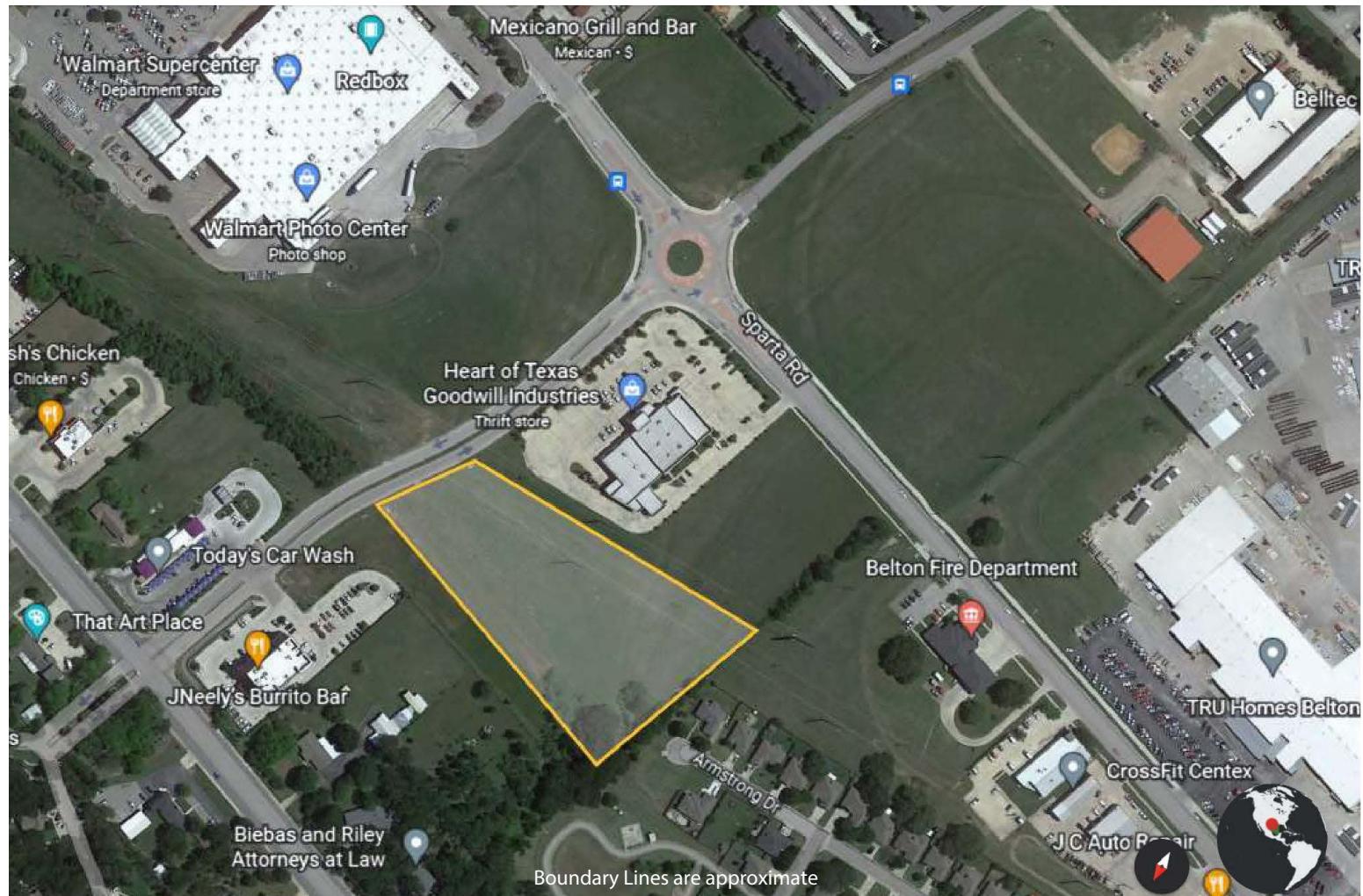


FOR SALE/LEASE BUILD TO SUIT

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

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FOR SALE/LEASE BUILD TO SUIT

Commerce St.
Belton, TX

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)

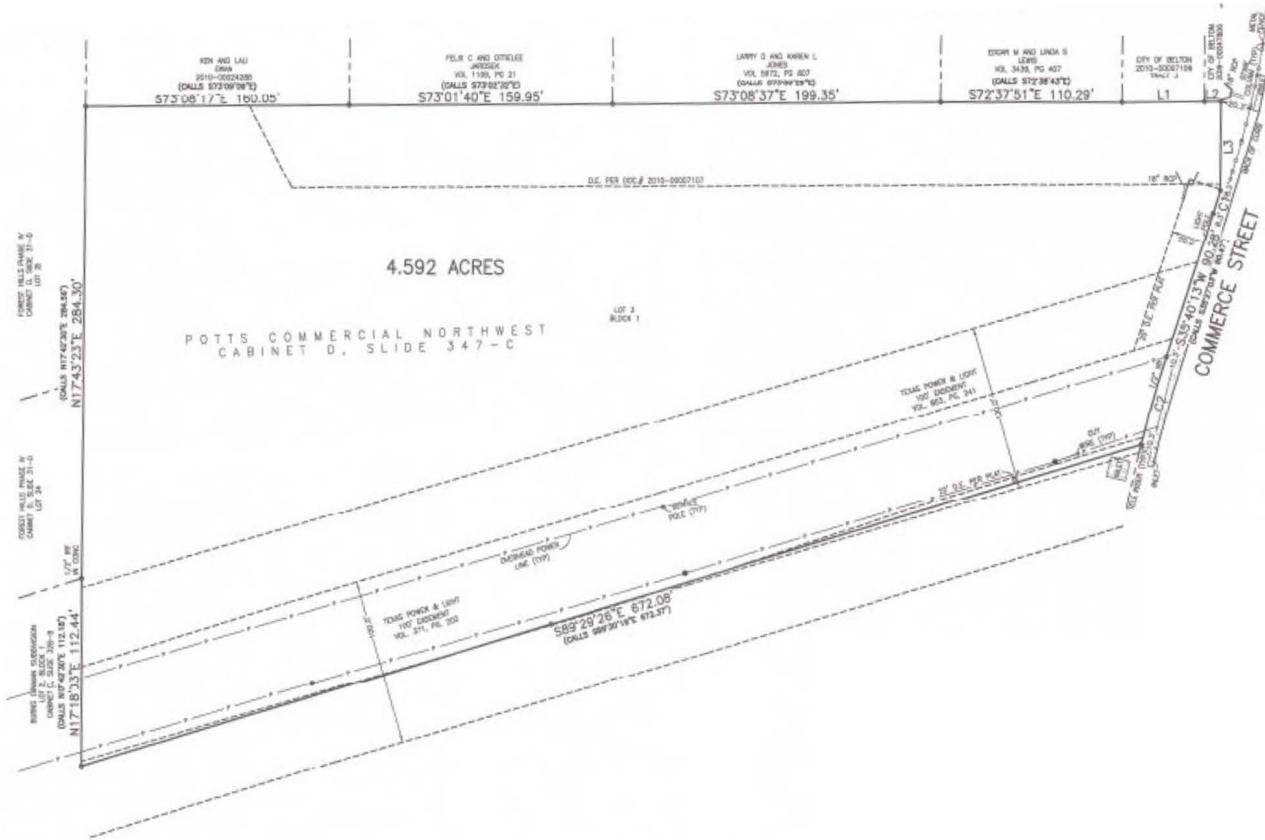
Sales Price: \$6.00 PSF



Boundary Lines are Approximate

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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.

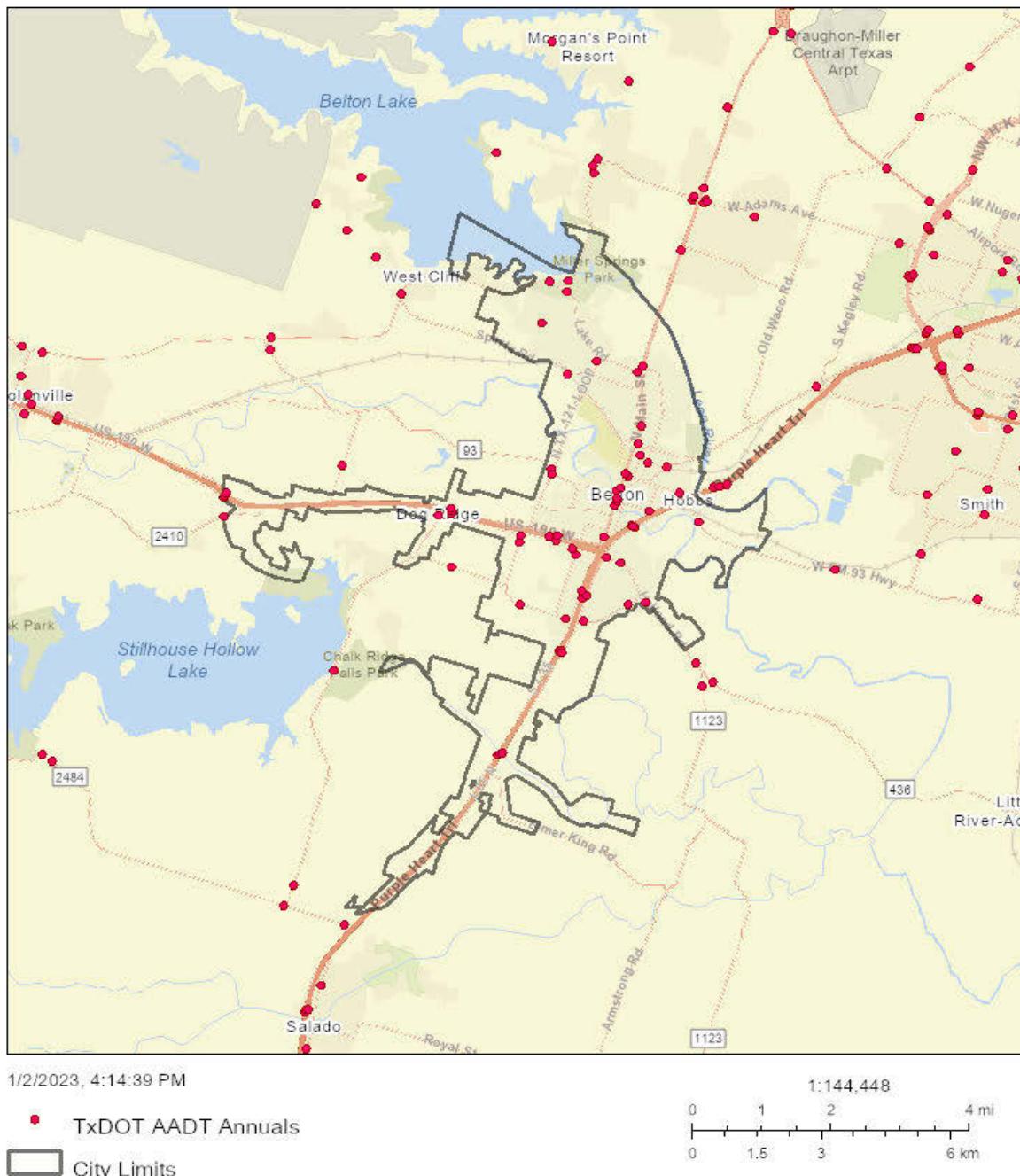
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FOR SALE/LEASE

BUILD TO SUIT

Commerce St.
Belton, TX

Belton Development Map



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

Belton Mapping
City of Belton

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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

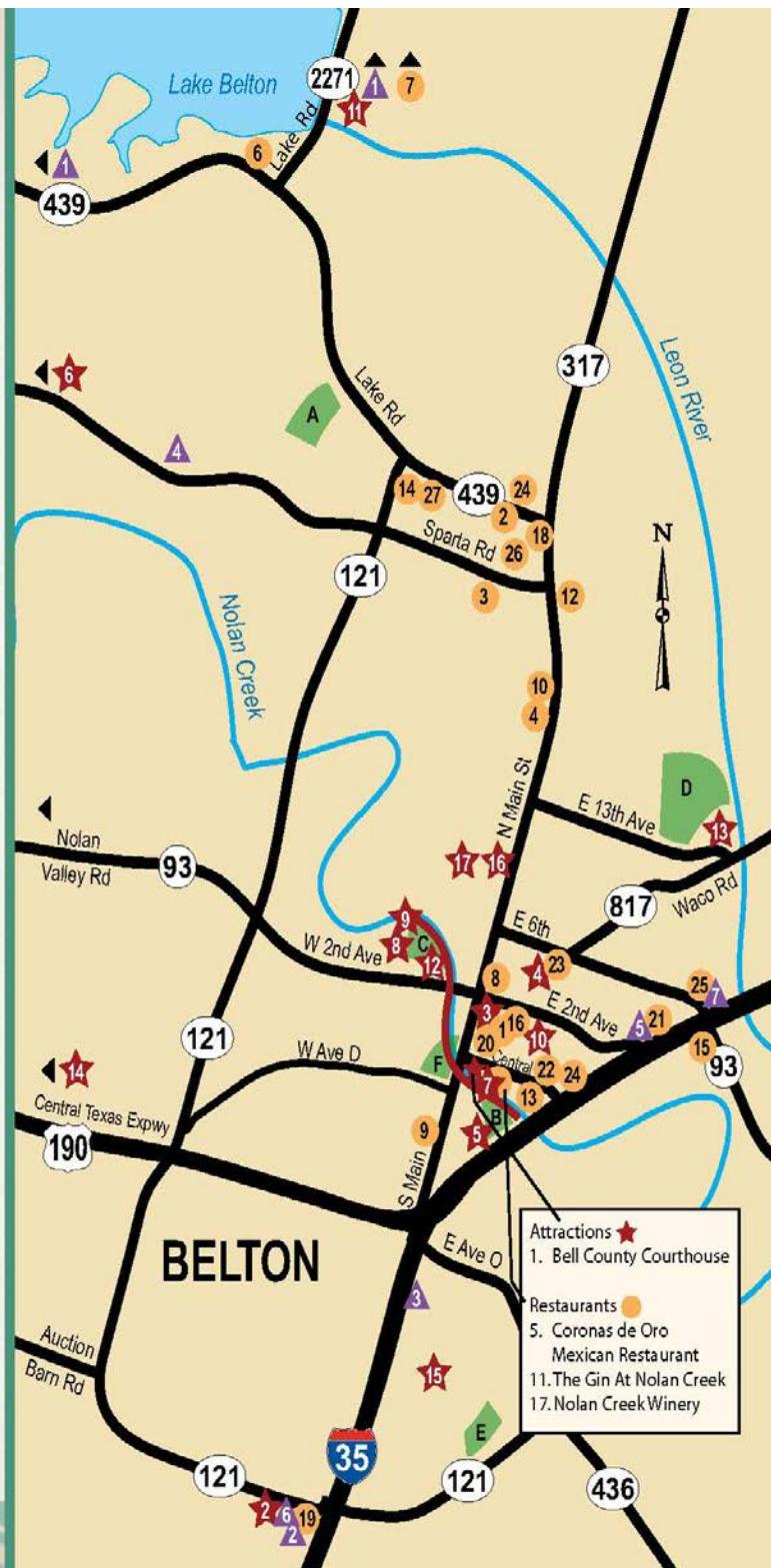
- A. Chisholm Trail Park
 - B. Confederate Park
 - C. Harris Community Park
 - D. Heritage Park
 - E. Miller Heights Community Park
 - F. Vettic Park

▲ 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. Coronos 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. Shiplley Do-nuts
 24. Sonic Drive-in



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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.



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FOR SALE/LEASE. BUILD TO SUIT

Commerce St.
Belton, TX

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.



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