

TBD Williams Road Salado, TX

Prime Commercial Lots(s) for Sale +/- 1.09 AC EACH Lot 1-\$665,000 / Lot 2-\$570,000 Zoning: LR (Local Retail)

Commercial lots, located just 1/4 mile from I-35 and directly across from Salado Middle School, offers an incredible opportunity for growth and development in one of the region's fastest-expanding areas. Situated in the heart of a rapidly developing commercial corridor, with stores such as McDonald's, Sonic, Bush's Chicken, and Anytime Fitness,this property connects historic Salado to its burgeoning west side.

Surrounded by new residential developments, Salado ISD schools, and athletic facilities, this location is perfect for businesses looking to serve the growing community. With major residential projects within a 1-mile radius, this lot will lead to high visibility and traffic, making it a strategic spot for retail, dining, or service-oriented businesses.

Potential Use:

Retail Center

Given the proximity to new residential developments and schools, a retail center could provide muchneeded shopping options like convenience stores, boutiques, or specialty shops.

Quick-Service Restaurant or Café

A fast-casual restaurant, coffee shop, or bakery could thrive here, offering a convenient dining option for both students, local residents, and commuters along I-35.





















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Potential Use:

Professional Offices

Set up spaces for medical, dental, or other professional services like accountants, real estate agencies, or law offices. Proximity to the school and residential areas could provide steady business.

Health & Wellness Studio

A fitness center, yoga studio, or wellness spa would cater well to families, students, and local residents in need of nearby fitness or health-related services.

Daycare or Learning Center

Given the location across from the middle school and near expanding residential neighborhoods, a daycare facility or tutoring/learning center could cater to working parents and students.

Pharmacy or Health Clinic

A pharmacy or urgent care facility would serve the growing community and the school district, ensuring easy access to healthcare.

Mixed-Use Development

Combine retail spaces on the ground floor with residential or office units above to maximize the use of the property and take advantage of growing demand for both commercial and residential spaces.











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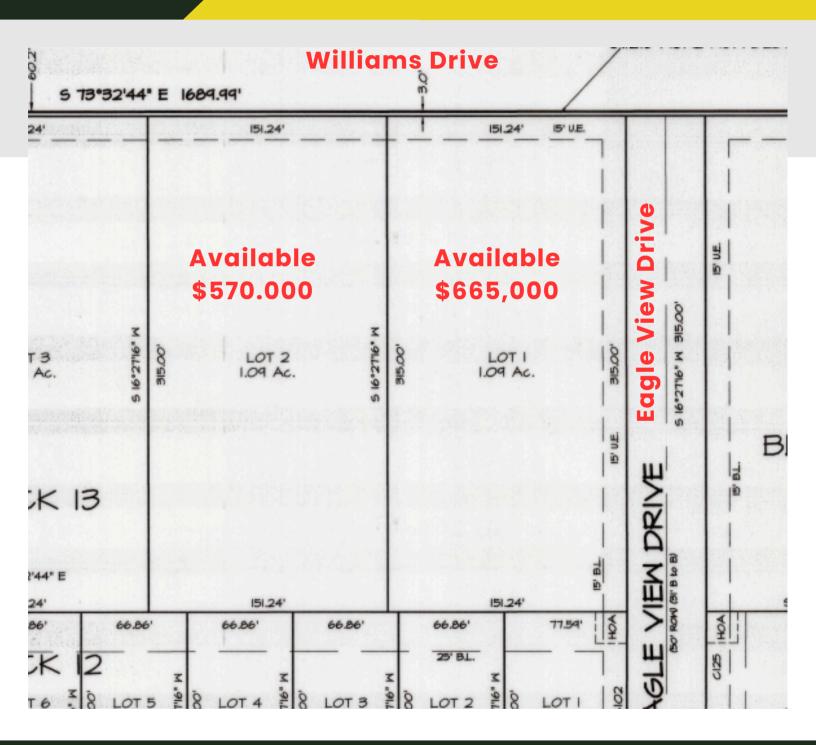


80 S MAIN ST, SALADO TEXAS 76513



TBD Williams Road

Salado, TX

















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Lot 1 \$665,000 +/- 1.09 AC Lot 2 \$570,000 +/- 1.09 AC























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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;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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|--|------------------------------------|----------------------|---------------|
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| Designated Broker of Firm | License No. | Email | Phone |
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| Sales Agent/Associate's Name Buye | License No. | Email | Phone |
| | er/Tenant/Seller/Landlord Initials | Date | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

201 N Church.