



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE

Bell County  
Justice Complex

121  
TEXAS

**COMMERCIAL PAD SITES FOR SALE**

KB Homes  
170 SF Lots

Sky View  
196 SF Lots

STORE HOUSE  
**STORAGE**

**PARCEL D**  
±1.74 AC

**RETAIL STRIP FOR LEASE**

National  
Auto Parts

**PARCEL C**  
±1.41 AC

**RETAIL**  
±2.36 AC

**COMMERCIAL**  
±6.31 AC

121  
TEXAS

**PARCEL B**  
±0.96 AC



**PARCEL A**  
±1.15 AC

# SKYVIEW RETAIL

190

INTERSTATE  
14



**SWC of I-14 & TX LOOP 121 | BELTON, TEXAS**



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COMMERCIAL REAL ESTATE

**CONTACT:**

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## SIZE

- » ½ Acre Pad Sites up to 6.31 Acres Available.

## HIGHLIGHTS

- » Great access and visibility.
- » High growth area.
- » ±1,200 feet of I-14 frontage.
- » ±1,750 feet of Loop 121 frontage.
- » **Zoning:** Commercial (C1/C2); Multi-Family.
- » Direct access to Loop 121.
- » Access to I-14 via reciprocal driveways.
- » Construction Ready Retail / Commercial Pad Sites to the Skyview Addition. Three driveways from Loop 121
- » Key location primed for continued growth.



## TRAFFIC COUNTS

I-14: 83,464 VPD ('24)  
 Loop 121: 8,374 VPD ('24)



### TOTAL POPULATION

1 MILE	3,556
3 MILE	24,643
5 MILE	40,067



### DAYTIME POPULATION

1 MILE	4,521
3 MILE	28,661
5 MILE	41,596



### TOTAL HOUSEHOLDS

1 MILE	1,509
3 MILE	8,735
5 MILE	14,477



### AVERAGE HH INCOME

1 MILE	\$95,730
3 MILE	\$90,002
5 MILE	\$118,790

# SKYVIEW RETAIL | PROPERTY OVERVIEW



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## PAD PRICING

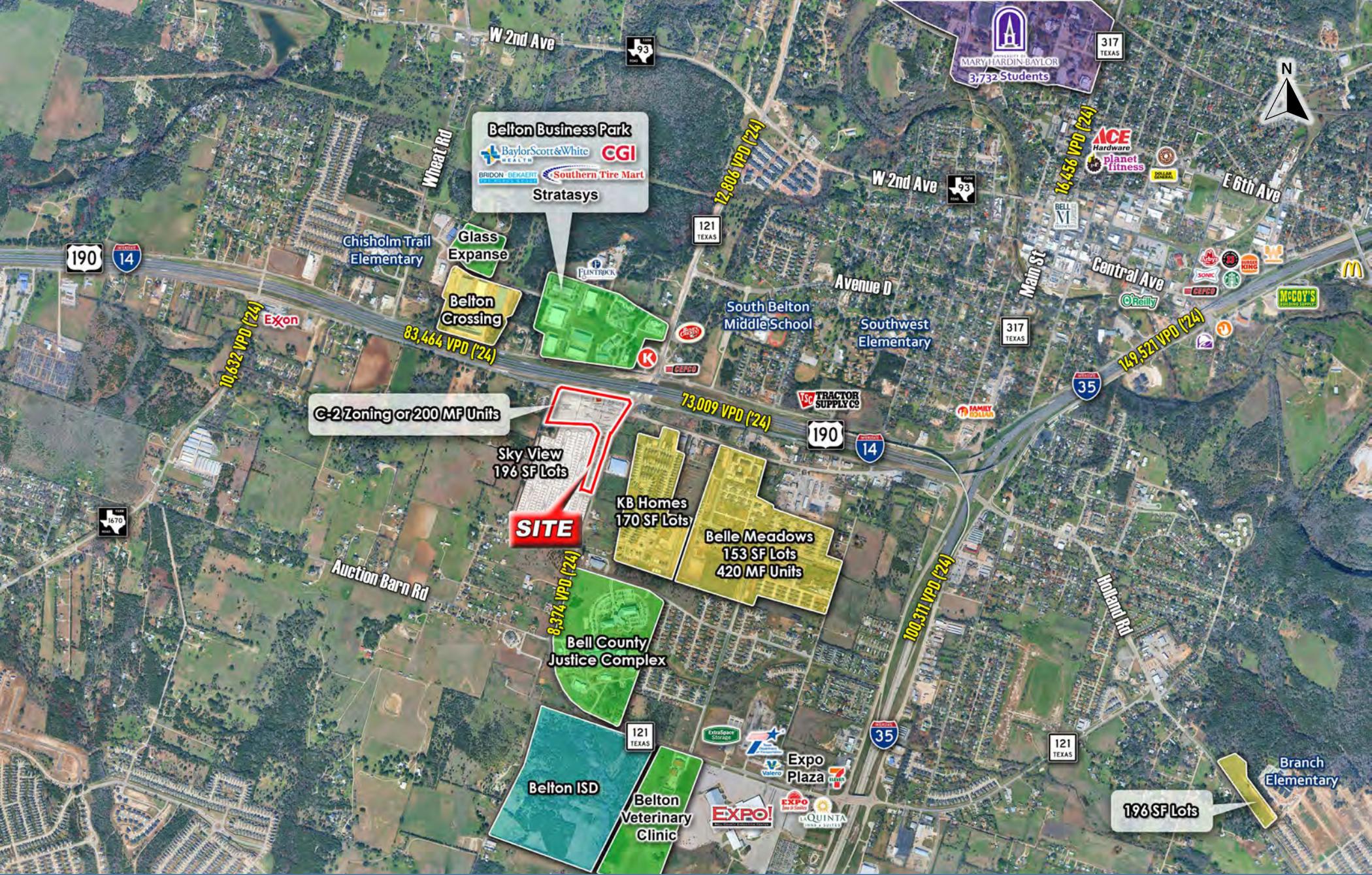
- » Commercial 6 AC:  
\$10 PSF
- » Parcel A: \$25 PSF
- » Retail 2.36 AC:  
\$12 PSF
- » Parcel B: \$25 PSF
- » Parcel C: \$25 PSF
- » Parcel D: \$18 PSF
- » Retail Strip:  
For Lease



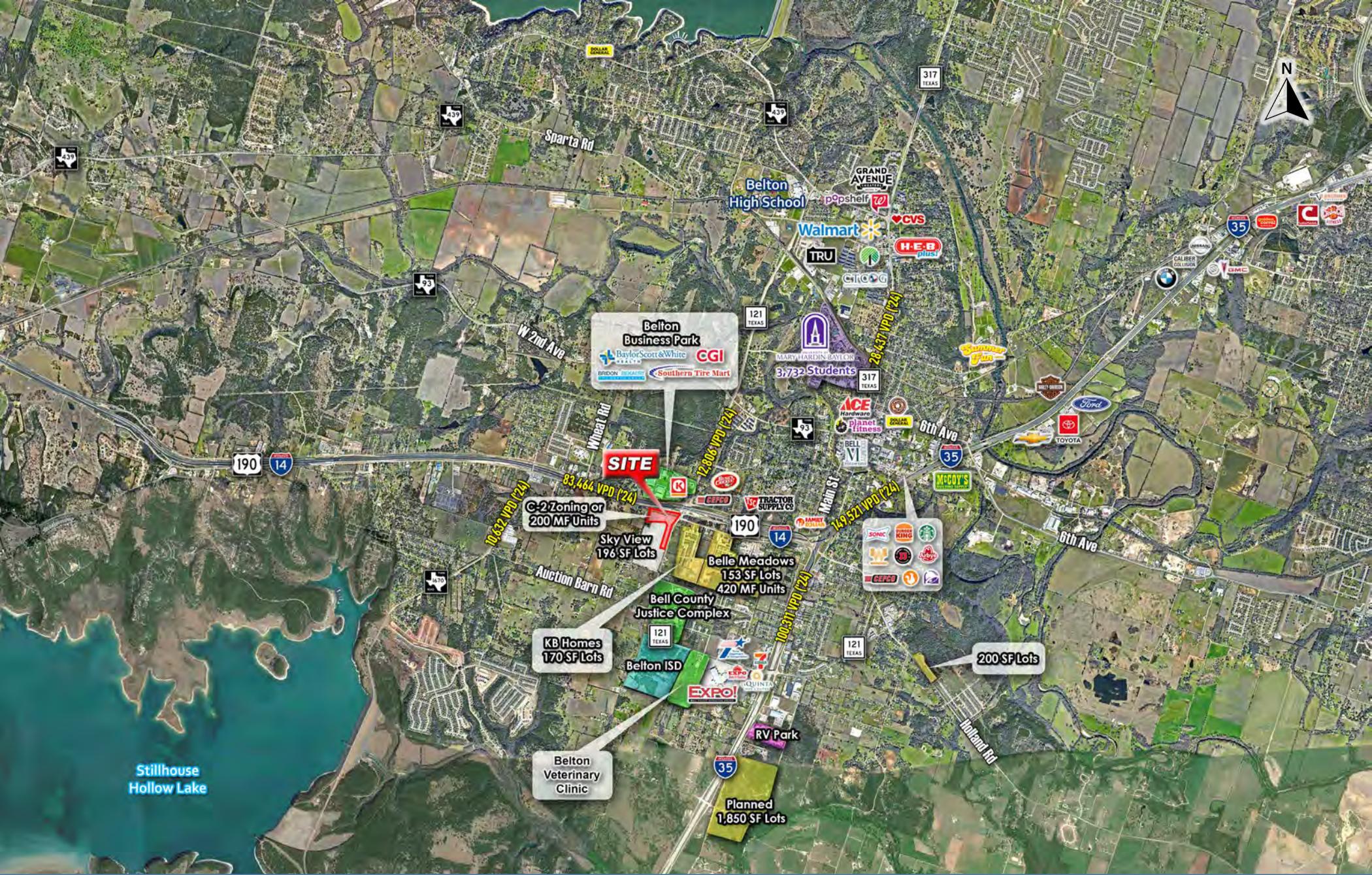
# SKYVIEW RETAIL | SITE PLAN & PRICING



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# SKYVIEW RETAIL | SITE AERIAL



# SKYVIEW RETAIL | MARKET AERIAL



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## SKYVIEW RETAIL | SITE PHOTOS

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