

NOW AVAILABLE

5890 TOLLBRIDGE RD BELTON, TX 76513

PARCEL NO. (APN) 133017,133018

+/-18 AC

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Property Introduction

The subject property encompasses approximately **18 acres** across **Parcel Nos. 133017 and 133018**, offering direct line-of-sight and immediate on/off access to I-35, the major arterial connecting Dallas, Austin, and San Antonio.

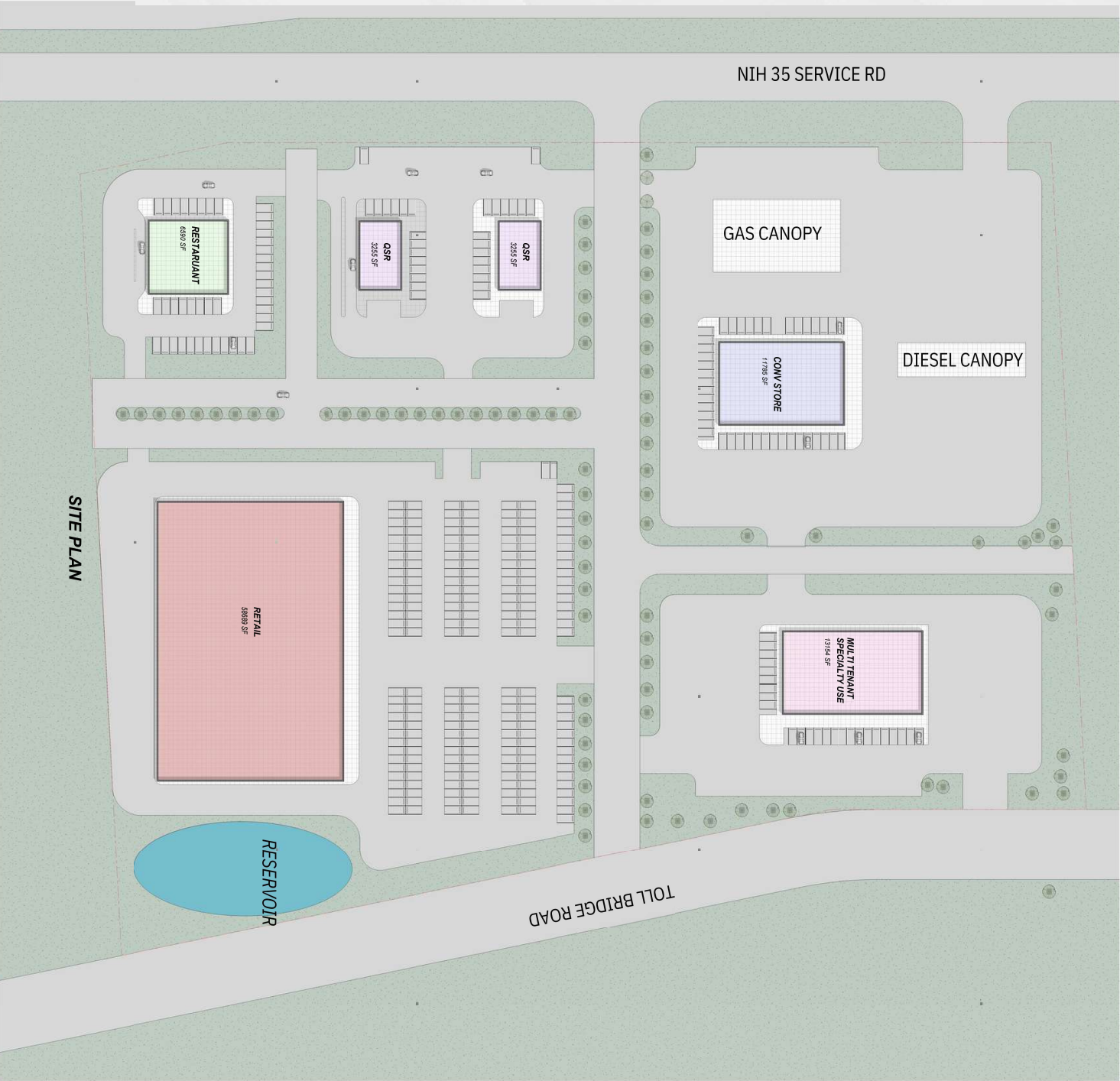
With a TXDOT-reported traffic count of **95,598 VPD**, the site benefits from strong visibility and consistent regional flow. City of Belton water and sewer services are already provided, enhancing development readiness.

The property sits adjacent to the River Farm Development, a riverfront subdivision planned for approximately **1,600 homes and a future elementary school**. Additionally, Toll Bridge Road is currently undergoing significant improvements to become a **major collector roadway**, further increasing accessibility and long-term growth potential.





Preliminary Conceptual



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Aerial Property



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