

**FOR SALE**

# MULTI-TENANT RETAIL

301 S Franklin St, Holland, TX 76534



Darren Siegel  
Principal/Agent  
512.964.3656  
dsiegel@newedgecre.com

Listing Details  
Price: \$750,000  
Building Size: ±3,710 SF  
Lot Size: 0.45 Acres



# Executive Summary

---

301 S Franklin Street presents a strong investment opportunity in the growing City of Holland, Texas. This recently constructed multi-tenant retail property offers approximately 3,710 square feet of income-producing space on a 0.45-acre parcel with excellent frontage and visibility along State Highway 95.

Built in 2019, the property is configured with five retail suites, each equipped with individual roll-up doors, providing flexibility for a wide range of commercial users. The center has recently executed a new lease with a Smoke & Vape Shop (Suite C), strengthening the tenant mix and reducing overall vacancy. One suite remains available, offering additional upside potential.

The property benefits from strong accessibility, ample on-site parking, and a high-traffic corridor that supports consistent tenant demand. With stable in-place income, favorable zoning, and potential seller financing, this asset is well-positioned for investors seeking long-term returns with remaining lease-up opportunity.

## Property Features

---

### Property Highlights:

- Existing Income
- One Suite Remaining – Approx. 700 SF Available
- Owner/User Opportunity
- High Visibility Location on SH 95
- Five Roll-Up Exterior Doors (One Per Suite)
- 20 Parking Spaces (5.4/1,000 Ratio)
- Square Lot Configuration
- Seller Financing Potential

### Location Highlights:

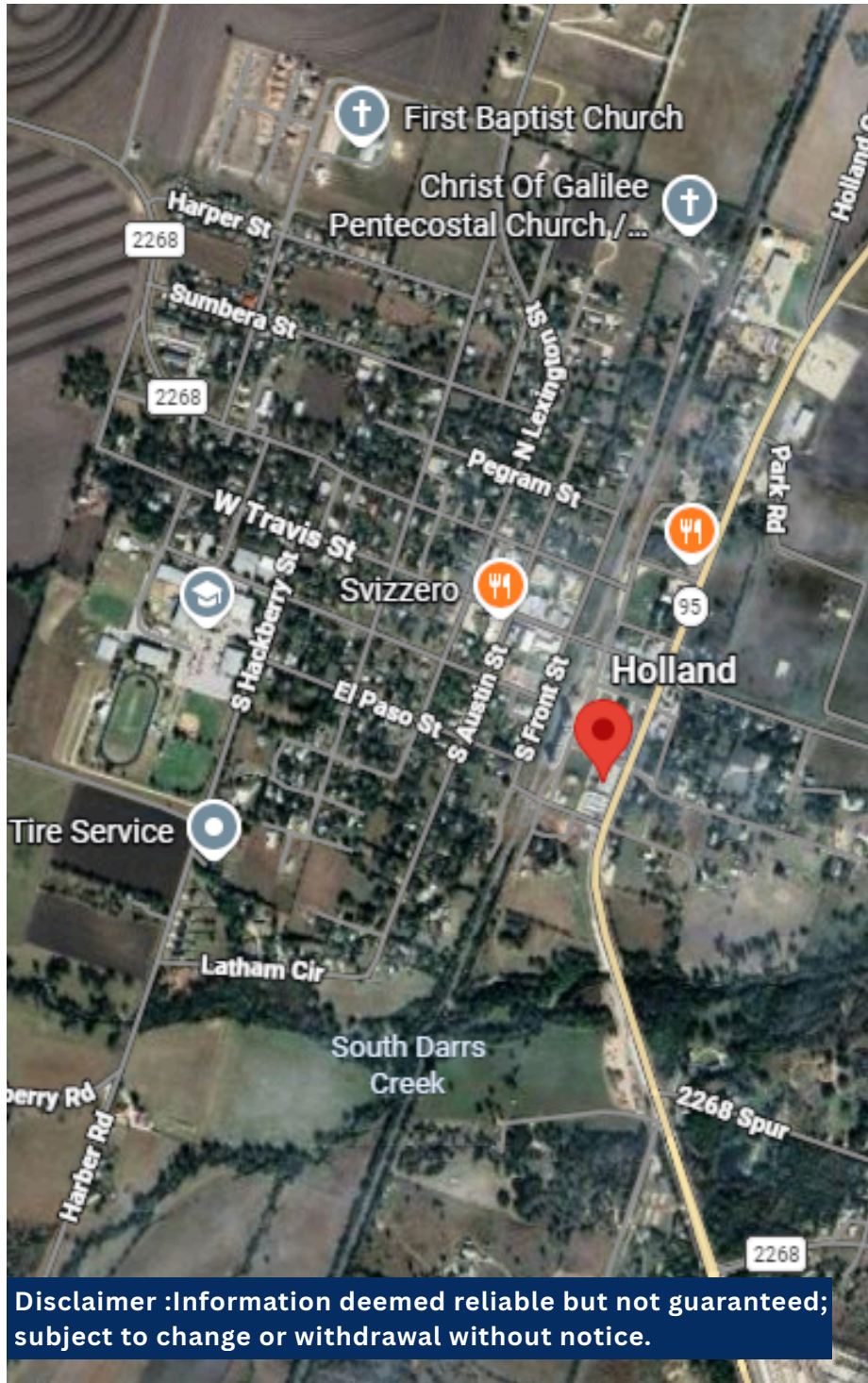
- Direct Access to State Highway 95
- Strong Local Traffic Exposure
- Located in Growing City of Holland
- Excellent Visibility From Main Corridor

### Heavy traffic counts:

- High daily vehicle exposure along SH 95
- Strong commuter and local traffic flow

**Disclaimer: All information and highlights are for marketing and illustrative purposes only and have not been independently verified. Details are deemed reliable but not guaranteed and are subject to change without notice.**

# Property Overview



Category	Details
Building Size	±3,710 SF
Sale Price	\$750,000
Lot Size	0.45 Acres
Year Built	2019
Zoning	Commercial
Parking	20 Spaces (5.4 / 1,000 Ratio)
Suites	5 Retail Units
Delivery Condition	Income Producing with One Remaining Vacancy
Availability	Immediate

Disclaimer :Information deemed reliable but not guaranteed; subject to change or withdrawal without notice.

# Traffic Counts

## Street name

State Highway 95 (S Franklin St)

Leon Street

Downtown Holland Area

## Daily Traffic (VPD)

High Visibility Corridor

Local Connector Traffic

Strong Local Flow

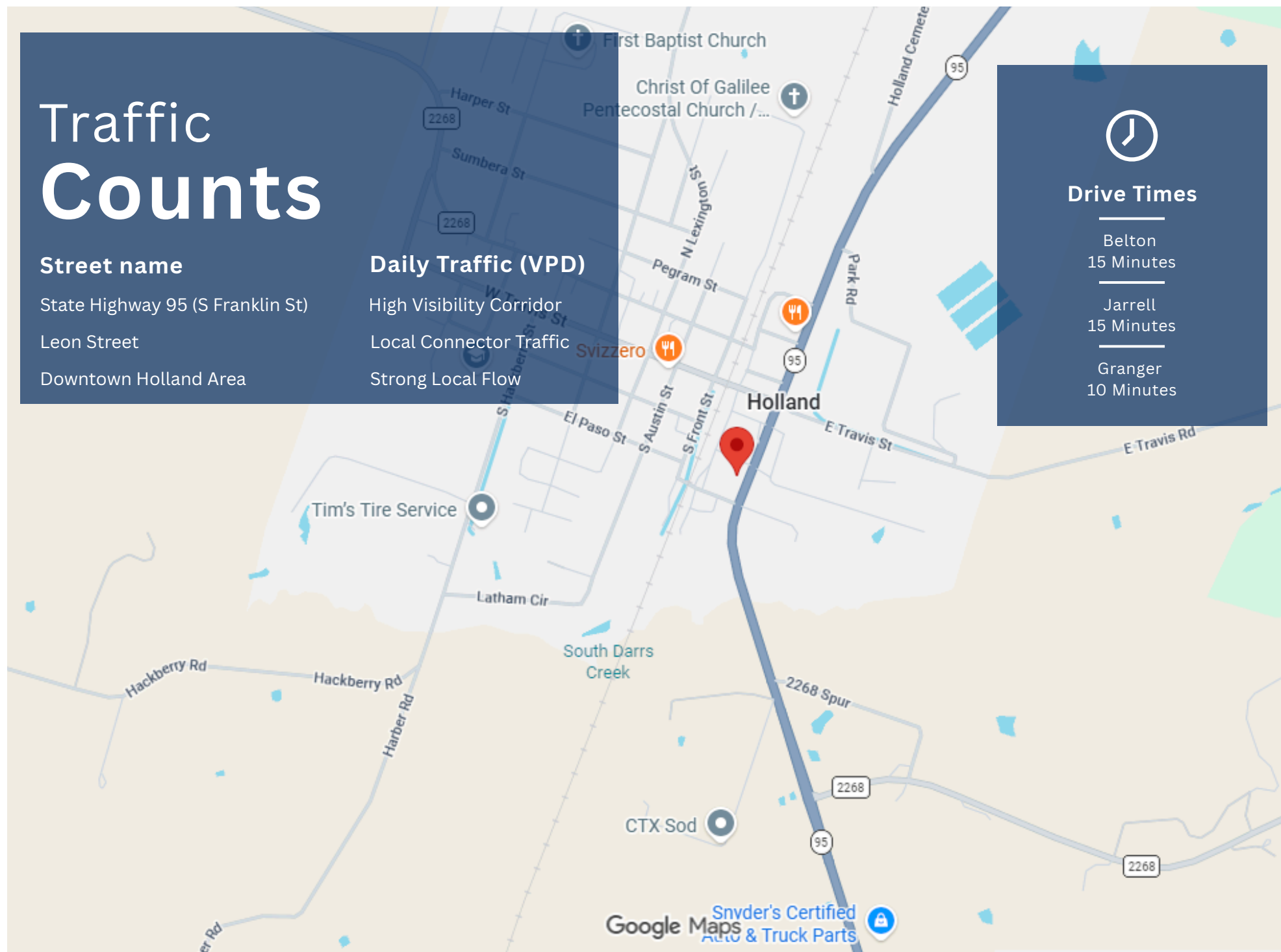


## Drive Times

Belton  
15 Minutes

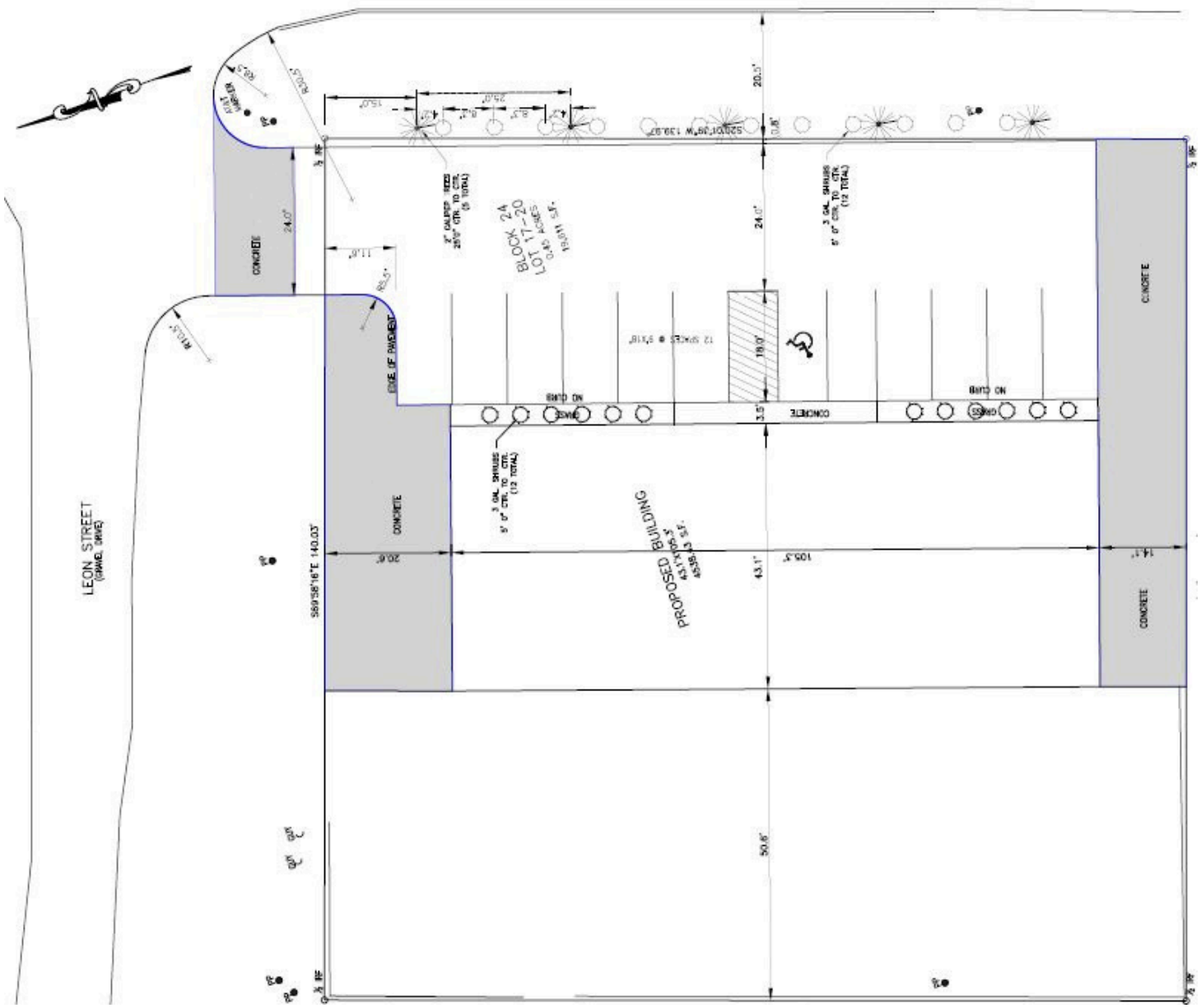
Jarrell  
15 Minutes

Granger  
10 Minutes

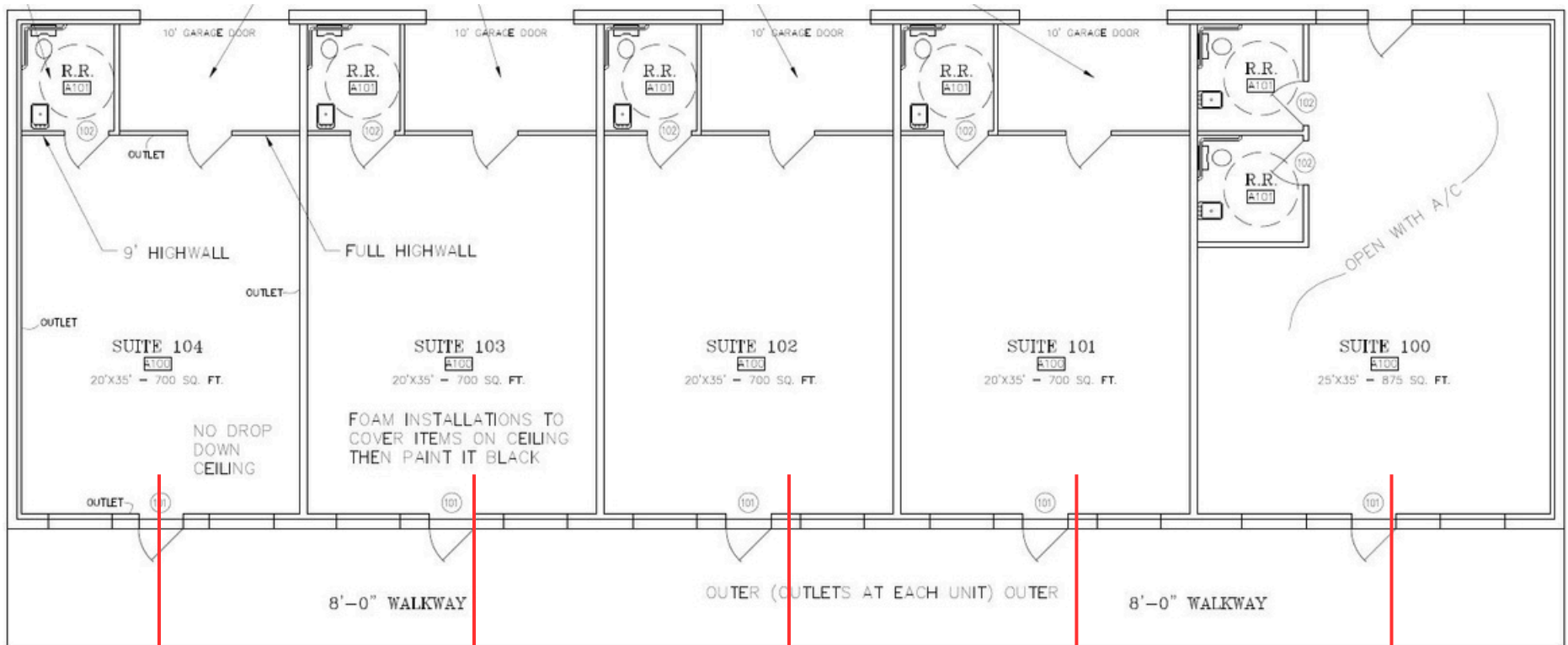


# Site Plan

S. FRANKLIN ST. / HWY 95



# Floor Plan



**Suite 104**

**(BBQ Restaurant)**

**Suite 103**

**(Hair Salon)**

**Suite 102**

**(Smoke & Vape Shop)**

**Suite 101**

**(Available)**

**Suite 100**

**(Healthy Hornet)**

# Overview

Holland, Texas is a growing Central Texas community strategically located between Belton, Temple, and Taylor, offering strong regional connectivity and steady population growth. The area benefits from proximity to major transportation corridors, including State Highway 95, providing convenient access to surrounding markets and employment centers.

With continued residential development and expanding local commerce, Holland presents an attractive environment for retail and service-based businesses. The city's business-friendly atmosphere, affordable operating costs, and increasing consumer demand make this location well-positioned for long-term commercial growth and investment stability.

## Economy

Holland's local economy is supported by a diverse mix of agriculture, small businesses, manufacturing, and service-based industries, with strong ties to the broader Bell County and Central Texas regional economy. Its proximity to major employment centers such as Belton, Temple, and Taylor provides access to a larger workforce and expanding commercial activity.

Ongoing regional growth, infrastructure investment, and business development in nearby markets continue to strengthen economic demand in the area. This steady economic expansion supports retail occupancy, local consumer spending, and long-term commercial investment opportunities.

## Real Estate

The Holland and surrounding Central Texas real estate market continues to experience steady growth driven by population expansion, residential development, and increased commercial activity. Demand for retail and service-oriented space remains strong as nearby communities such as Belton, Temple, and Taylor continue to expand. New residential communities and infrastructure improvements in the region are contributing to rising property values and increased consumer traffic. This ongoing development supports long-term appreciation potential and reinforces the attractiveness of Holland as a stable market for commercial real estate investment.



## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including OCTs performed by sales sponsored by the broker
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the Client above others including the broker's own interests.
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client. and
- Treat all parties to a real estate transaction honestly and fairly.

### LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement, An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent. including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenants agent by agreeing to represent the buyer, usually through a written representation agreement A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent. including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary

- A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated,

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for our records.

<u>NWK REALTY LLC d/b/a Newedge CRE</u>	<u>9015934</u>	<u>info@newedgecre.com</u>	<u>(512)677-9365</u>	<u>Neerja Kwatra</u>	<u>664880</u>	<u>nkwatra@newedgecre.com</u>	<u>(512)698-2730</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Neerja Kwatra</u>	<u>664880</u>	<u>nkwatra@newedgecre.com</u>	<u>(512)698-2730</u>	<u>Neerja Kwatra</u>	<u>664880</u>	<u>nkwatra@newedgecre.com</u>	<u>(512)698-2730</u>
Designated Broker of Firm	License No.	Email	Phone	Sales Agent/Associate's Name	License No.	Email	Phone

# Contact

**Darren Siegel**  
**Principal/Agent**

512.964.3656

dsiegel@newedgecre.com

## Disclaimer:

The information contained herein has been obtained from sources believed to be reliable; however, New Edge Commercial Real Estate makes no guarantees, representations, or warranties, expressed or implied, as to its accuracy or completeness. All information is provided for reference only and should be independently verified.

All properties are subject to errors, omissions, changes in price or terms, prior sale, lease, or withdrawal without notice. New Edge CRE and its agents disclaim any liability for inaccuracies or reliance upon the information contained herein. Prospective buyers and tenants are strongly advised to conduct their own due diligence and consult legal, tax, and financial advisors before entering into any transaction.

All offerings are made in compliance with federal, state, and local fair housing and equal opportunity laws.



[www.newedgecre.com](http://www.newedgecre.com)

At New Edge Commercial Real Estate, we combine the dual expertise of seasoned CRE advisors and CPAs with a passion for innovation. Rooted in integrity, transparency, and financial discipline, we help clients make smarter, faster, and more profitable real estate decisions. From land sales to investment portfolios, our team delivers results backed by market insight, tax strategy, and cutting-edge technology.