

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 much-needed 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

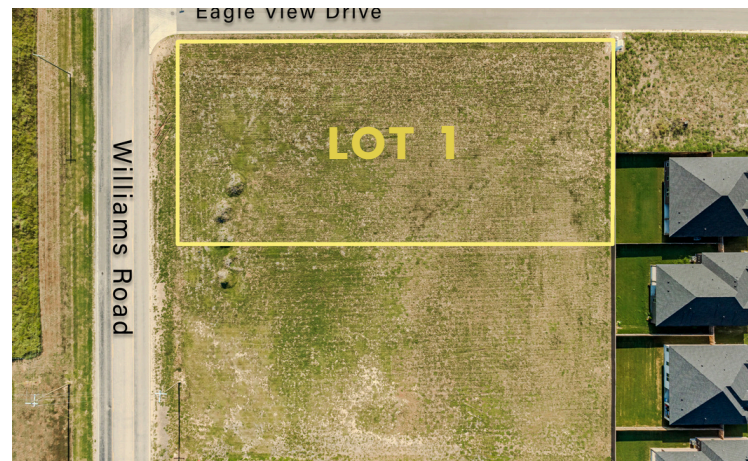
Given the location across from the middle school and near expanding residential neighborhoods, a daycare facility or tutoring/learning center could cater to working parents and students.

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

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