



INDEPENDENCE
COMMERCIAL REAL ESTATE

FUTURE SPACES AVAILABLE

BELTON OAK VILLAGE

2100 N MAIN STREET | BELTON, TEXAS



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CONTACT:

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AVAILABLE

1. Suite 2144: 4,437 SF
 - » \$19 PSF
 - » Available May 1st, 2026
2. Suite 2170-C: 4,041 SF
 - » \$22 PSF + \$4.75 NNN
3. Suite 2170-E: 1,570 SF (Office Space)
 - » \$10 PSF full NNN
4. Suite 2156: 2,713 SF
 - » \$15.60 PSF NNN

HIGHLIGHTS

- » Surrounded by national retailers and future residential growth

TRAFFIC COUNTS

Main Street: 28,437 VPD ('24)

AREA RETAILERS



TOTAL POPULATION

1 MILE	9,321
3 MILE	28,477
5 MILE	195,535



DAYTIME POPULATION

1 MILE	12,385
3 MILE	32,999
5 MILE	174,410



TOTAL HOUSEHOLDS

1 MILE	3,011
3 MILE	10,266
5 MILE	71,932



AVERAGE HH INCOME

1 MILE	\$75,358
3 MILE	\$109,159
5 MILE	\$81,179

BELTON OAK VILLAGE | PROPERTY OVERVIEW



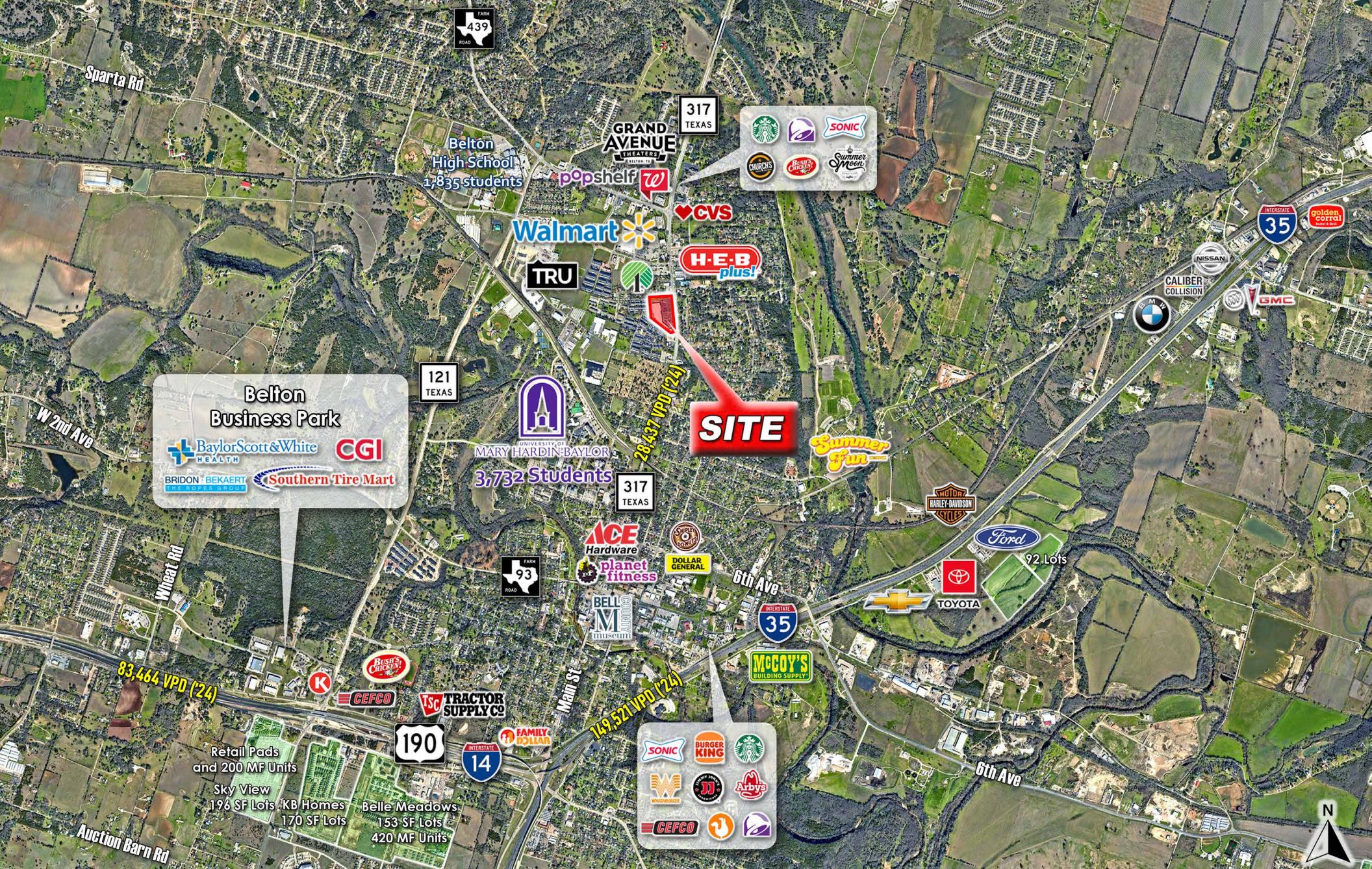
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BELTON OAK VILLAGE | SITE PLAN



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BELTON OAK VILLAGE | SITE AERIAL



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BELTON OAK VILLAGE | MARKET AERIAL



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BELTON OAK VILLAGE | SITE PHOTOS



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