

# 2606 S Hwy Blvd

**Belton, TX**

**Prime Property on I-35 – High-Tech Security & Versatile Space**

**+/- 7,130 sq ft Office**  
**+/- 2,000 Warehouse**  
**+/- 1.51 Acres**  
**\$3,150,000**

**Property Highlights:**

- **Office Space:** +/- 7,130 sq ft
- **Warehouse:** +/- 2,000 Sq Ft
- **Yard for Fleet Parking/Storage**
- **Zoning:** Light Industrial
- **Accessibility:** Easy access to Temple and I-35, enhancing connectivity for businesses
- **TxDOT (2023) Traffic Count:** 84,283 VPD

Position your business for success with this 1.51-acre property in South Belton, offering a secure, well-equipped space for a variety of business operations.

**Key Features:**

- 7,000+ sq ft of office space – Ample room for administrative and operational needs
- 2,000 sq ft of warehouse space – Ideal for storage, light manufacturing, or distribution
- Expansive yard for fleet parking – Secure and convenient for business operations
- High-Technology Security Features – Advanced security systems to ensure the safety of your assets and operations

**Why Central Texas?**

- Booming Industrial & Commercial Hub – Temple/Belton is experiencing rapid development and infrastructure improvements
- Prime Location with Easy Access – Situated on I-35, offering seamless regional and statewide connectivity
- Strategic Proximity – Reach key Texas cities with ease:
  - Austin: 1 hour
  - San Antonio: 2 hours
  - Houston & Dallas: 2.5 hours



**RYAN@EFIRSTTEXAS.COM**



**254.947.5577**



**80 S MAIN ST, SALADO TEXAS 76513**



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### Local Advantages:

- **Economic Growth:** Temple/Belton is experiencing rapid economic growth, driven by diverse industries including healthcare, manufacturing, and logistics.
- **Skilled Workforce:** Access to a skilled labor pool with a strong work ethic.

### Regional Advantages:

- **Central Location:** Strategically located in Central Texas, Temple offers excellent access to major cities like Austin, Dallas, and Houston.
- **Transportation Network:** With I-35 running through Temple/Belton, businesses benefit from a major transportation artery connecting to key markets.
- **Cost of Living:** Lower cost of living compared to major metropolitan areas, making it attractive for employees and businesses alike.
- **Quality of Life:** Known for its friendly community, excellent schools, and recreational opportunities, Temple provides a high quality of life for residents.

### Ideal For:

- Large Office Space/Technology Company
- Warehouse/Fleet Space/Parking Solutions
- Local/Regional Access



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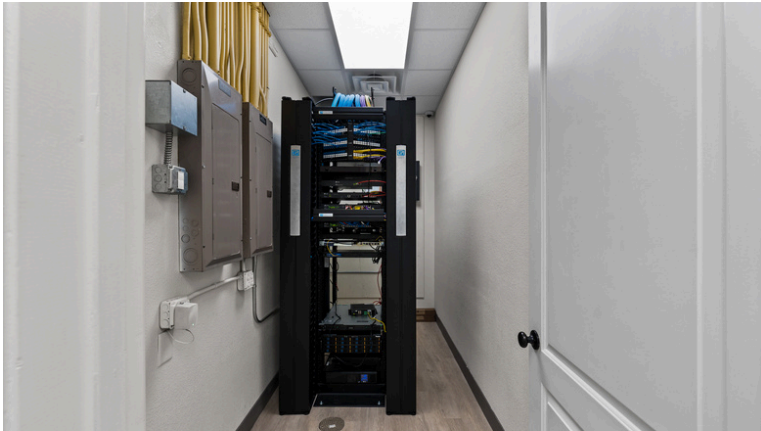
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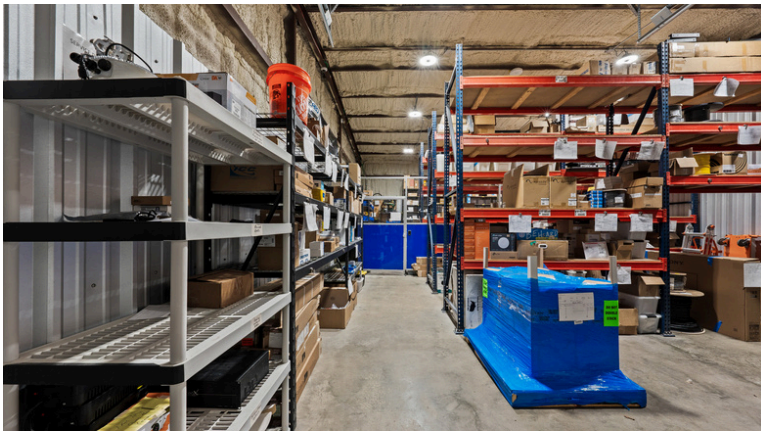
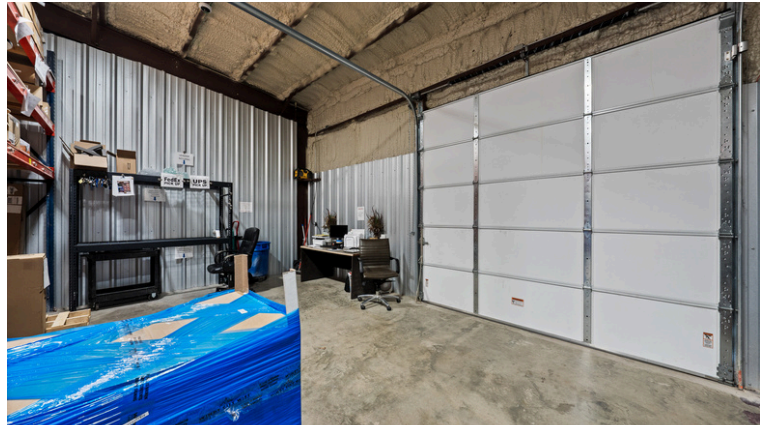
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## Information About Brokerage Services

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

<u>First Texas Brokerage Company</u>	<u>0470284</u>	<u>ryan@efirsttexas.com</u>	<u>(254)947-5577</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Ryan Hodge</u>	<u>0470284</u>	<u>ryan@efirsttexas.com</u>	<u>(254)947-5577</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date