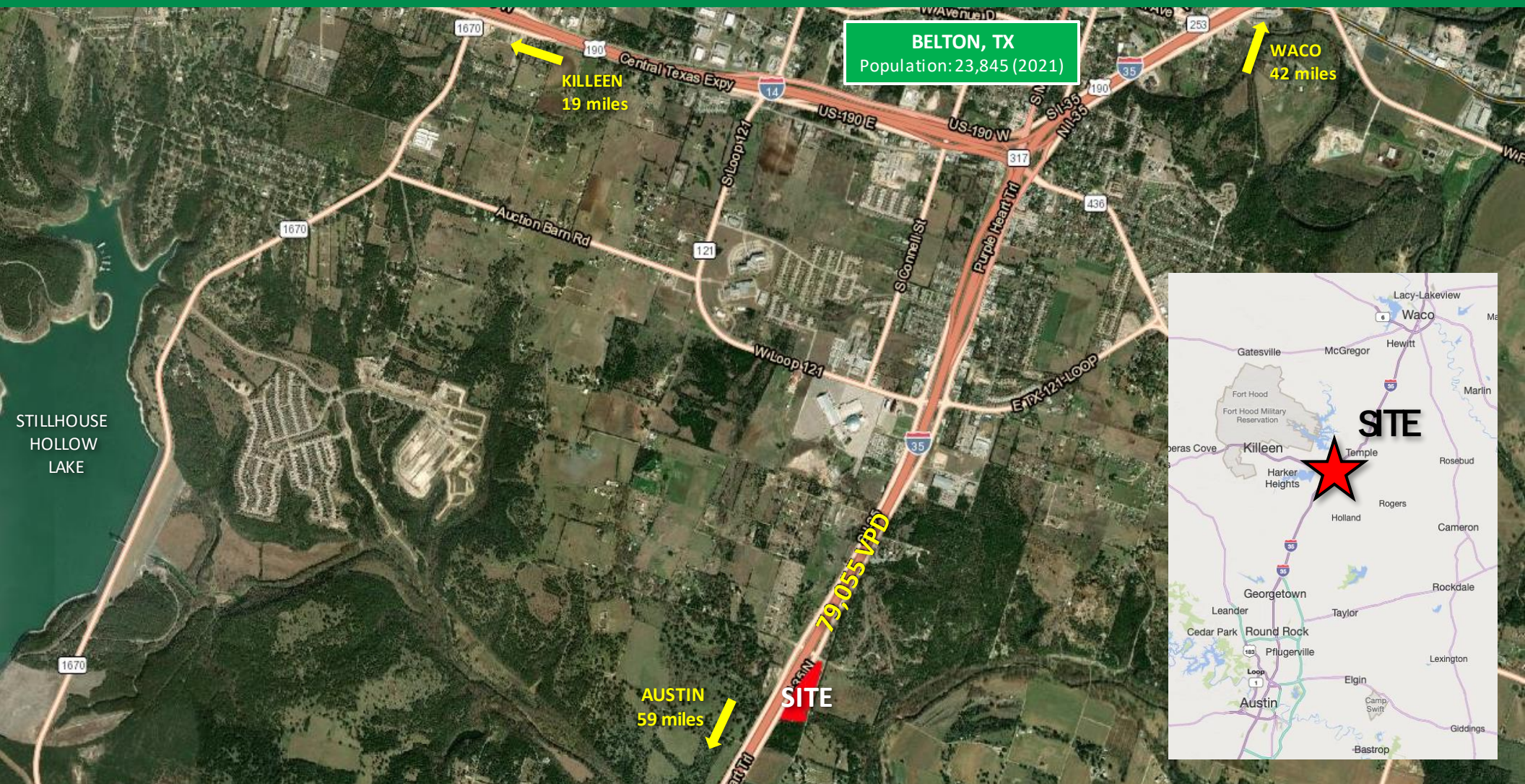


DEVELOPED RETAIL/COMMERCIAL PADS

PRIME INTERSTATE LOCATION IN CENTRAL TEXAS GROWTH AREA

FOR SALE – LEASE – BUILD TO SUIT

I-35 & SHANKLIN RD, BELTON, TX



7719 Wood Hollow Dr
Suite 157
Austin, TX 78731



Mike Ogden
512.527.3035
mike@rockspring.com

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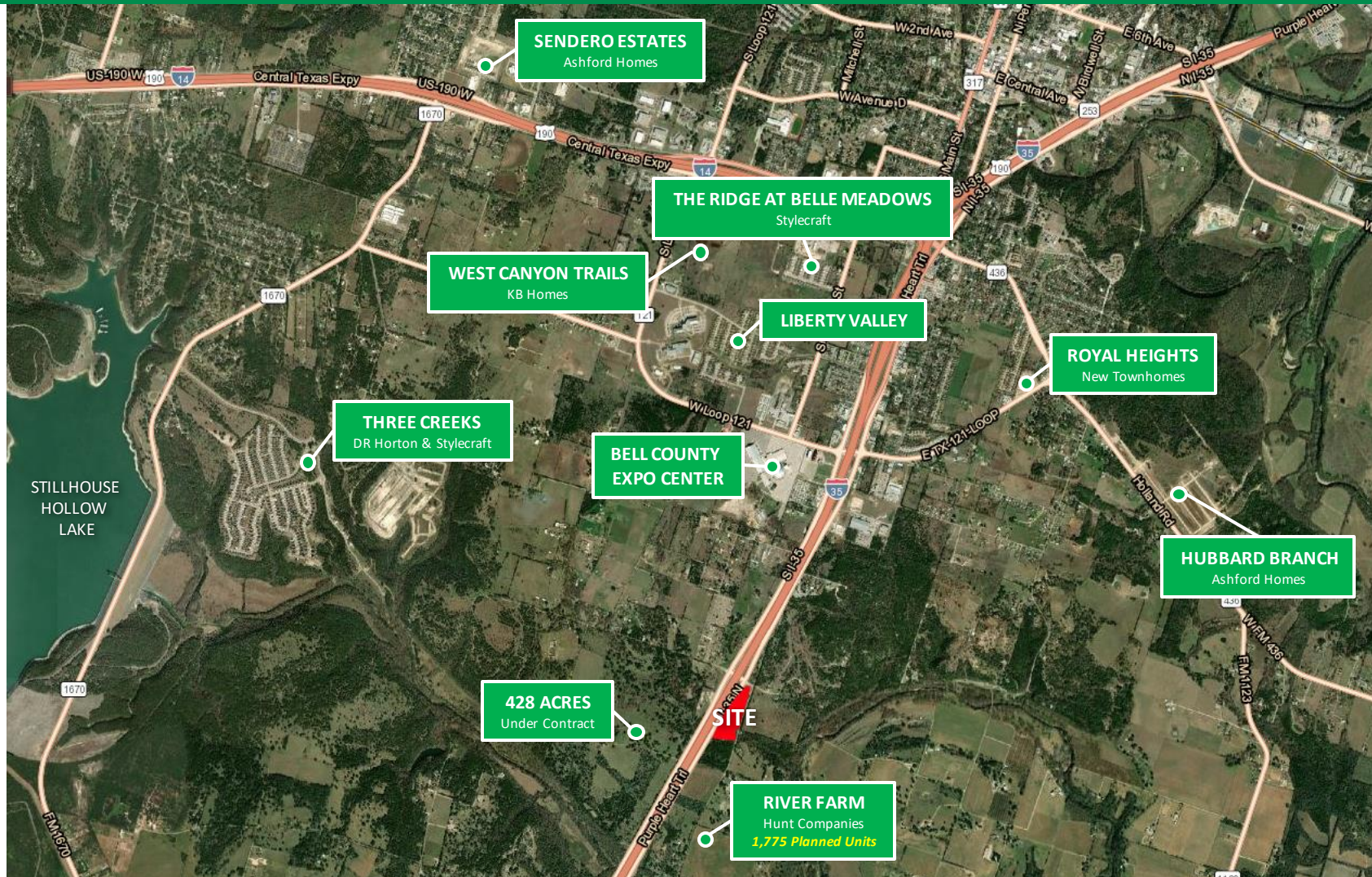
DEVELOPED RETAIL/COMMERCIAL PADS

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AREA
DEVELOPMENTS



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AVAILABLE PADS:

Pad 1	+/- 2.6 AC
Pad 2	+/- 1.6 AC
Pad 3	+/- 1.6 AC
Pad 4	+/- 1.7 AC
Pad 5	+/- 4.0 AC

PRICING:

Call for Pricing

UTILITIES:

Water – 12" Line (City of Belton)

Sewer – 8" Gravity Sewer (City of Belton)

ACCESS:

Direct Access on I-35 Frontage Rd & Toll Bridge Rd (To Be Widened to 3 Lanes)

ZONING:

CH – Commercial Highway

HIGHLIGHTS:

- Adjacent to **New 1,775 Unit** Mixed-Use Project (*Under Construction*)
- **Underserved** Retail Market
- Excellent **visibility** and access to I-35
- 79,055 VPD on I-35

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DEVELOPED RETAIL/COMMERCIAL PADS

PRIME INTERSTATE LOCATION IN CENTRAL TEXAS GROWTH AREA

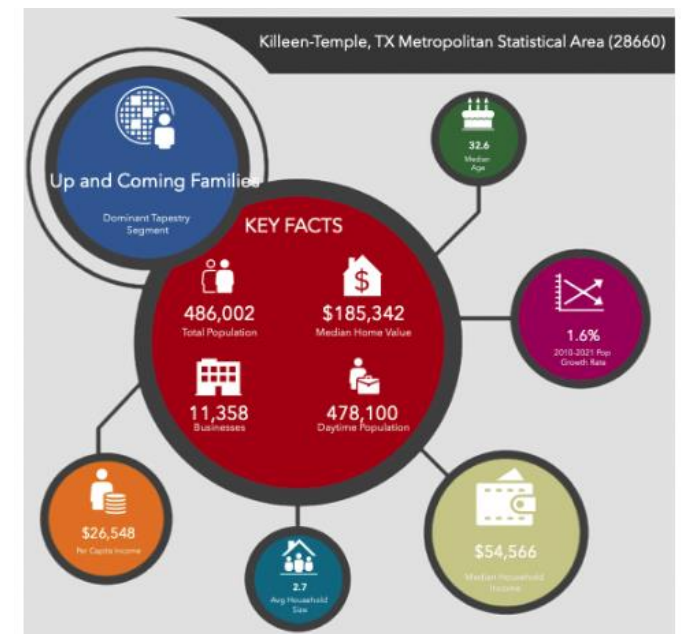
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I-35 & SHANKLIN RD, BELTON, TX

Belton's central location at the crossroads of IH-35 and IH-14 provides businesses and residents with abundant opportunities and easy access to big-city amenities. In addition, the beautiful rolling hills, parks, hike and bike trails, lakes and creeks, a charming historic downtown, and a friendly community provide a welcoming small-town feel that everyone can enjoy, and its growing school district has a reputation for academic excellence and innovative programs contributing to the attraction of young families.

Belton has a growing and diverse industrial base with plenty of access to talent. Local school districts, colleges, and universities deliver a well-trained talent pipeline and customized training programs. In addition, Fort Hood, one of the largest U.S. military installations, provides area employers with an ample supply of highly skilled workers with excellent work ethics. Belton's growth trajectory is poised to continue over the next decade. With its central location in the rapidly growing Texas triangle between San Antonio and Dallas, the metro area is primed to grow faster than any other second-tier Texas region outside the Texas/Mexico border.

Belton ISD is the premier school district in the area covering approximately 200 square miles in Bell County and employing over 1,700 high-performing administration, faculty, and staff, ranking as one of the largest employers in the region. In addition, the University of Mary Hardin-Baylor (UMHB), chartered in 1845 by the Republic of Texas, is a private university with the vision to become the University of choice for Christian higher education in the Southwest. The University offers undergraduate and graduate programs, including masters and doctorate degrees.



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