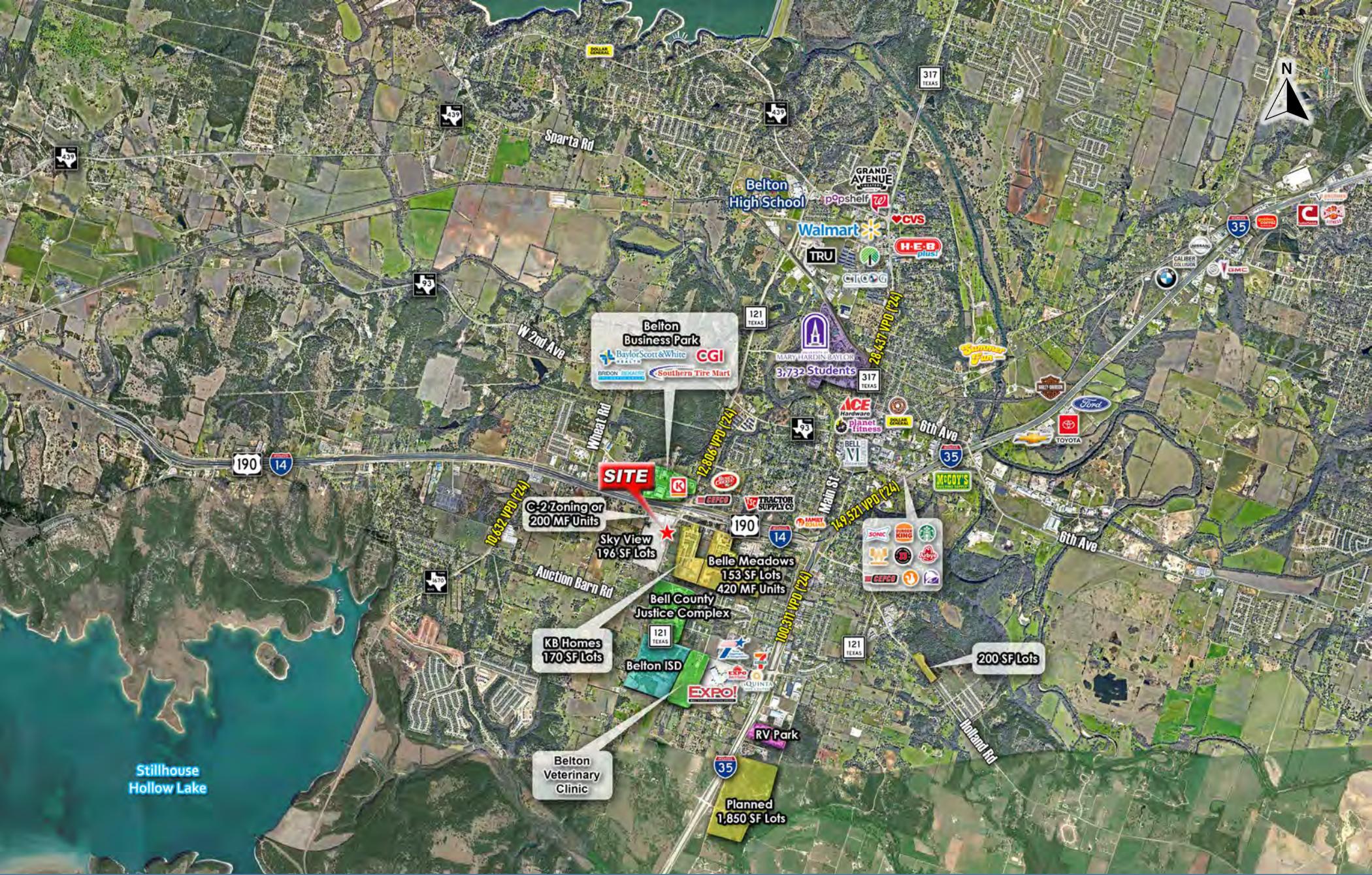
STORE HOUSE
STORAGE



RETAIL STRIP AVAILABLE | CONCEPTUAL SITE PLAN



RETAIL STRIP AVAILABLE | SITE AERIAL



RETAIL STRIP AVAILABLE | MARKET AERIAL



RETAIL STRIP AVAILABLE | SITE PHOTOS

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