



MORGAN'S POINT FLEX/OFFICE

6,700 SF GLA | 2.10 ACRES

COMPASS COMMERCIAL

275 FM 2483
Morgans Point Resort, TX 76513

OFFERING
MEMORANDUM

Presented by:

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An aerial photograph of a suburban residential neighborhood. The houses are mostly single-story with grey roofs and are surrounded by green lawns and trees. Several swimming pools are visible in the backyards. A road winds through the neighborhood. In the background, there is a large body of water, likely a lake or reservoir, surrounded by dense green forest. A large, semi-transparent green rectangle is overlaid in the center of the image, containing the text "PROPERTY OVERVIEW" in white, bold, sans-serif capital letters.

PROPERTY OVERVIEW

PROPERTY OVERVIEW

BUILDING DETAILS

PROPERTY TYPE	Flex/Office
LOCATION	275 FM 2483 Morgan's Point Resort, TX 76513
COUNTY	Bell
NUMBER OF BLDGS	2
GROSS LEASABLE AREA	6,700 SF
LOT SIZE	2.10 AC
MAIN BLDG BUILT	2004
WAREHOUSE BUILT	2018
TREATMENT	Septic
ZONING	Commercial Retail
OCCUPANCY UPON DELIVERY	Vacant

DEMOGRAPHIC SNAPSHOT (5 MILES)



56,434

2024 POPULATION
5 MILE RADIUS



17,282

2024 HOUSEHOLDS
5 MILE RADIUS



\$143,290

2024 AVG HH INCOME
5 MILE RADIUS



INVESTMENT HIGHLIGHTS



Price: \$975,000

Price PSF: \$145.52

Investment Highlights

- Positioned Near Major Points of Interest
- Opportunity for Multiple Investors – Owner/User, Redevelopment, Value-Add
- Main Office Building + Warehouse
- Attractive City East of Belton Lake

PROPERTY SUMMARY

COMPASS COMMERCIAL presents **MORGAN'S POINT FLEX/OFFICE BUILDING** at 275 FM 2483 in serene Morgan's Point Resort, TX, a two-building 6,700 square-foot flex property centrally located east of Belton Lake and north of Temple, part of the Killeen-Temple-Fort Hood Metro area.

The property was built in 2004 positioned on 2.10 acres and has since been repurposed from a restaurant into a school administration building starting in 2015 as a 2-building office and warehouse. The main admin building opens into a spacious reception area with a front office. Bronze metal walls and pristine hardwood floors are focal points throughout the building. Proceeding down two hallways feature 6 offices and a beautiful open conference room. Additional office features include a restroom, kitchen, and storage area. The office building has 4 HVACs with a rear awning allowing for additional outdoor space, currently utilized for school bus parking and maintenance. The back warehouse built in 2015 with 1,800 SF and 12' ceilings is in terrific condition, allowing for multiple opportunities.

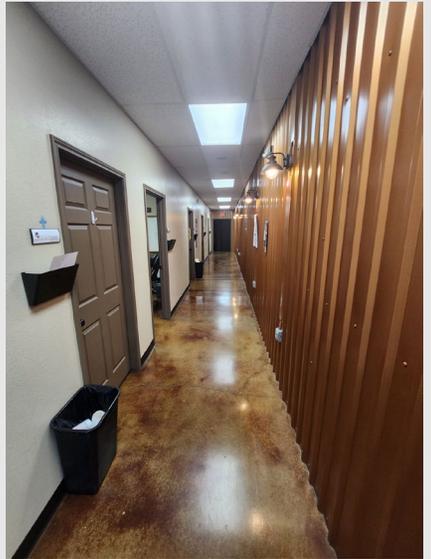
In addition, there is ample room around the property with over two acres that a new owner can personalize as they see fit. The building offers multiple uses, however in the near term it is a great investment opportunity for an owner/user to acquire an office and warehouse space imbedded between the municipalities Belton and Temple, and directly across from the picturesque community of Rancho Del Lago and only one mile away from Lake Belton High School. The property is currently occupied by the administrative staff at Priority Charter Schools.



PROPERTY PHOTOS



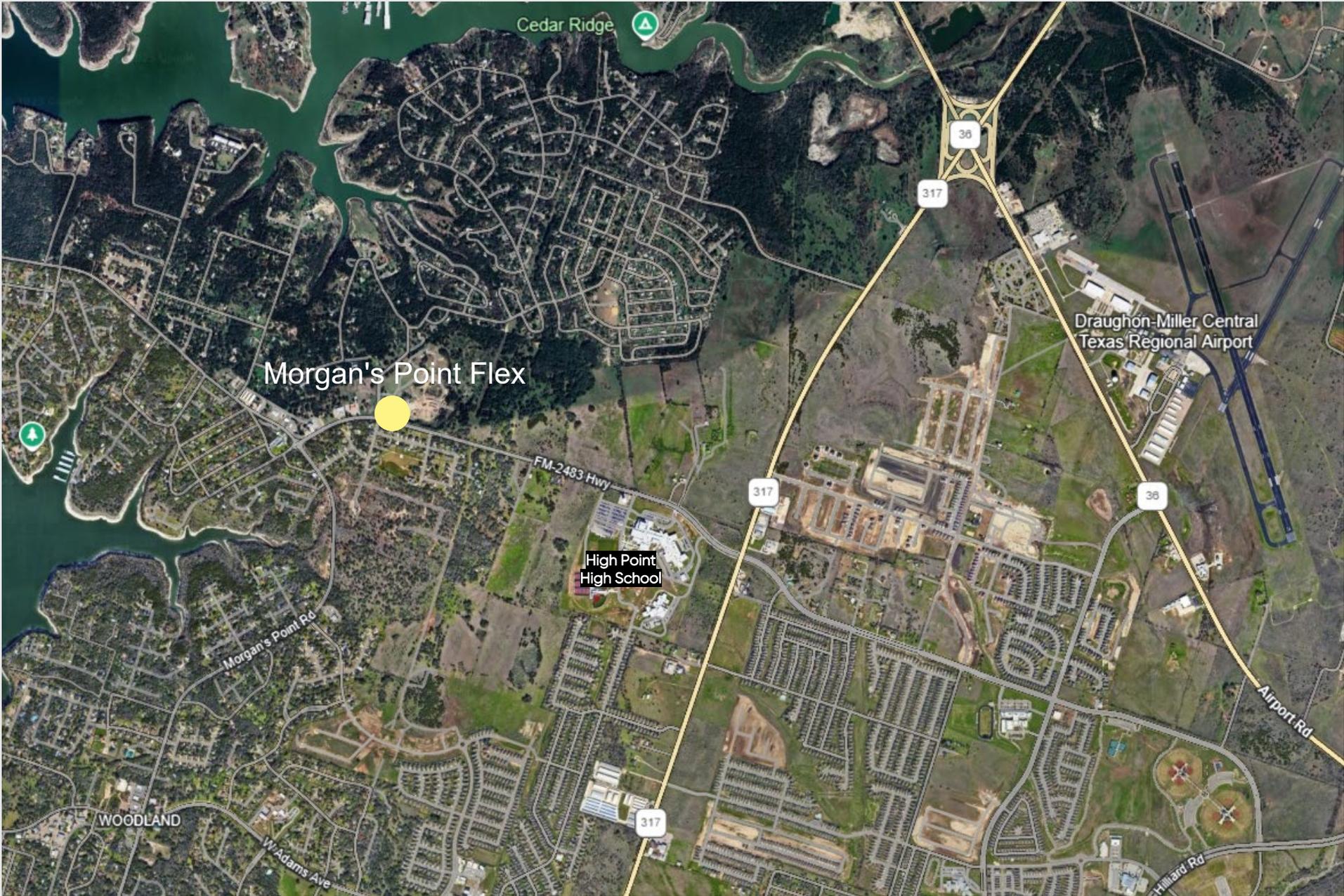
PROPERTY SUMMARY > OFFICE INTERIOR PHOTOS



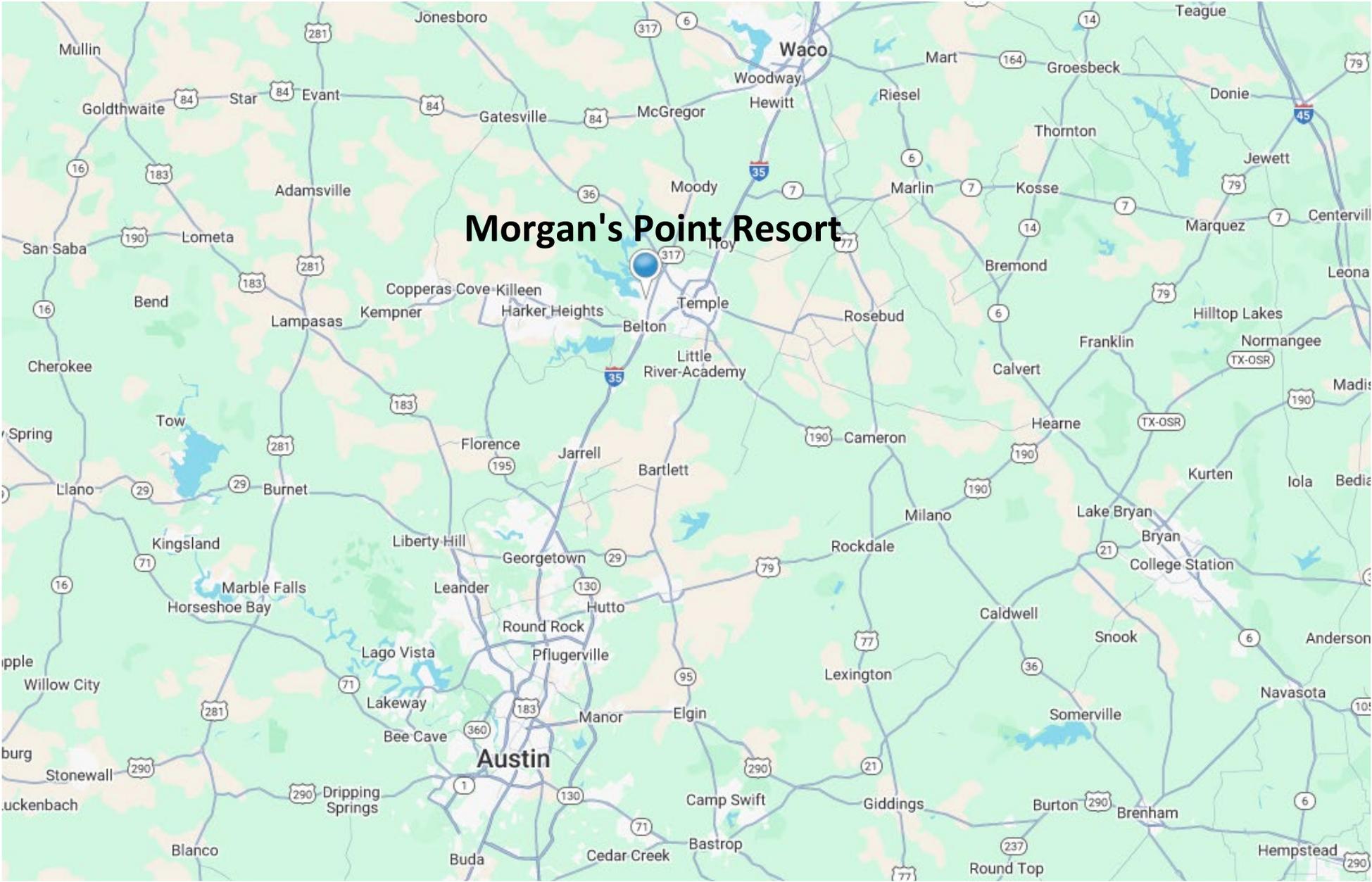
PROPERTY SUMMARY > WAREHOUSE PHOTOS



AERIAL MAP



REGIONAL MAP



Morgan's Point Resort

An aerial photograph of a suburban neighborhood, likely in a lake region, showing numerous houses with swimming pools, winding roads, and dense greenery. A large, semi-transparent green rectangle is overlaid in the center of the image, containing the text "MARKET OVERVIEW" in white, bold, uppercase letters. The background shows a mix of residential buildings, some with pools, and a large body of water in the distance.

MARKET OVERVIEW

MORGAN'S POINT RESORT/BELTON/KILLEEN-TEMPLE MARKET OVERVIEW

Morgan's Point Resort is a small, lakeside city located on the northern shore of Belton Lake in Bell County, Texas, adjacent to Belton, and part of the broader Killeen-Temple metropolitan area.



Population Growth:

- Morgan's Point Resort: Estimated population ~4,500 and growing steadily.
- Belton: Estimated population ~26,000+, with significant growth in the last decade.
- Bell County overall is among the faster-growing counties in Texas due to migration from larger urban areas like Austin and Dallas.

Housing Market:

- Morgan's Point Resort: Primarily residential with a mix of older lake homes, newer developments, and some luxury builds. Lakefront properties are highly sought after
- Belton: More diverse housing stock – from starter homes to mid-range family homes and some higher-end developments. New subdivisions are expanding rapidly to meet demand
- Housing prices remain relatively affordable compared to Austin and even Waco, but appreciation is strong due to population growth

Commercial Real Estate:

- Retail, healthcare, logistics, and hospitality developments are on the rise, especially along I-35 in Belton.
- Limited commercial zones in Morgan's Point Resort itself – most commercial activity occurs in nearby Belton or Temple.

Economic Development Highlights:

Key Industries in the Area:

- Healthcare: Major employers like Baylor Scott & White Health in nearby Temple.
- Military: Fort Cavazos (formerly Fort Hood) drives a huge part of the regional economy (military personnel, defense contracting, and related services).
- Education: University of Mary Hardin-Baylor (UMHB) is a major anchor institution in Belton.
- Manufacturing/Logistics: New facilities and warehouses along the I-35 corridor.
- Tourism and Recreation: Belton Lake, parks, and historic downtown Belton draw visitors; Morgan's Point Resort benefits from lakeside recreation (boating, fishing, events).

Recent Developments (2023-2025):

- New business parks and light industrial parks near Belton and Temple.
- Expansion of residential subdivisions and multi-family housing projects.
- Infrastructure improvements (road expansions, new water and wastewater projects). Increased focus on mixed-use developments in Belton's downtown area. Recreational development around Belton Lake and surrounding parks.

MORGAN'S POINT RESORT/BELTON/KILLEEN-TEMPLE MARKET OVERVIEW

Morgan's Point Resort, located on the shores of Lake Belton in Central Texas, continues to offer a relatively affordable and peaceful lifestyle compared to urban centers. The market has seen steady growth, driven by demand for lakefront properties and increased remote work flexibility. While prices have risen moderately, the area remains attractive for both retirees and young families.

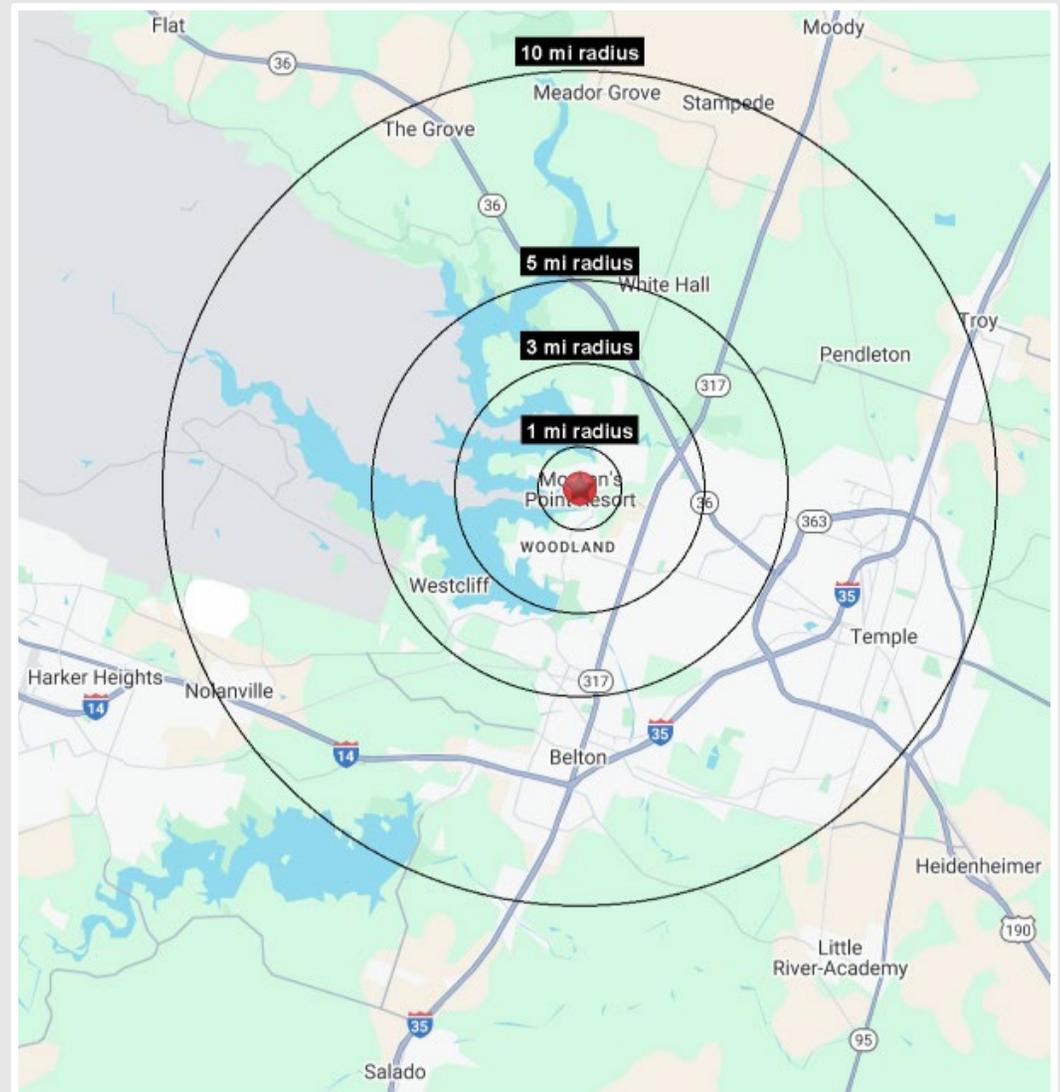
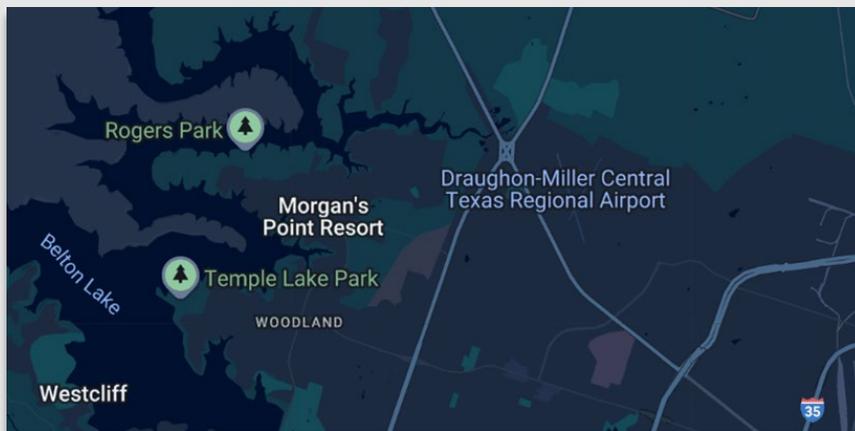
Strategic Advantages:

Location: Right between Austin and Waco, with easy access to major highways (I-35, US-190)

Affordability: Lower cost of living than Austin suburbs

Quality of Life: Good schools, access to nature (lake, parks), growing small-town urban amenities.

Summary: Morgan's Point Resort is a highly livable, primarily residential community benefiting from Belton's broader economic expansion. The Belton market is experiencing strong, sustained growth fueled by healthcare, military, education, and manufacturing sectors, making it a promising area for real estate investment, small businesses, and new development.





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