



INDEPENDENCE
COMMERCIAL REAL ESTATE

12.92 ACRES AVAILABLE

10,101 VPD (24)



SITE

LAND AVAILABLE



5935 FM-2484 | SALADO, TEXAS



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CONTACT:

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SIZE

» ±12.92 Acres

HIGHLIGHTS

- » Zoning: Bell County Jurisdiction
- » Price: \$950,000

TRAFFIC COUNTS

West Village Rd: 690 VPD ('20)
Williams Rd: 1,167 VPD ('20)
I-35: 96,493 VPD ('24)

AREA RETAILERS

**Brookshire
Brothers**

ACE
The helpful place.



THE BARTON HOUSE



TOTAL POPULATION

1 MILE	1,012
3 MILE	4,629
5 MILE	11,386



DAYTIME POPULATION

1 MILE	815
3 MILE	5,469
5 MILE	10,105



TOTAL HOUSEHOLDS

1 MILE	381
3 MILE	1,858
5 MILE	4,366



AVERAGE HH INCOME

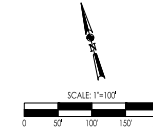
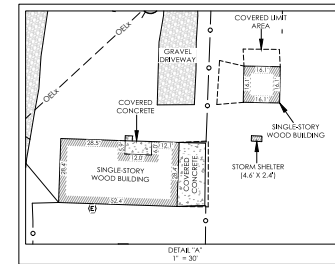
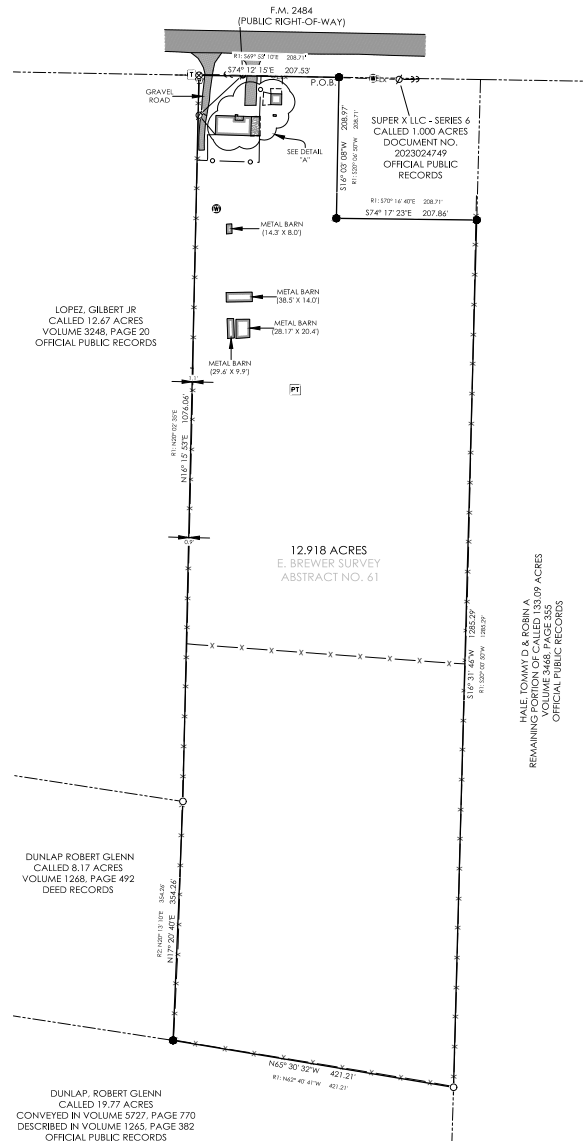
1 MILE	\$143,473
3 MILE	\$142,660
5 MILE	\$145,531

5935 FM-2484 | PROPERTY OVERVIEW



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SURVEY SHOWING A 12.918 ACRE TRACT OF LAND, LOCATED IN THE E. BREWER SURVEY, ABSTRACT NO. 61, BELL COUNTY, TEXAS, SAID 12.918 ACRE TRACT, BEING ALL OF THAT CALLED 13.05 ACRE TRACT OF LAND RECORDED IN VOLUME 2382, PAGE 363, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.



LEGEND

- | | |
|-----|---------------------------------------|
| ● | POINT OF BEGINNING |
| ○ | RECORD CALL PER VOLUME 2382, PAGE 363 |
| ○ | RECORD CALL PER VOLUME 1368, PAGE 492 |
| ○ | 1/2" IRON ROD FOUND |
| ○ | 600 HAL FOUND |
| ○ | SET 1/2" IRON ROD WITH A BLUE |
| ○ | "QUICK" INC. RPL 6447" PLASTIC CAP |
| ○ | ELECTRIC METER |
| ○ | UTILITY POLE |
| ○ | UTILITY POLE WITH GUY WIRE |
| ○ | WELL |
| ○ | WATER METER |
| ○ | WATER VALVE |
| ○ | TELEPHONE pedestal |
| ○ | PROPANE TANK |
| ○ | WIRE FENCE |
| ○ | CHAINLINK FENCE |
| --- | DEED |
| --- | ELECTRIC (OVERHEAD) |

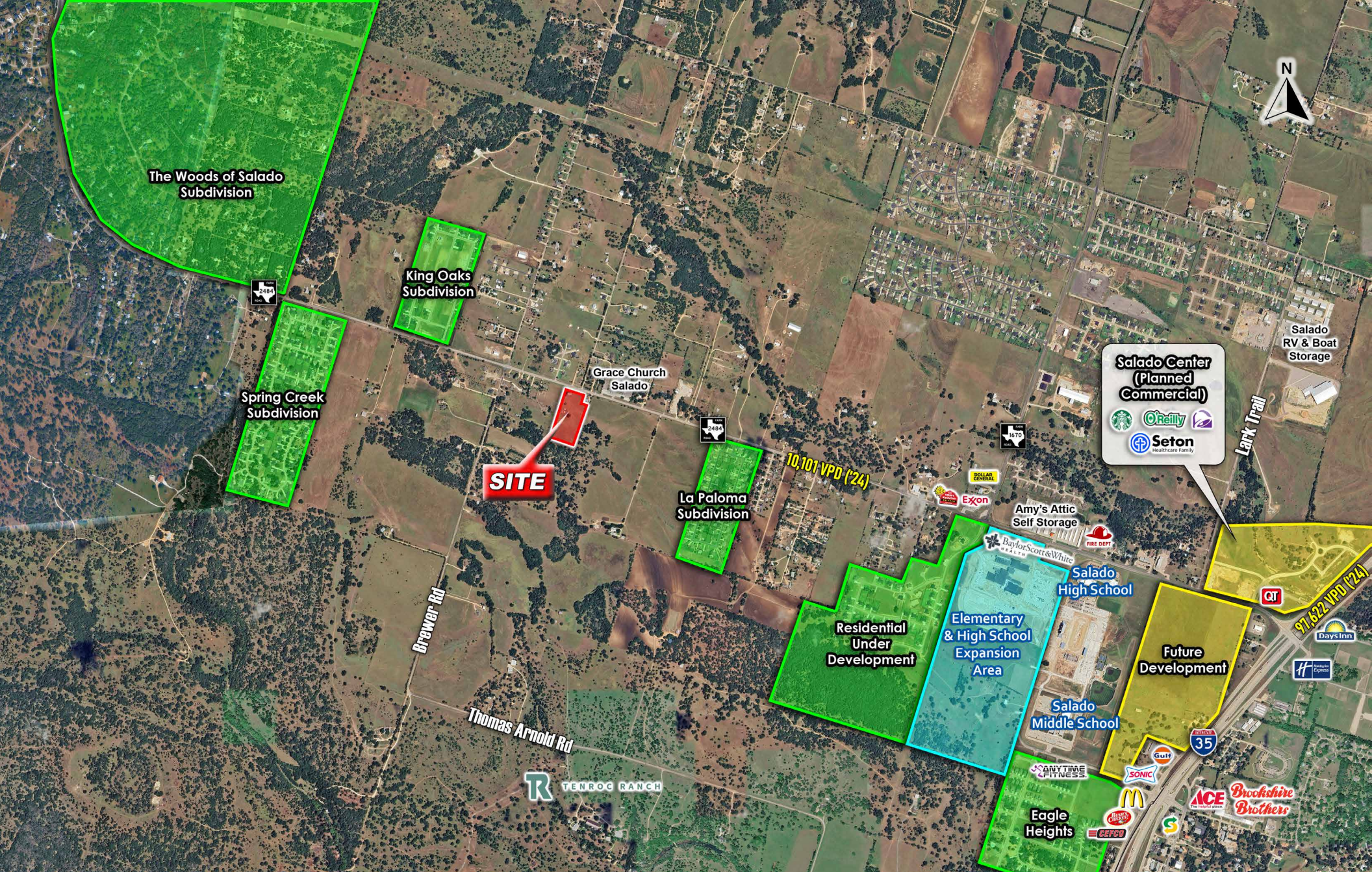
NOTES

- 1) FIELD WORK PERFORMED ON: APRIL 7, 2026
- 2) OWNER: COPELAND, JULIE BELL
- 3) ADDRESS: 5935 F.M. 2484 SALADO, TEXAS 76751
- 4) BASE OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83, GRID
- 5) THE SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 490200000, EFFECTIVE DATE SEPTEMBER 26, 2018, THE PROPERTY IS IN "ZONE X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANNETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THE FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THE SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
- 9) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.

5935 FM-2484 | SURVEY



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5935 FM-2484 | SITE AERIAL



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5935 FM-2484 | MARKET AERIAL



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PHOTOS



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The information herein was obtained from third parties and has not been independently verified by Independence CRE. Any and all interested parties should have their choice of experts inspect the property and verify all information. Independence CRE makes no warranties or guarantees as to the information given to any prospective buyer or tenant.