

# TBD FM 2268

Salado, TX

+/- 250 AC-Subdivable



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### Central Texas Growth Corridor Opportunity Single Family Development

- +/- 250 AC - Subdivisible
- Zoning: Agriculture

Strategically positioned in the heart of the rapidly expanding Central Texas growth corridor, this ±250-acre tract in Salado offers an exceptional opportunity for residential development in one of the region's most sought-after communities. Located between Austin and Waco along the I-35 corridor, Salado continues to experience strong population growth and increasing housing demand driven by regional expansion, quality schools, and its unique Hill Country charm.

Salado has become a preferred destination for families, professionals, and retirees seeking a higher quality of life with convenient access to major employment centers including Austin, Georgetown, Temple, Belton, and Fort Cavazos. The area's historic character, walkable downtown, boutique retail, restaurants, golf cart-friendly atmosphere, and scenic natural surroundings continue to fuel long-term residential demand and support continued appreciation throughout the market.



- ±250 Acres in Salado, Texas
- Located along the expanding I-35 growth corridor
- Minutes from Downtown Salado and I-35 access
- Strong regional population and housing growth
- Ideal for single-family residential development
- Proximity to Austin, Georgetown, Temple, and Belton
- Surrounded by ongoing residential and commercial expansion
- Highly desirable community with strong market demand
- Scenic Central Texas setting with Hill Country appeal
- Rare large-acreage development opportunity in Salado

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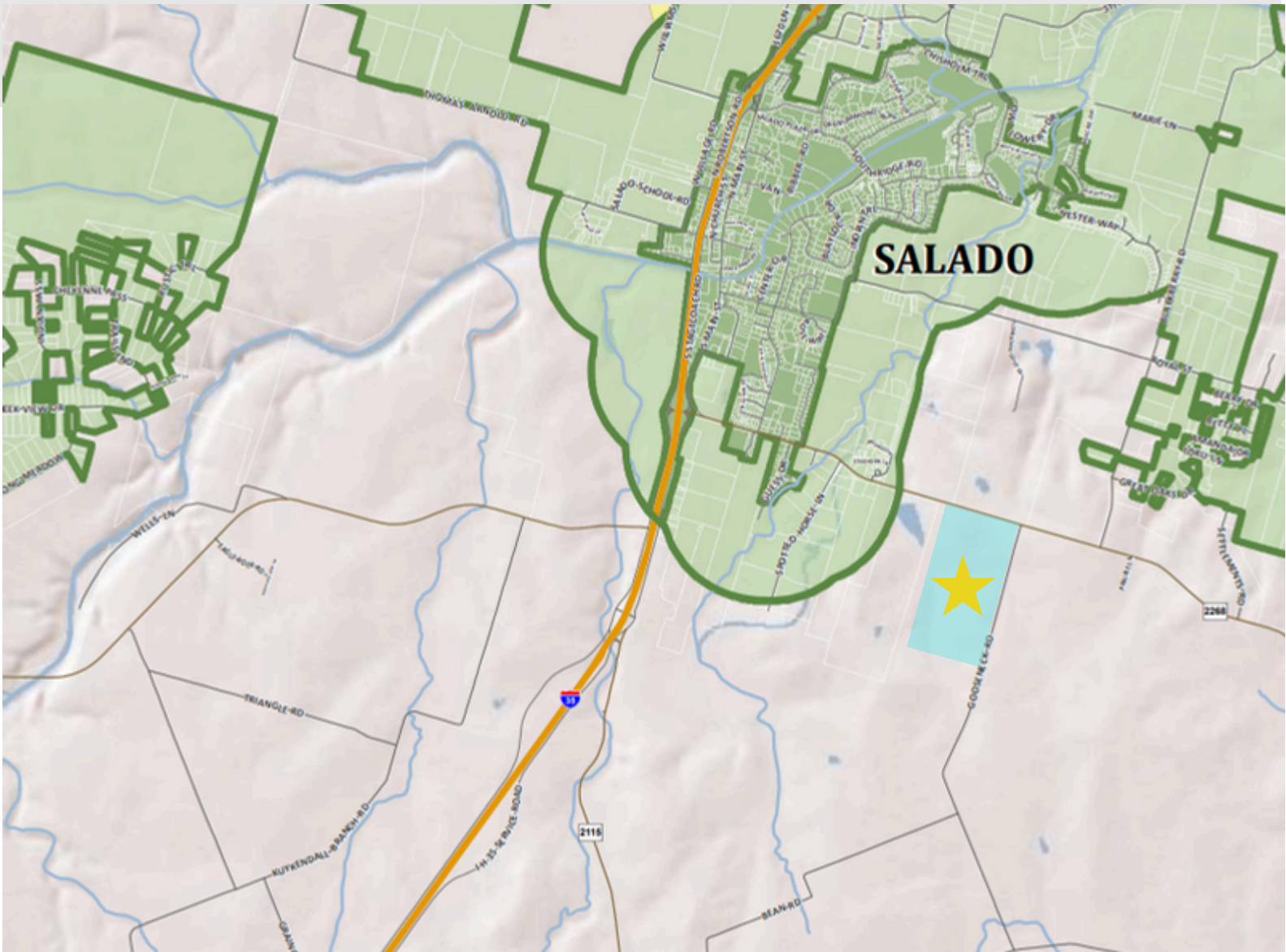


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\*\*Outside City Limits and ETJ



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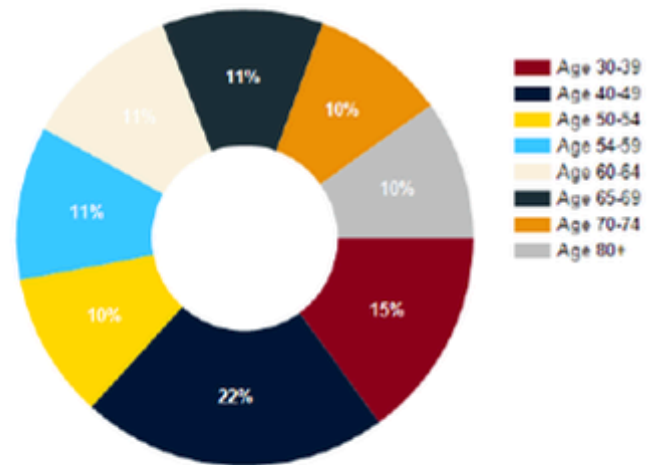
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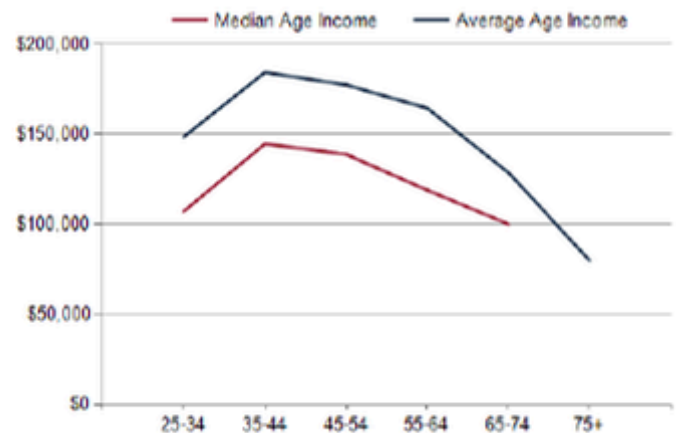
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2026 Population Age 30-34	162	303	497
2026 Population Age 35-39	266	461	670
2026 Population Age 40-44	304	496	731
2026 Population Age 45-49	317	526	774
2026 Population Age 50-54	295	509	756
2026 Population Age 55-59	311	523	787
2026 Population Age 60-64	321	542	807
2026 Population Age 65-69	325	536	784
2026 Population Age 70-74	275	430	630
2026 Population Age 75-79	281	434	611
2026 Population Age 80-84	168	250	336
2026 Population Age 85+	121	192	261
2026 Population Age 18+	3,691	6,107	9,004
2026 Median Age	46	46	45
2031 Median Age	47	46	46

Population By Age



Median Household Income 25-34	\$107,289	\$107,407	\$107,727
Average Household Income 25-34	\$148,682	\$143,663	\$137,248
Median Household Income 35-44	\$144,878	\$143,084	\$139,702
Average Household Income 35-44	\$184,599	\$182,586	\$174,300
Median Household Income 45-54	\$139,012	\$134,033	\$133,351
Average Household Income 45-54	\$177,594	\$172,471	\$165,657
Median Household Income 55-64	\$119,118	\$117,457	\$122,564
Average Household Income 55-64	\$164,675	\$158,377	\$156,859
Median Household Income 65-74	\$100,188	\$94,581	\$100,069
Average Household Income 65-74	\$128,736	\$123,567	\$124,730
Average Household Income 75+	\$80,019	\$79,893	\$82,967



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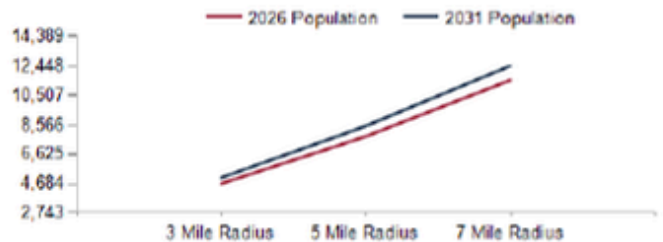
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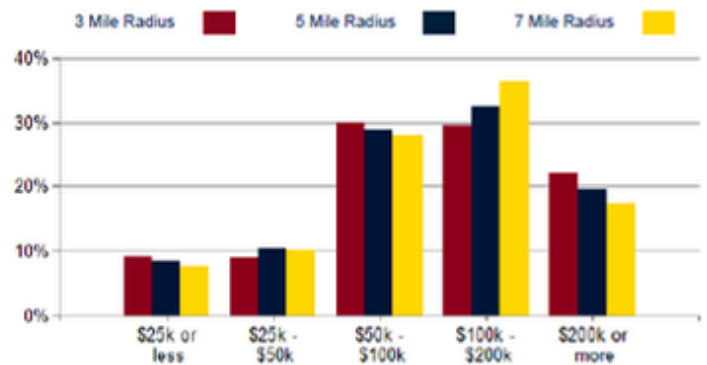
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2000 Population	2,714	4,229	6,518
2010 Population	3,328	5,192	8,215
2026 Population	4,684	7,787	11,501
2031 Population	5,009	8,474	12,448
2026 African American	58	121	237
2026 American Indian	20	33	56
2026 Asian	37	60	88
2026 Hispanic	739	1,365	2,105
2026 Other Race	223	421	697
2026 White	3,797	6,182	8,991
2026 Multiracial	548	968	1,428
2026-2031: Population: Growth Rate	7.95%	8.55%	8.00%

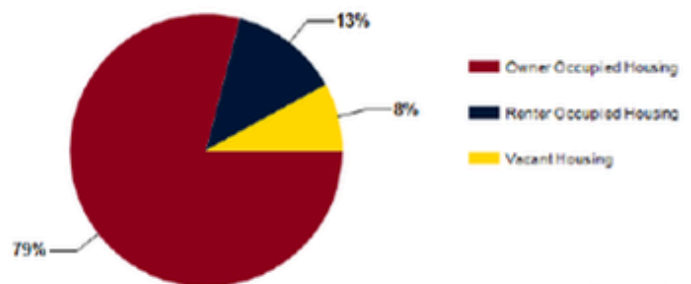
less than \$15,000	122	174	210
\$15,000-\$24,999	50	80	134
\$25,000-\$34,999	61	108	154
\$35,000-\$49,999	106	200	294
\$50,000-\$74,999	300	471	624
\$75,000-\$99,999	265	389	609
\$100,000-\$149,999	352	597	958
\$150,000-\$199,999	205	372	649
\$200,000 or greater	419	584	769
Median HH Income	\$102,972	\$103,726	\$106,964
Average HH Income	\$144,630	\$141,956	\$139,636



2026 Household Income



2026 Own vs. Rent - 3 Mile Radius



Source: esri

