



FOR SALE

SITE

±8.35 ACRES AVAILABLE

I-14 FRONTAGE | BELTON, TEXAS



INDEPENDENCE
COMMERCIAL REAL ESTATE

CONTACT:

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AVAILABLE

±8.35 Acres (±363,726 SF)

HIGHLIGHTS

- » Just west of a new retail development anchored by McDonald's and national C-store operator among others
- » Quick access to I-35, Downtown Belton, Harker Heights, and Killeen
- » Well-suited to commercial, retail, flex or mixed-use development
- » **Access:** Right off I-14, Exit 300
- » **Neighbors:** New McDonald's-anchored retail development directly to the east
- » **Jurisdiction:** City of Belton, Belton ISD
- » **Price:** Available Upon Request

TRAFFIC COUNTS

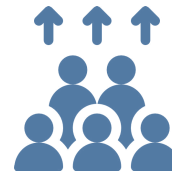
Interstate-14: 85,697 VPD ('25)

TRAFFIC GENERATORS



TOTAL POPULATION

1 MILE	1,548
3 MILE	26,726
5 MILE	41,764



2031 PROJ. POPULATION

1 MILE	1,574
3 MILE	27,639
5 MILE	43,305



TOTAL HOUSEHOLDS

1 MILE	535
3 MILE	9,551
5 MILE	15,302



AVERAGE HH INCOME

1 MILE	\$102,315
3 MILE	\$96,933
5 MILE	\$115,251

±8.35 AC AVAILABLE | PROPERTY OVERVIEW



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±8.35 AC AVAILABLE | MARKET AERIAL



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