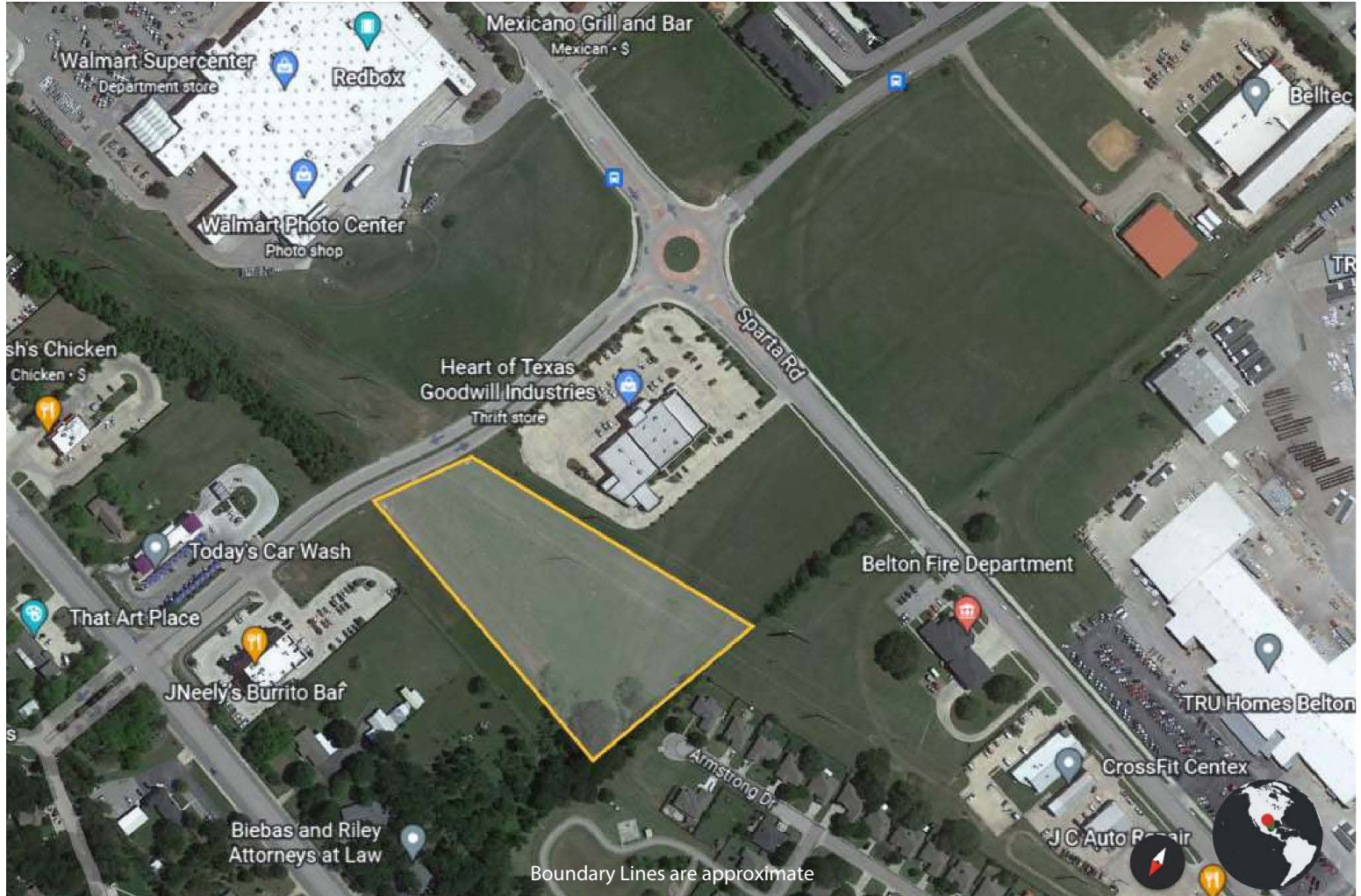


# FOR SALE/LEASE BUILD TO SUIT

Commerce St.  
Belton, TX



## TBD Commerce St, Belton, TX 76513

POTTS COMMERCIAL NORTHWEST, BLOCK 001, LOT 0003

- Near Belton High School, Sparta Elementary, HEB Plus, & Walmart
- Growing Area
- Convenient to State Highway 317, I-14, Loop 121, & FM 439

Disclaimer: The information contained herein was obtained from sources deemed reliable, however, Parkway Real Estate makes no guarantees, warranties, or representation as to its completeness or accuracy. The presentation of this real estate information is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



**Property Location:** Located off Main Street in Belton just west of Super Wal-Mart.

**Land Area:** 4.592+- acres

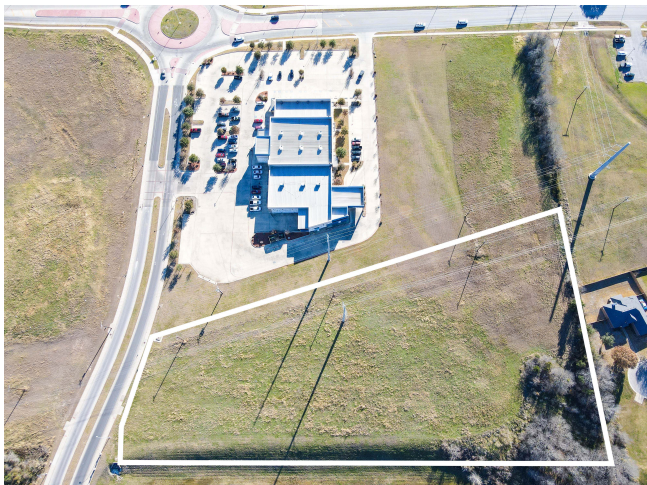
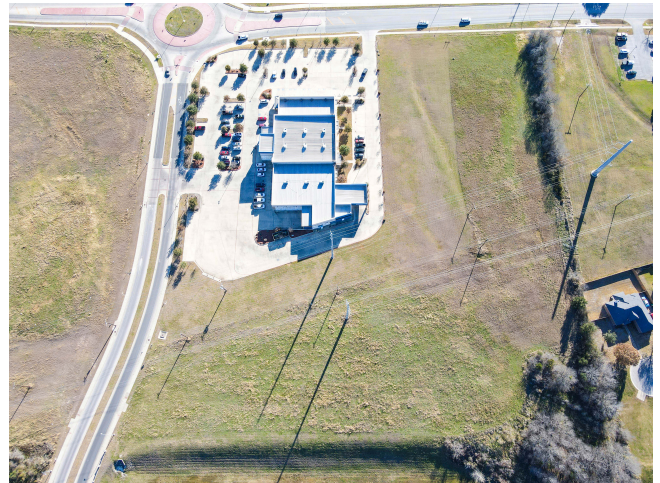
**Frontage:** 90.47'+-

**Zoning:** Retail

**Utilities:** Available on Sparta Road and Commerce Street site specific locations to be determined.

**Property Taxes:** \$11.34 (Bellcad 2022)

**Sales Price:** \$6.00 PSF



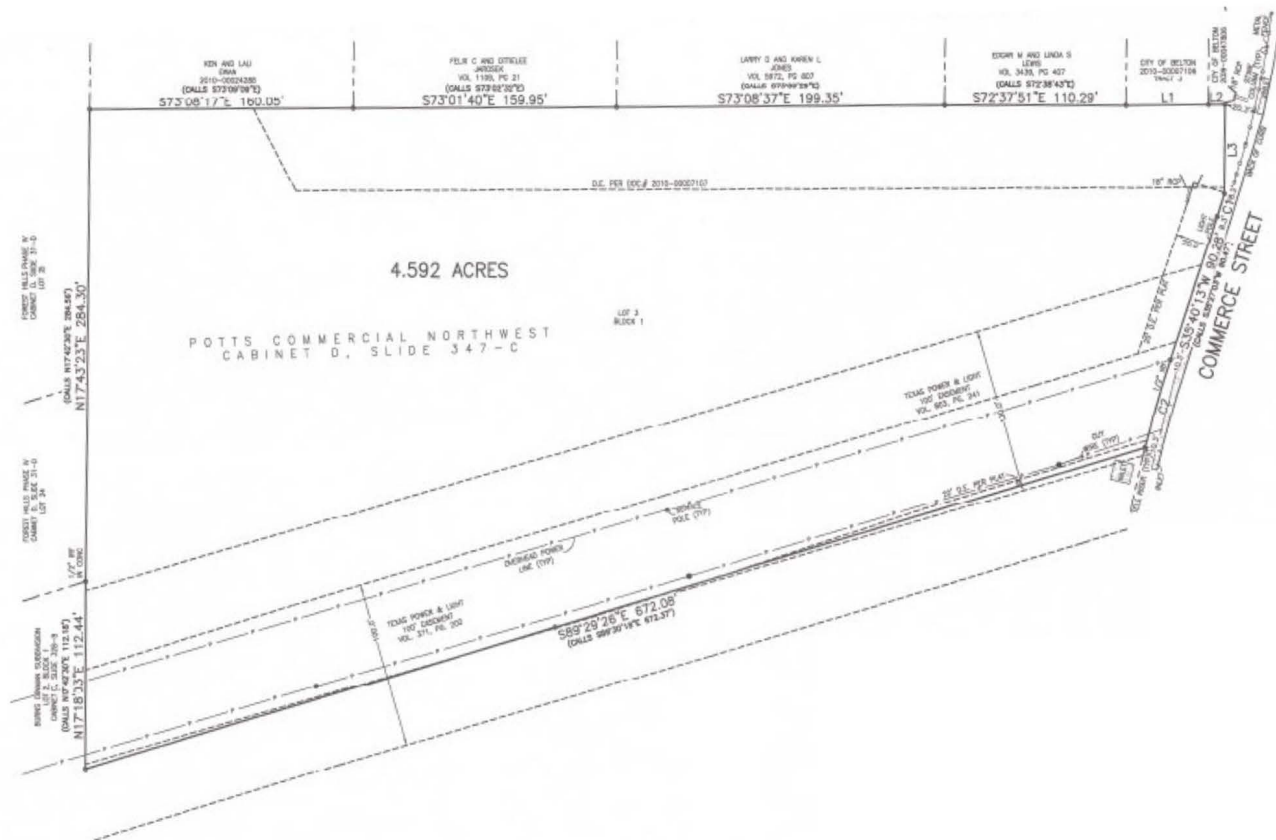
Boundary Lines are Approximate



Disclaimer: The information contained herein was obtained from sources deemed reliable, however, Parkway Real Estate makes no guarantees, warranties, or representation as to its completeness or accuracy. The presentation of this real estate information is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

# FOR SALE/LEASE BUILD TO SUIT

Commerce St.  
Belton, TX



## Proactive, business friendly

Belton's location in the center of the Temple-Killeen-Ft Hood MSA provides easy access to the region's over 430,000 population. The military, government, medical/healthcare services, manufacturing/distribution, agricultural/agribusiness, retail trade and business IT consulting services are thriving industry sectors in this MSA that continue to be a major economic influence.

Belton holds the Bell County seat and is also home to the Bell County Expo and Bell County Museum. The following are some of the manufacturing and distribution operations located in Belton: American Spin Cast, Belco Manufacturing, Belltec, Bridon-Bekaert Ropes Group Brand, Frito Lay, Stratasys Direct Manufacturing, TRUMH a Clayton Homes Company, UPS, and CGI.

Disclaimer: The information contained herein was obtained from sources deemed reliable, however, Parkway Real Estate makes no guarantees, warranties, or representation as to its completeness or accuracy. The presentation of this real estate information is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



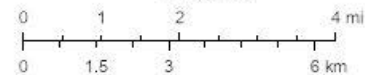
## Belton Development Map



1/2/2023, 4:14:39 PM

■ TxDOT AADT Annuals  
 City Limits

1:144,448



Baylor University, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS, USDA

Belton Mapping  
City of Belton

Disclaimer: The information contained herein was obtained from sources deemed reliable, however, Parkway Real Estate makes no guarantees, warranties, or representation as to its completeness or accuracy. The presentation of this real estate information is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



# FOR SALE/LEASE BUILD TO SUIT

Commerce St.  
Belton, TX

## MAP OF BELTON

### ★ Attractions

1. Bell County Courthouse
2. Bell County Expo Center
3. Bell County Museum
4. Bell Fine Arts
5. Belton Christian Youth Center
6. Belton Lake Outdoor Recreation Area
7. The Gin
8. Harris Community Center
9. Hike and Bike Trail
10. Lena Armstrong Public Library
11. Miller Springs Nature Center
12. Splash Pad (Harris)
13. Summer Fun Water Park
14. Stillhouse Hollow Lake
15. South Wall Tiger Park
16. University of Mary Hardin Baylor
17. UMHB Musick Alumni Center & Museum

### ■ Parks

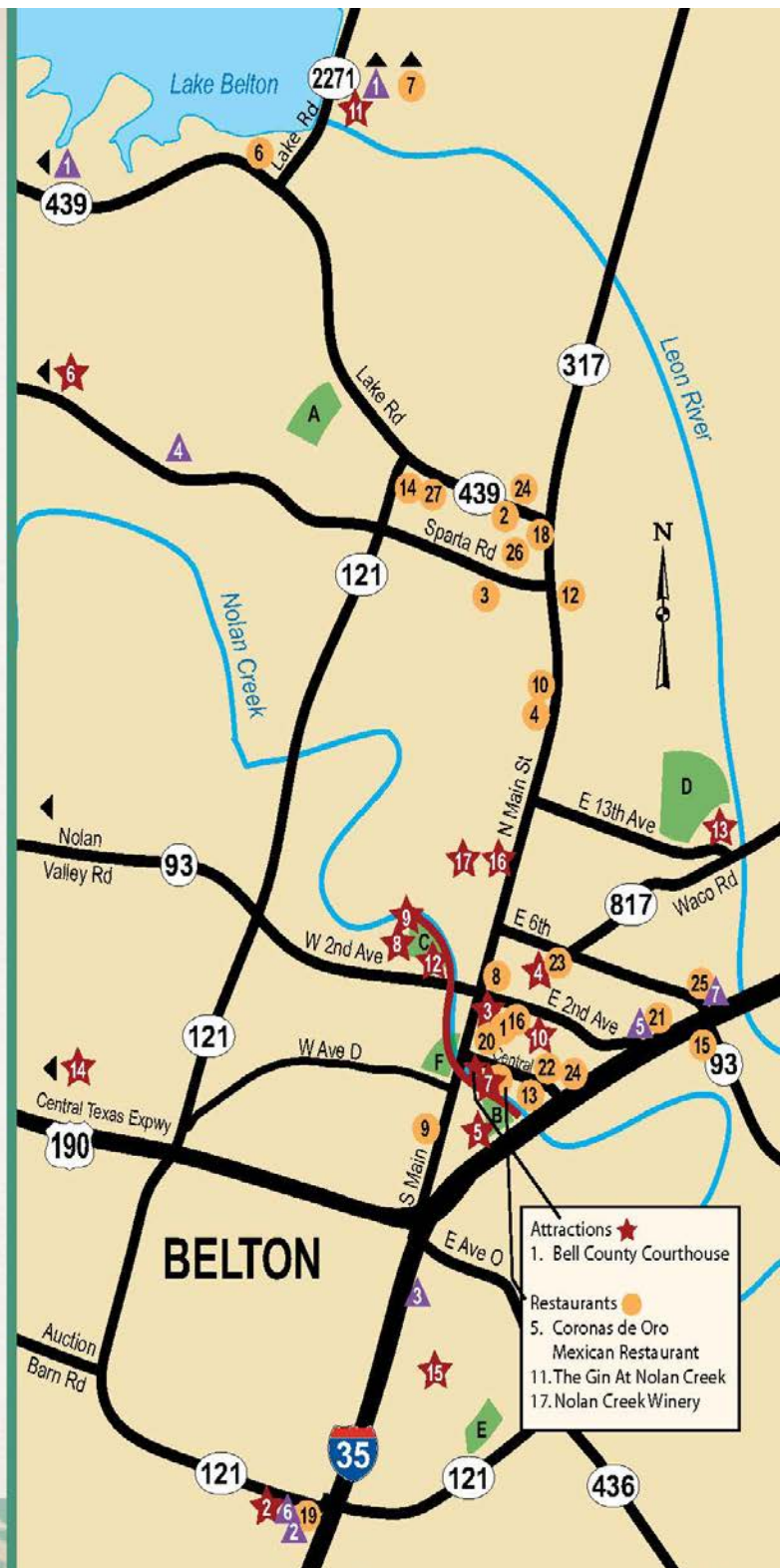
- A. Chisholm Trail Park
- B. Confederate Park
- C. Harris Community Park
- D. Heritage Park
- E. Miller Heights Community Park
- F. Yettie Polk Park

### ▲ Lodging

1. Belton Lake Camping
2. Belton RV Park
3. Budget Host Inn
4. Casita Among the Oaks
5. Knights Inn
6. La Quinta Inn & Suites
7. River Forest Inn

### ● Restaurants

1. Arusha's Coffee
2. Bush's Chicken
3. China Cafe
4. Clem Mikeska's BBQ
5. Coronas de Oro Mexican Restaurant
6. Dead Fish Grill
7. Dickey's BBQ
8. Domino's Pizza
9. Fry's Restaurant
10. Gatti's Pizza
11. The Gin at Nolan Creek
12. HEB Snack Bar
13. Jaliscos Mexican Restaurant
14. Luigi's Italian Restaurant
15. McDonald's
16. Miller's Smokehouse
17. Nolan Creek Winery
18. Papa John's
19. Oxbow Steakhouse & BBQ
20. Sarsaparilla Saloon & Cafe
21. Schlotzsky's
22. Schoepf's Bar-B-Que
23. Shipley Do-nuts
24. Sonic Drive-in of Belton
25. Subway
26. Subway in WalMart
27. Yummy Rummy's

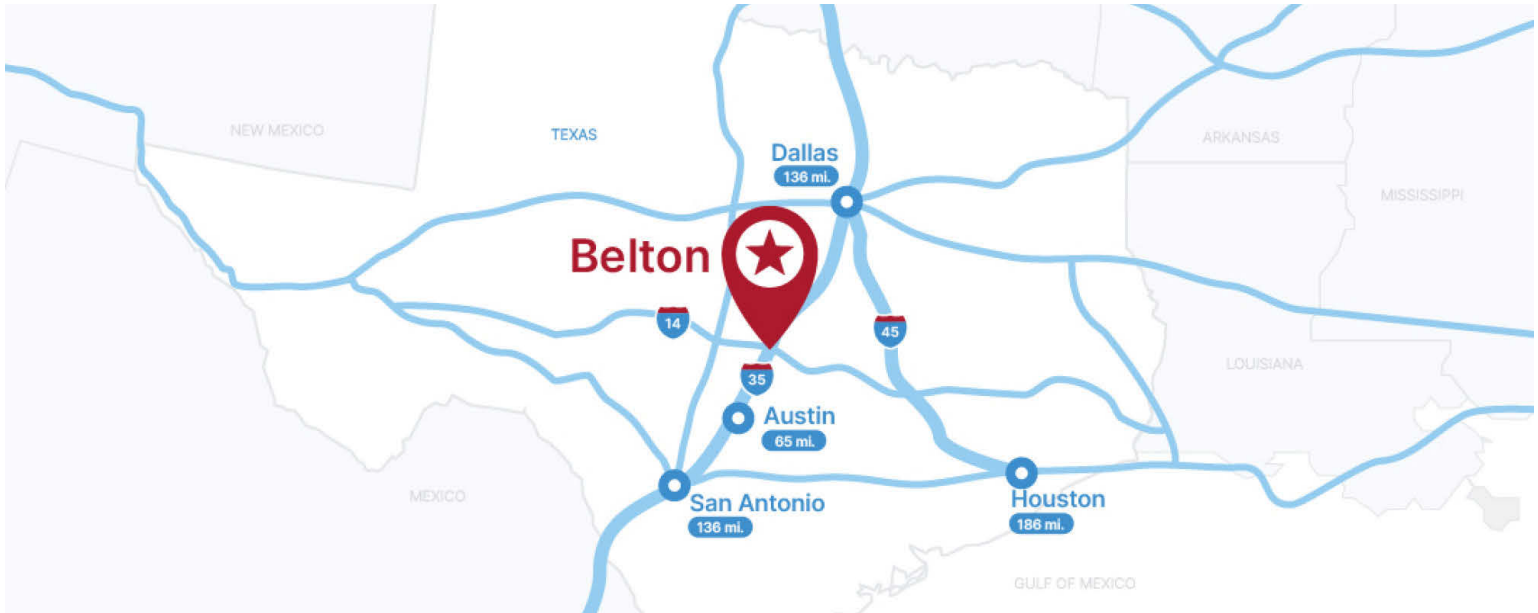


Disclaimer: The information contained herein was obtained from sources deemed reliable, however, Parkway Real Estate makes no guarantees, warranties, or representation as to its completeness or accuracy. The presentation of this real estate information is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

# FOR SALE/LEASE BUILD TO SUIT

Commerce St.  
Belton, TX

The Belton Metro Area is in the center of the rapidly growing high-tech corridor between San Antonio and Dallas/ Ft. Worth area.



Disclaimer: The information contained herein was obtained from sources deemed reliable, however, Parkway Real Estate makes no guarantees, warranties, or representation as to its completeness or accuracy. The presentation of this real estate information is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



The City of Belton is committed to the promotion of quality development as well as to the expansion of its existing business base. City leaders encourage entrepreneurs, new businesses and support expansion of existing businesses by offering incentive programs that further the retail sector and downtown redevelopment.

The Belton Economic Development Corporation will assist companies looking to expand or relocate to Belton by accessing different local and state programs. BEDC incentives are based on job creation and capital investment and are primarily intended for manufacturing and industrial development, warehouse and distribution, research and development facilities, headquarter facilities and information technology.

BEDC has successfully worked with the city, county and state officials to offer competitive incentive packages tailored to meet the needs of existing expanding companies, as well as new companies moving to Belton.

Chapter 380 of the Texas Local Government Code allows Belton to offer a range of incentives for economic development, including the ability to rebate some of the city's portion of the 1.0% sales and use tax collected from business entities located in the jurisdiction.

BEDC staff can facilitate the process for your company's new construction with the City of Belton. Additionally, a flexible and expedited permitting process and fee waivers may be granted in coordination with BEDC incentives.

**Nicole Torres****REALTOR®**

Direct: (254) 913-7853

Nicole@parkwayrealtors.com

www.parkwayrealtors.com



Parkway Real Estate

Disclaimer: The information contained herein was obtained from sources deemed reliable, however, Parkway Real Estate makes no guarantees, warranties, or representation as to its completeness or accuracy. The presentation of this real estate information is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.