



## COMMERCIAL DEVELOPMENT OPPORTUNITY

*Birdwell St. & 6th Ave.*

Property ID: 490544, 396590, 528590, 467617, 396588, 524740

## PROPERTY FEATURES

**Excellent location for mixed-use development.**

- ▶ Approximately 10.5 Acres Available
- ▶ 11,796 TXDOT Daily Traffic Count
- ▶ Within 1/2 mile of IH-35
- ▶ Imagine Belton District – Uptown Zone
- ▶ Gateway to University of Mary Hardin-Baylor

**CALL OR EMAIL FOR PRICING INFORMATION**

## BELTON RETAIL TRADE AREA DEMOGRAPHICS

\*Data Source - Retail Coach 2024



123,076  
POPULATION



\$77,521  
MEDIAN HH INCOME



45,046  
HOUSEHOLDS



38.11  
MEDIAN AGE

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