



INDEPENDENCE
COMMERCIAL REAL ESTATE

Heart of Texas
Feed & Supply



Dental
Office



GRANDVIEW BANK



11,118 VPD (25)

Salado
Veterinary Hospital
& Urgent Care

SITE

GOLDEN
CHICKS



Seton
Healthcare Family



100,747 VPD (25)

Monarch Hwy



Rose Ln

PRE-LEASING

SHOPS AT SALADO

LAST FRONTAGE PAD AVAILABLE IN THE DEVELOPMENT

NWC of FM-2484 & I-35 | SALADO, TEXAS



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CONTACT:

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SIZE

- » ±6,400 SF End Cap w/ Drive-Thru Available

HIGHLIGHTS

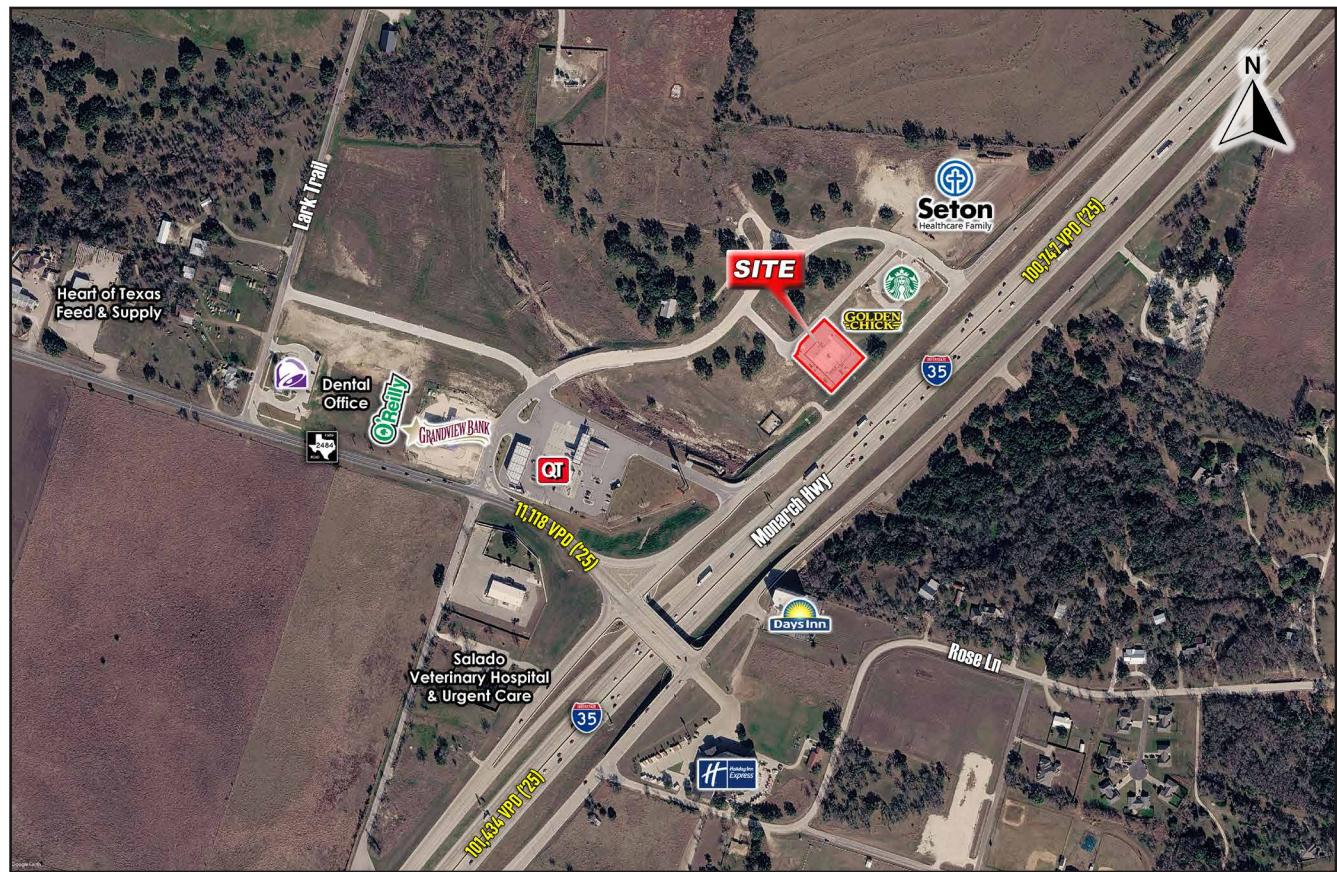
- » Planned Q3 2027
- » **Rate:** \$26-\$32 PSF + \$12 PSF NNN

TRAFFIC COUNTS

FM-2484: 11,118 VPD ('25)

I-35: 101,434 VPD ('25)

AREA RETAILERS



TOTAL POPULATION

1 MILE	922
3 MILE	6,592
5 MILE	13,450



DAYTIME POPULATION

1 MILE	1,414
3 MILE	7,211
5 MILE	12,107



TOTAL HOUSEHOLDS

1 MILE	424
3 MILE	2,569
5 MILE	5,130



AVERAGE HH INCOME

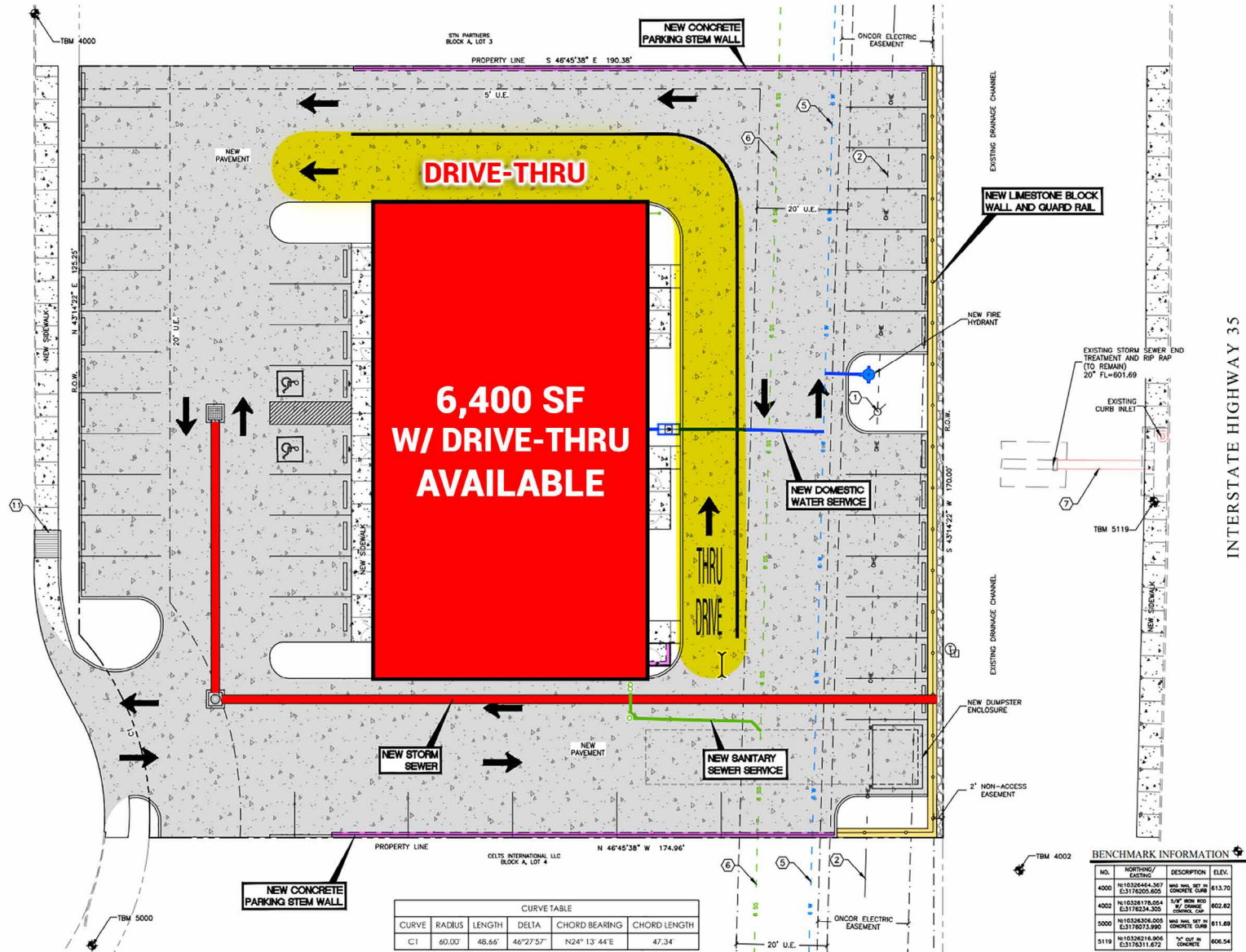
1 MILE	\$115,757
3 MILE	\$134,916
5 MILE	\$133,533

SHOPS AT SALADO | PROPERTY OVERVIEW



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SALADO CENTER LOOP



SHOPS AT SALADO | SITE PLAN



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SHOPS AT SALADO | SITE AERIAL



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SHOPS AT SALADO | MARKET AERIAL



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