



INDEPENDENCE
COMMERCIAL REAL ESTATE

texell
CREDIT UNION

LONG STAR
PROPERTY SERVICES

FOR SALE/LEASE/BTS



Lake Rd

16,481 VPD (25)

SITE

201 LAKE ROAD

201 LAKE ROAD (FM-439) | BELTON, TEXAS



INDEPENDENCE
COMMERCIAL REAL ESTATE

CONTACT:

Preston Wolfe, CCIM
preston@ind-re.com
512.636.7821

Walker Kane
walker@ind-re.com
713.449.4457



AVAILABLE

±2.29 Acres

HIGHLIGHTS

- » Located in the middle of Belton's busiest retail area which includes both a H-E-B plus! & a Walmart
- » Near I-35 & I-14 interchange & within reach of Killeen-Temple-Fort Hood metro, one of the fastest-growing areas in Central Texas
- » **Utilities:** City of Belton Water & Sewer
- » **Price:** Available Upon Request

TRAFFIC COUNTS

Lake Rd: 16,481 VPD ('25)

TX-317: 24,055 VPD ('25)

TRAFFIC GENERATORS

Walmart

H-E-B plus!

GRAND AVENUE
MARKET

TSC TRACTOR SUPPLY CO.

planet fitness

ACE Hardware

MARY, HARDIN-BAYLOR
UNIVERSITY

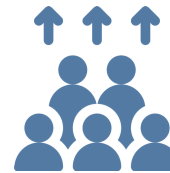


CVS



TOTAL POPULATION

1 MILE	5,281
3 MILE	32,544
5 MILE	79,787



2031 PROJ. POPULATION

1 MILE	5,402
3 MILE	33,811
5 MILE	84,037



TOTAL HOUSEHOLDS

1 MILE	2,434
3 MILE	11,707
5 MILE	30,292



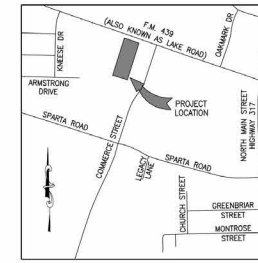
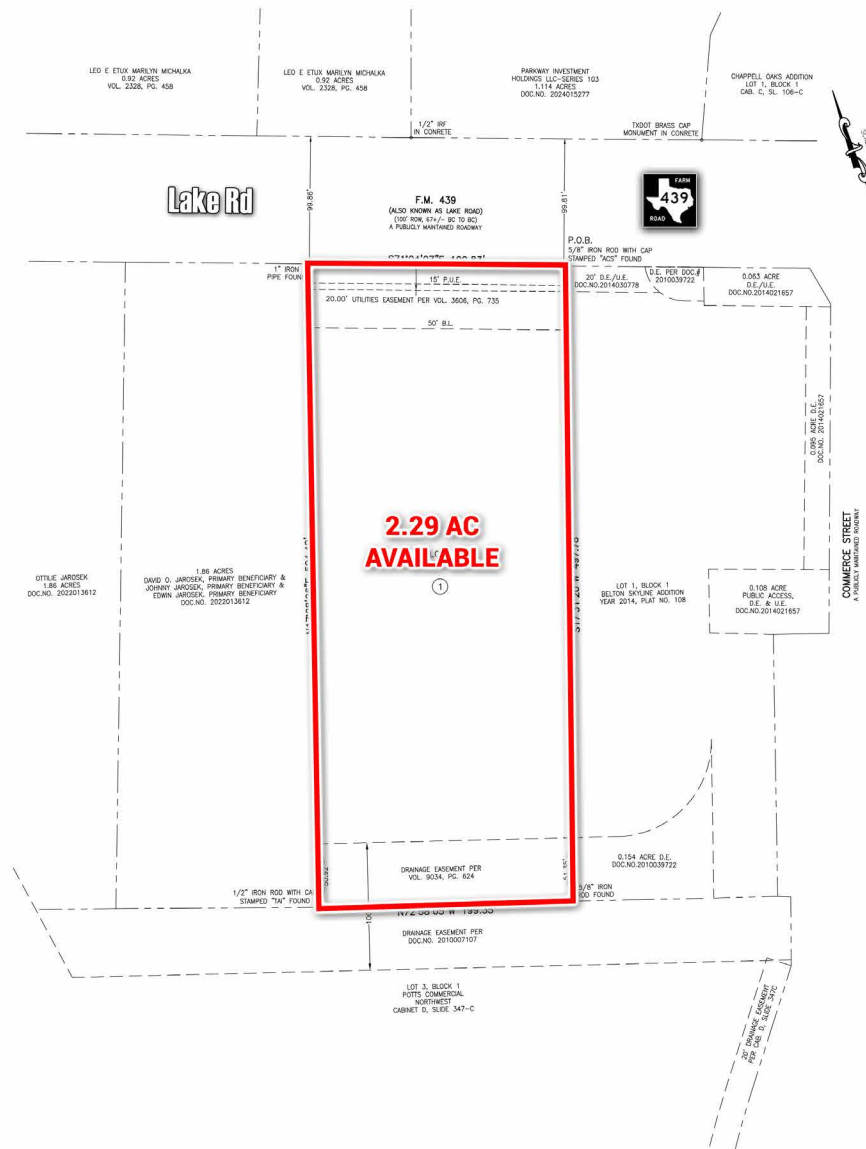
AVERAGE HH INCOME

1 MILE	\$113,356
3 MILE	\$114,317
5 MILE	\$113,073

201 LAKE ROAD | PROPERTY OVERVIEW



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LEGEND:

P.U.E. PUBLIC UTILITY EASEMENT
P.O.B. POINT OF BEGINNING
R.O.M. RIGHT-OF-WAY
B.C. BACK OF CURB
D.O.C. DOCUMENT
D.E. DRAINAGE EASEMENT
VOL. VOLUME
PG. PAGE
SL. SLIDE
CAB. CABINET
U.E. UTILITY EASEMENT

NOTES:

- THIS PROJECT IS REFERENCED IN NAD 1983 CENTRAL TEXAS STATE PLANE. ALL DISTANCES ARE HORIZONTAL GRID DISTANCES UNLESS NOTED.
- CITY DOES NOT REGULATE LOT-TO-LOT DRAINAGE.
- THIS PROPERTY APPEARS NOT TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 4807700330E, DATED SEPTEMBER 26, 2008. THIS STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON PART OF THIS SURVEYOR OR TURLEY ASSOCIATES INC.
- PROPERTY IS ZONED SINGLE FAMILY-1 (SF-1).
- SEWER PROVIDED BY CITY OF BELTON.
- WATER PROVIDED BY CITY OF BELTON.
- THERE ARE NO PROPOSED COVENANTS OR DEED RESTRICTIONS FOR THIS PLAT.
- BASIC EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR OR HIS ASSOCIATES AND ARE SHOWN ON THIS PLAT. ALL OTHER RESEARCH FOR DOCUMENTS SUCH AS, BUT NOT LIMITED TO, EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS, LEASES, ETC. ARE THE RESPONSIBILITY OF THE CLIENT'S TITLE COMPANY OR A THIRD PARTY OTHER THAN THIS SURVEYOR OR COMPANY.

ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 1005.
THE THETA ANGLE AT SAID CITY MONUMENT IS 01° 28' 35".
THE CORNER CORRECTION FACTOR (CCF) IS 0.999853.
PUBLISHED CITY COORDINATES ARE X = 3,183,870.40, Y = 10,370,729.54.
THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING (POB) IS S. 63° 47' 39" E. 1602.79 FEET.
GRID DISTANCE = SURFACE DISTANCE X CCF
GEODEIC NORTH = GRID NORTH + THETA ANGLE

STATE OF TEXAS
COUNTY OF BELL

MICHAEL COX, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS COX CENTER II, A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES THE USE OF THE PUBLIC FORWARD ALL STREETS, ALLEYS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

MICHAEL COX

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ____ 2026 BY MICHAEL COX.

NOTARY PUBLIC

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE ____ DAY OF ____, A.D. 2026.

BY:

BELL COUNTY TAX APPRAISAL DISTRICT

I, HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF COX CENTER II, A SUBDIVISION WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS MEETS THE REQUIREMENTS FOR AN ADMINISTRATIVE PLAT AND WAS APPROVED THIS THE ____ DAY OF ____, 2026.

DIRECTOR OF PLANNING

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON.

WITNESS MY HAND THIS ____ DAY OF ____, 2026.

CITY CLERK

RECORDATION

FILED FOR RECORD THIS THE ____ DAY OF ____, 2026.

DOCUMENT # ____ OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

FOR REVIEW ONLY

BILLY J. LITTLE R.P.L.S., NO. 7202

FINAL PLAT:

COX CENTER II
1 LOT, 1 BLOCK, 2.296 ACRES

OUT OF AND A PART OF THE JAMES BENNETT SURVEY, ABSTRACT NO. 71
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS
2.296 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES

201 LAKE ROAD | SITE PLAN



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201 LAKE ROAD | SITE AERIAL



INDEPENDENCE
COMMERCIAL REAL ESTATE



201 LAKE ROAD | MARKET AERIAL



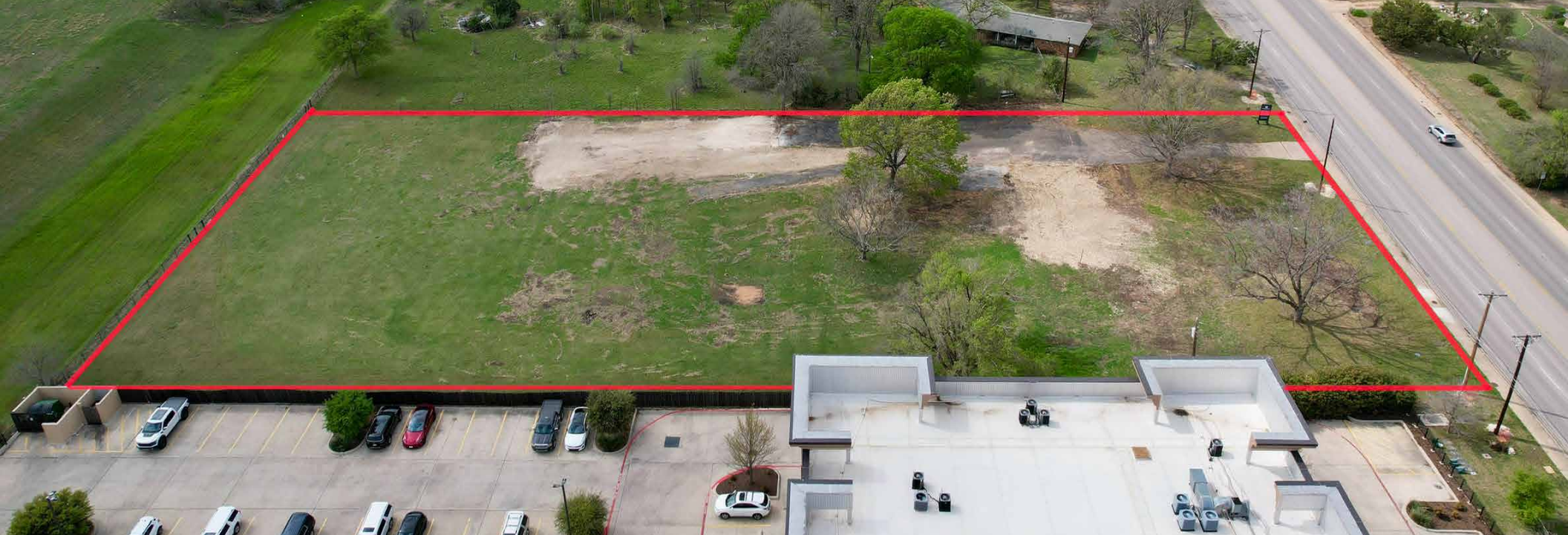
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201 LAKE ROAD | SITE PHOTOS



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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.