



INDEPENDENCE
COMMERCIAL REAL ESTATE

FUTURE SPACES AVAILABLE

BELTON OAK VILLAGE

2100 N MAIN STREET | BELTON, TEXAS



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CONTACT:

Allen Watson, Director
watson@ind-re.com
972.989.7714

Erik Ray, Broker
erik@ind-re.com
254.239.9299



AVAILABLE

1. Suite 2150: 3,615 SF
» \$24 PSF full NNN

HIGHLIGHTS

- » Surrounded by national retailers and future residential growth

TRAFFIC COUNTS

Main Street: 28,437 VPD ('24)

AREA RETAILERS



TOTAL POPULATION

1 MILE	9,321
3 MILE	28,477
5 MILE	195,535



DAYTIME POPULATION

1 MILE	12,385
3 MILE	32,999
5 MILE	174,410



TOTAL HOUSEHOLDS

1 MILE	3,011
3 MILE	10,266
5 MILE	71,932



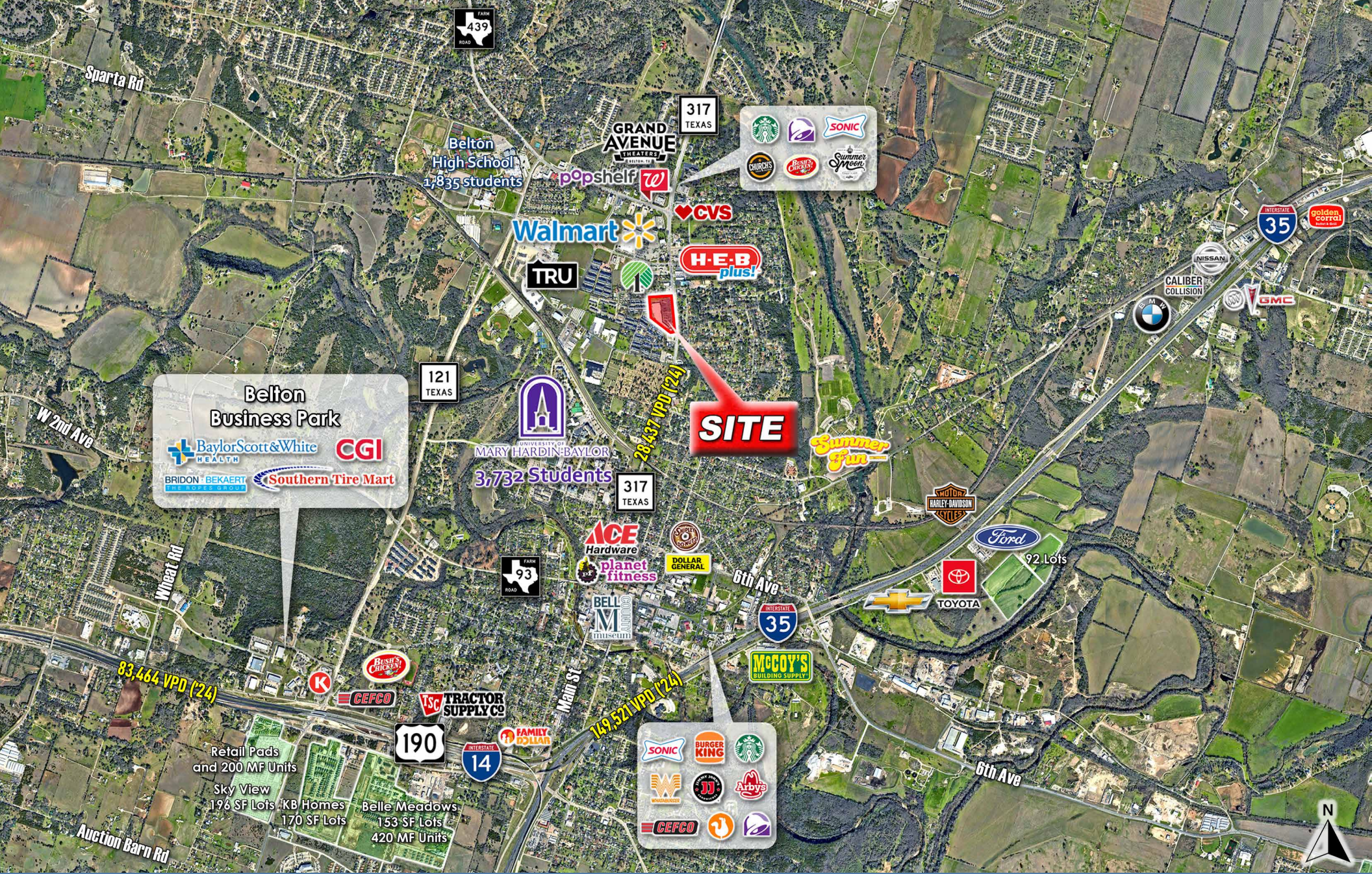
AVERAGE HH INCOME

1 MILE	\$75,358
3 MILE	\$109,159
5 MILE	\$81,179

BELTON OAK VILLAGE | PROPERTY OVERVIEW



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BELTON OAK VILLAGE | SITE AERIAL



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BELTON OAK VILLAGE | SITE PHOTOS



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CONTACT:

Michael Boyd, Director
michael@ind-re.com
254.319.7744

Erik Ray, Broker
erik@ind-re.com
254.239.9299



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