



# Expo Plaza Retail Center

BELTON, TX



**RETAIL PROPERTY FOR LEASE**

*PRESENTED BY:*

**KW COMMERCIAL**  
2300 Greenhill Drive, #200  
Round Rock, TX 78664

**FRANCES CROSSLEY**  
Commercial Agent  
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TX #624525



**2 UNITS AVAILABLE | DRIVE THRU RETAIL FOR LEASE**



# EXPO PLAZA RETAIL CENTER

160 W Loop 121 , Belton, TX 76513



## PROPERTY DESCRIPTION

Brand-New multi-tenant Retail Plaza on W Loop 121 with quick access and visibility from IH-35. This retail center contains 12,216 SF of divisible space. Warm Shell condition with an initial 2 remaining units available. Come join ABC Therapy!

## PROPERTY HIGHLIGHTS:

**DRIVE-THRU AND PATIO SPACE AVAILABLE**

**26' CLEAR HEIGHT**

**DEDICATED TURN LANE**

**EV CHARGERS**

**0.2 MILES FROM BELL COUNTY CADENCE BANK EXPO CENTER**

**CENTRALLY LOCATED BETWEEN SAN ANTONIO AND DALLAS-FORT WORTH AREAS.**

## OFFERING SUMMARY

Lease Rate:	\$26.00 - \$30.00 PSF + (NNN)
Drive Thru Unit 100:	1,437 SF
In-Line Space Unit 102:	1,367 SF
Lot Size:	2.41 Acres
Building Size:	12,327 SF

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,057	11,877	57,972
Total Population	3,058	34,385	153,248
Average HH Income	\$82,985	\$85,459	\$90,064

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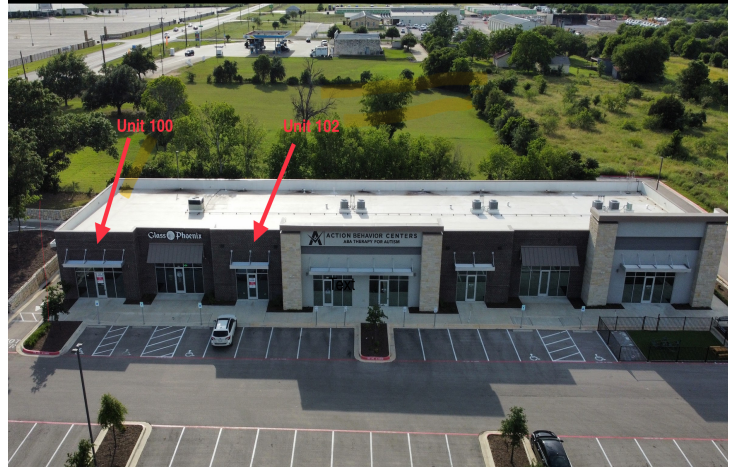
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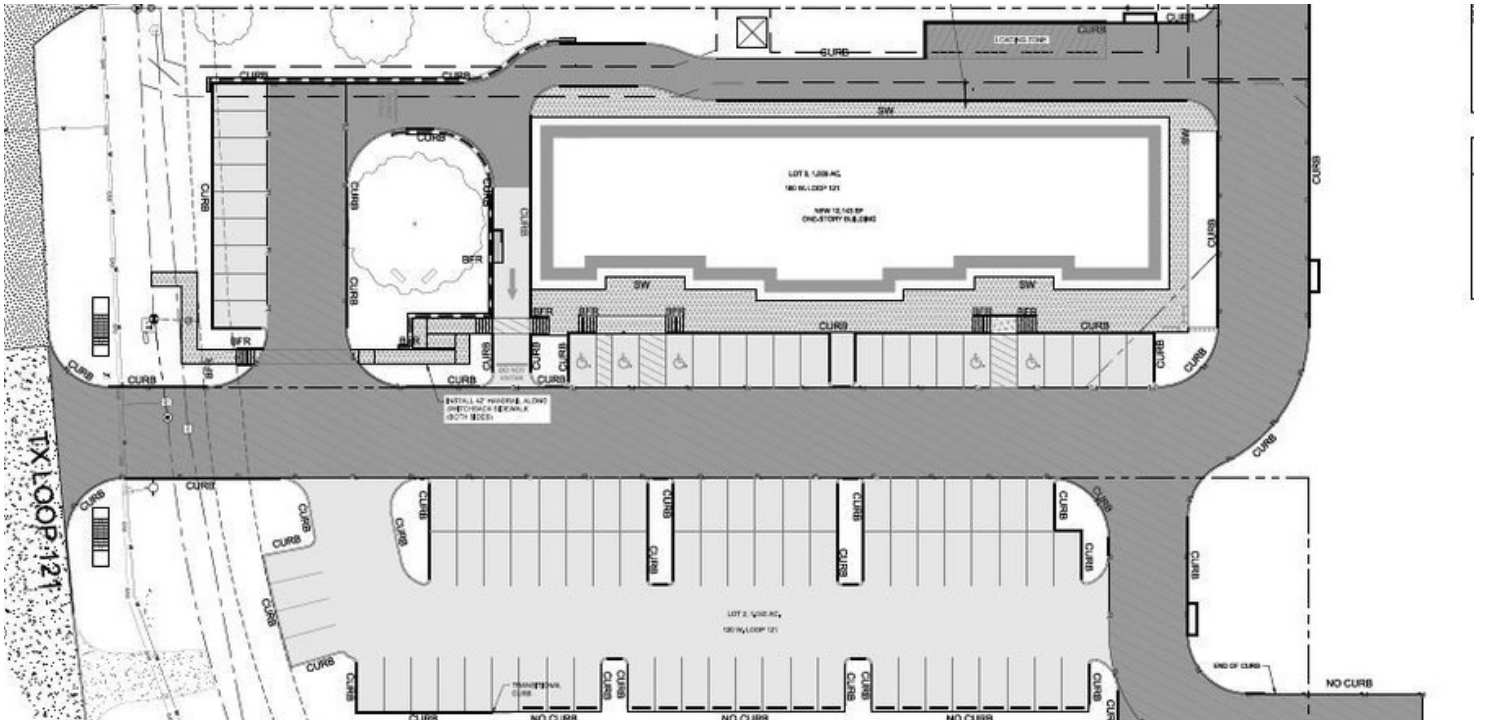
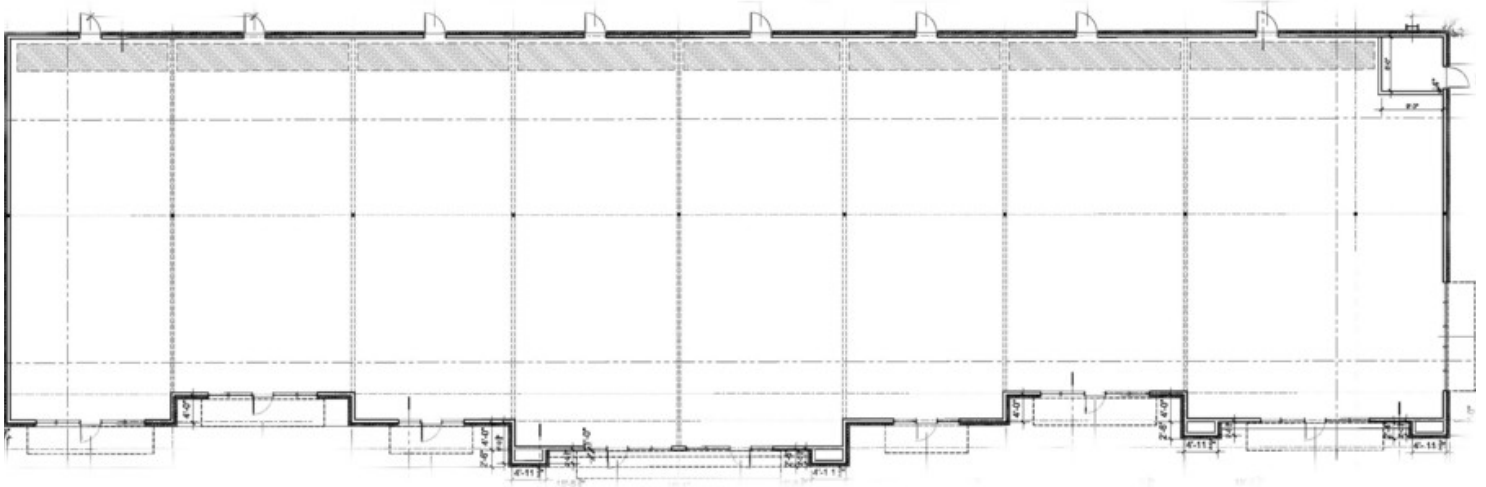
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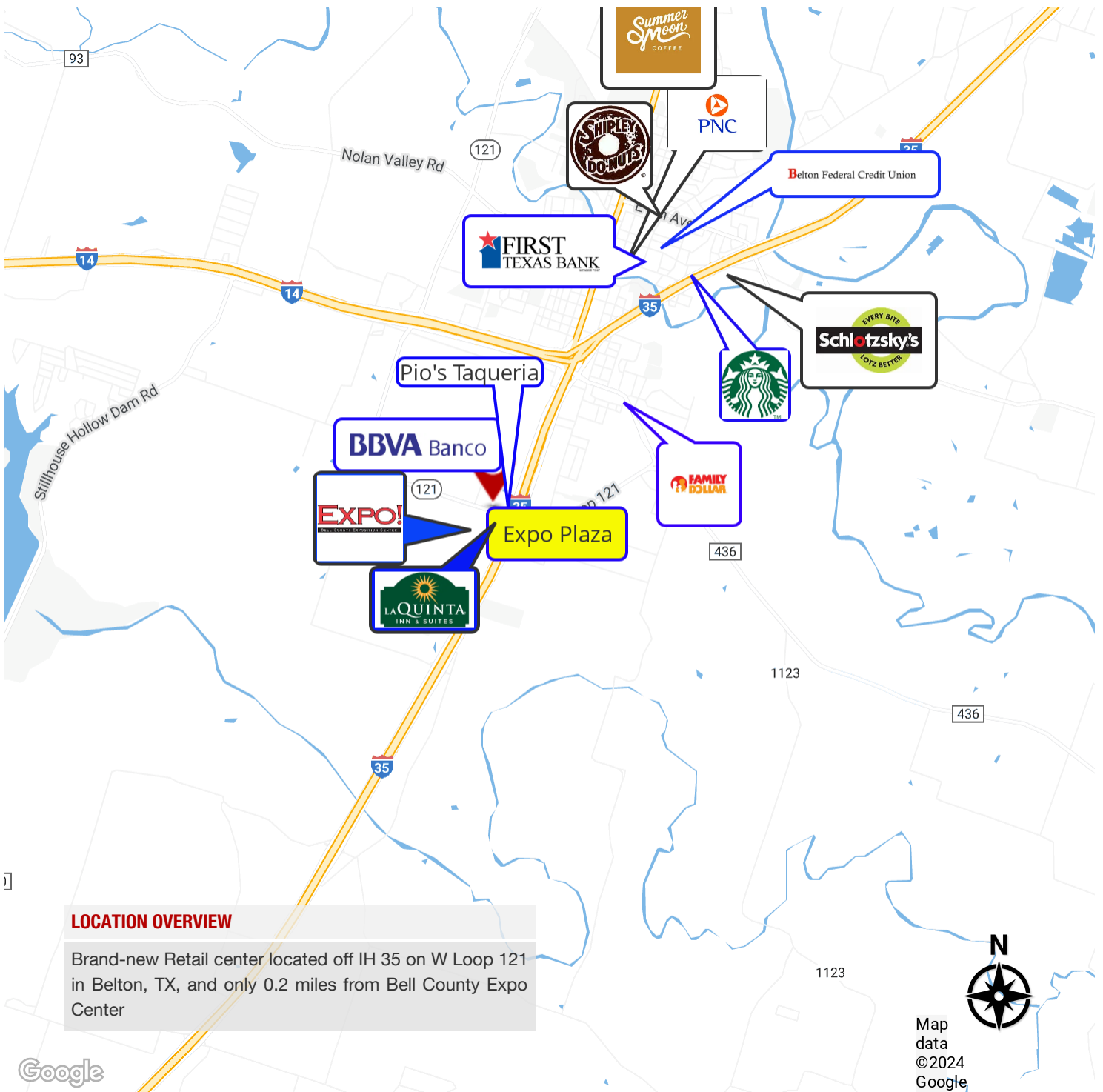
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**LOCATION OVERVIEW**  
Brand-new Retail center located off IH 35 on W Loop 121 in Belton, TX, and only 0.2 miles from Bell County Expo Center

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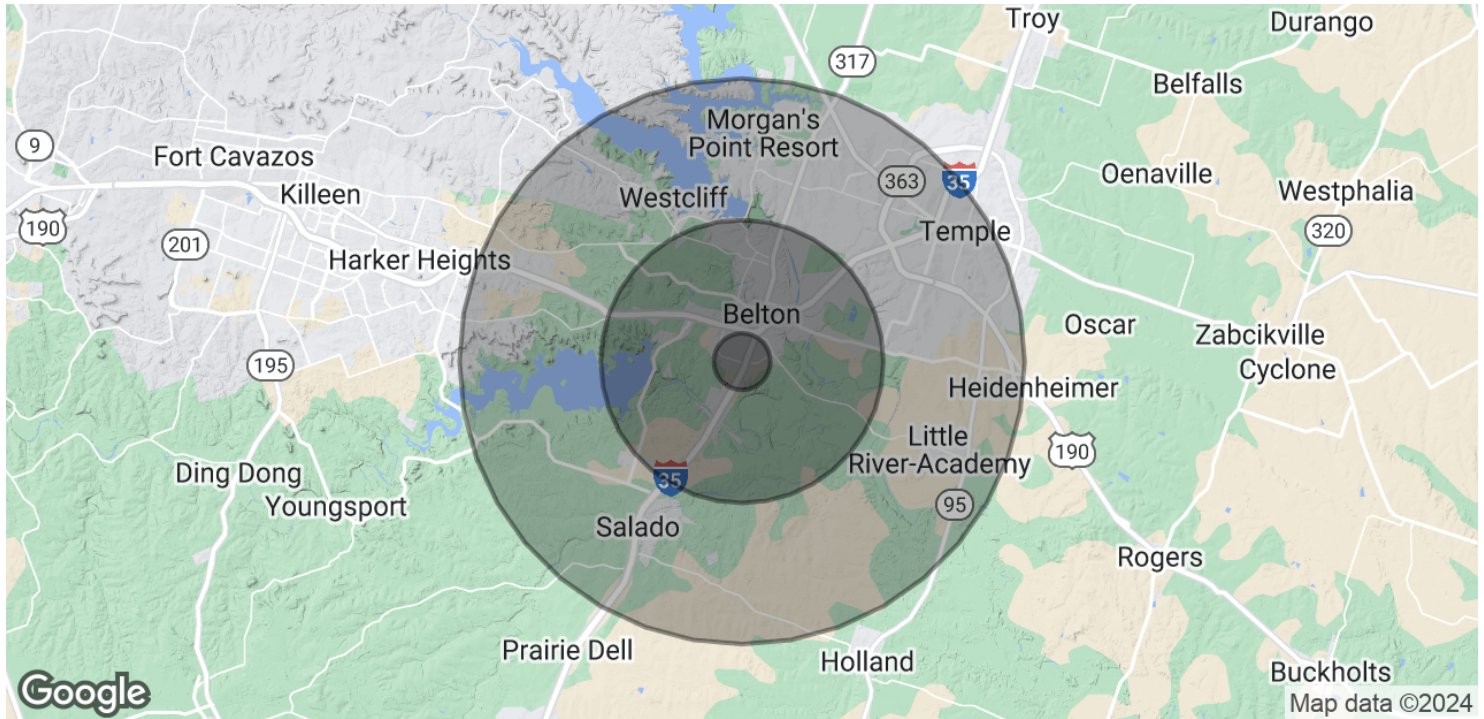
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	3,058	34,385	153,248
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	37	39	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,057	11,877	57,972
# of Persons per HH	2.9	2.9	2.6
Average HH Income	\$82,985	\$85,459	\$90,064
Average House Value	\$284,766	\$334,064	\$298,604

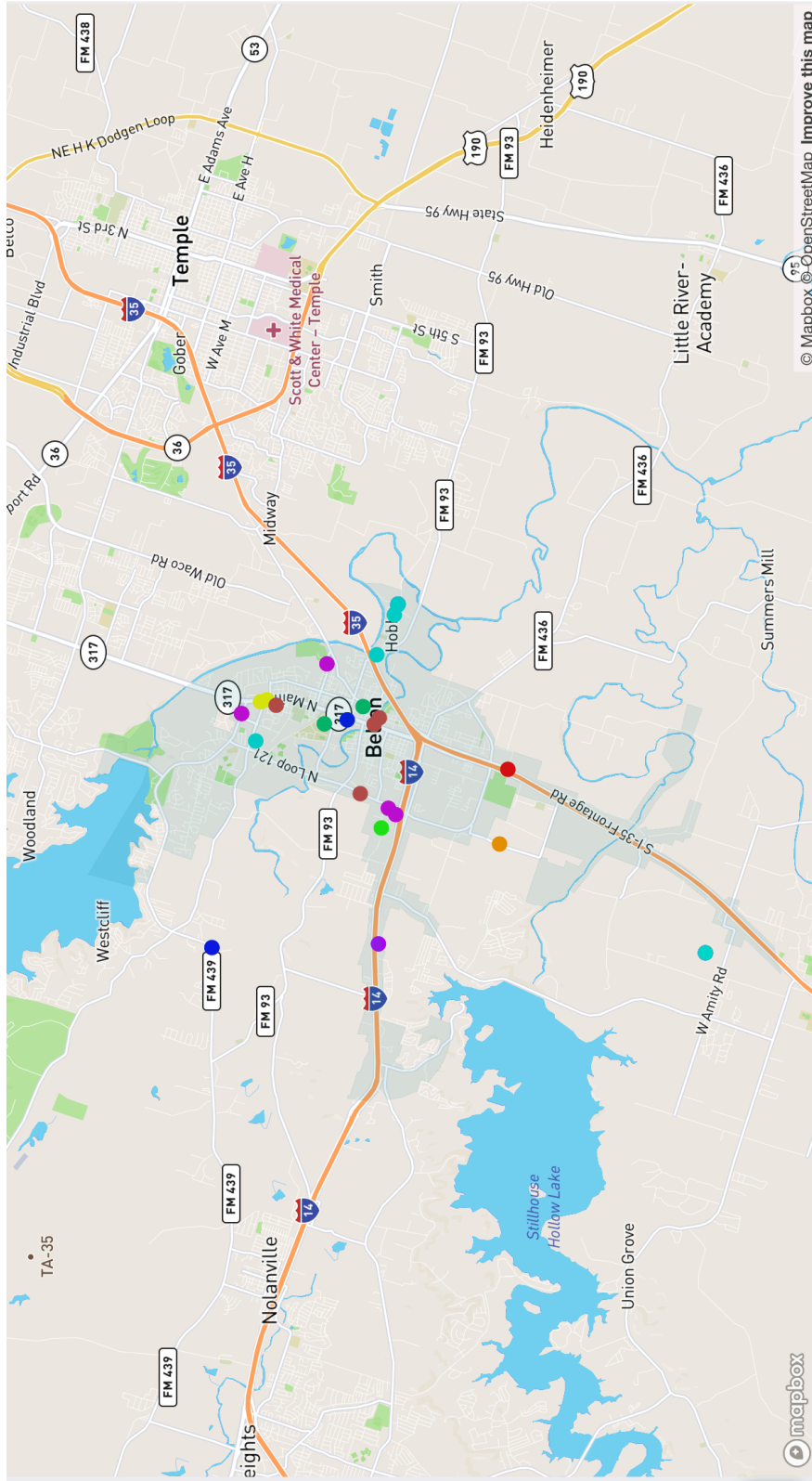
\* Demographic data derived from 2020 ACS - US Census

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<b>Belton ISD</b>	Education	<b>1,990 EMPLOYEES</b>
<b>Bell County</b>	Government	<b>1,250 EMPLOYEES</b>
<b>UMHB</b>	Education	<b>672 EMPLOYEES</b>
<b>TRU (a Clayton Homes Company)</b>	Manufacturing	<b>502 EMPLOYEES</b>
<b>HEB Plus</b>	Retail	<b>397 EMPLOYEES</b>
<b>Cedar Crest Hospital &amp; Clinic</b>	Healthcare	<b>200 EMPLOYEES</b>

[DOWNLOAD DATA](#)





### Up and Coming Families

Dominant Tapestry Segment



33.0

Median Age

## KEY FACTS



499,442

Total Population



\$217,274

Median Home Value



11,453

Businesses



493,308

Daytime Population



1.53%

2020-2023  
Pop Growth Rate



\$29,944

Per Capita Income



2.6

Avg Household Size



\$59,708

Median Household Income

## KEY SPENDING FACTS

