

43.492 ACRES AT 231 DILLARD ROAD IN BELTON, TEXAS 76513



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Onward

REAL ESTATE TEAM
— at Keller Williams

PRESENTED BY:



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Sprawling across 43.492 acres of prime land in Belton, Texas, this remarkable property is a commercial masterpiece awaiting its visionary owner. Zoned as CH: Commercial Highway & Belton ETJ, it offers immense potential for various ventures. Boasting impressive frontage on Dillard Road ($\pm 1,511'$), Amity School Road ($\pm 1,590'$), and Interstate Highway 35 ($\pm 1,772'$), accessibility is effortless and visibility unparalleled. Moreover, the strategic location of this commercial property ensures maximum exposure to the bustling traffic on Interstate Highway 35, with over 76,000 vehicles passing by each day according to TxDOT's 2022 projections. Within a ten-mile radius lies a thriving community of 109,954 residents eagerly seeking new opportunities. Businesses surrounding the area will surely bring more exposure to the land.

Furthermore, with such an extensive lot size and favorable zoning regulations in place, the possibilities are endless. Whether you envision establishing a vibrant retail center that caters to the needs of the surrounding population or creating an innovative office complex that attracts top-tier businesses seeking prominence and convenience — this property has what it takes to turn your dreams into reality.

Seize this extraordinary chance to make your mark on Belton's landscape — a blank canvas primed for greatness awaits your inspired brushstrokes. Don't miss out on this rare opportunity to own an impressive piece of land!

ABOUT BELTON, TEXAS

City Overview

Belton, the county seat of Bell County, is on Nolan Creek at the junction of Interstate 35 and U.S. highways 81 and 190, near the geographic center of the county.

Belton has a 2023 population of 24,536. It is also the county seat of Bell County. Belton is currently growing at a rate of 1.44% annually and its population has increased by 4.38% since the most recent census, which recorded a population of 23,507 in 2020.

The city of Belton is situated within a relatively short drive of most of the major cities of Texas: 131 mi north to Fort Worth, 137 mi north-northeast to Dallas, 59 mi south to Austin, and 171 mi southeast to Houston.



HISTORY AT A GLANCE:

The area was first settled in the late 1840s. When Bell County was established in 1850 the small settlement of Nolan Springs, named for adventurer Philip Nolan, was chosen as county seat and renamed Nolanville. Col. Henry B. Elliot surveyed the area, and E. Lawrence Stickney made a plat of the town.

HISTORIC DOWNTOWN AREA:

Belton's downtown commercial district is both a great place to experience local history and a hotspot for unique dining and shopping opportunities. For the latter, the highlight is Cochran Blair & Potts, the oldest operating department store in the state. Nearly 100 other buildings that were built between 1870 and 1959 remain, including the majestic Bell County Courthouse, originally constructed in 1884.

PARKS & RECREATIONAL:

The city of Belton has multiple public parks where fun and recreational activities to enjoy outdoor activities - Beall Park, Carla Kay Park, Chisholm Park, Continental Field, Griggs Field, Harris Community Park, Heritage Park, Jaycee Field, Jeff Hamilton Park, The Landing at Creekside Park, Liberty Park, Lions Field, Miller Heights Park, Miller Springs Nature Center, Nolan Creek Hike and Bike Trail, Nolan Creek Nature Trail, Quail Meadows Park, South Wall Tiger Park, Yettie Polk Park.

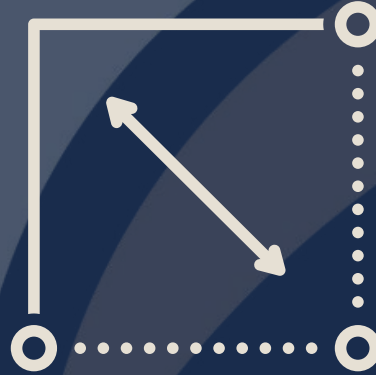
PROPERTY OVERVIEW

FOR SALE:
\$4,782,000.00

Highlights:

- Lot Size: 43.492 Acres (1,894,511.52 SF)
- Zoned:
 - CH: Commercial Highway
 - Belton ETJ
- Frontage:
 - Dillard Road: ± 1,511'
 - Amity School Road: ± 1,590'
 - Interstate Highway 35: ± 1,772'
- Easily Accessible
- Excellent Visibility
- Interstate Highway 35: 76,000+ Vehicles/Day (TxDOT 2022)
- 2022 Taxes: (Please Verify)

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LOT SIZE

43.492 Acres
(1,894,511.52 SF)



DEMOGRAPHICS

1 Mile Radius: 370 Residents
5 Mile Radius: 19,527 Residents
10 Mile Radius: 109,954 Residents



FRONTAGE

Dillard Road: ± 1,511'
Amity School Road: ± 1,590'
Interstate Highway 35: ± 1,772'



UTILITIES

City Water
City Sewer
(Inquire Within)



ZONING

CH: Commercial Highway
Belton ETJ



TRAFFIC COUNTS

Interstate Highway 35:
76,000+ Vehicles/Day
(TxDOT 2022)

PROPERTY PHOTOS



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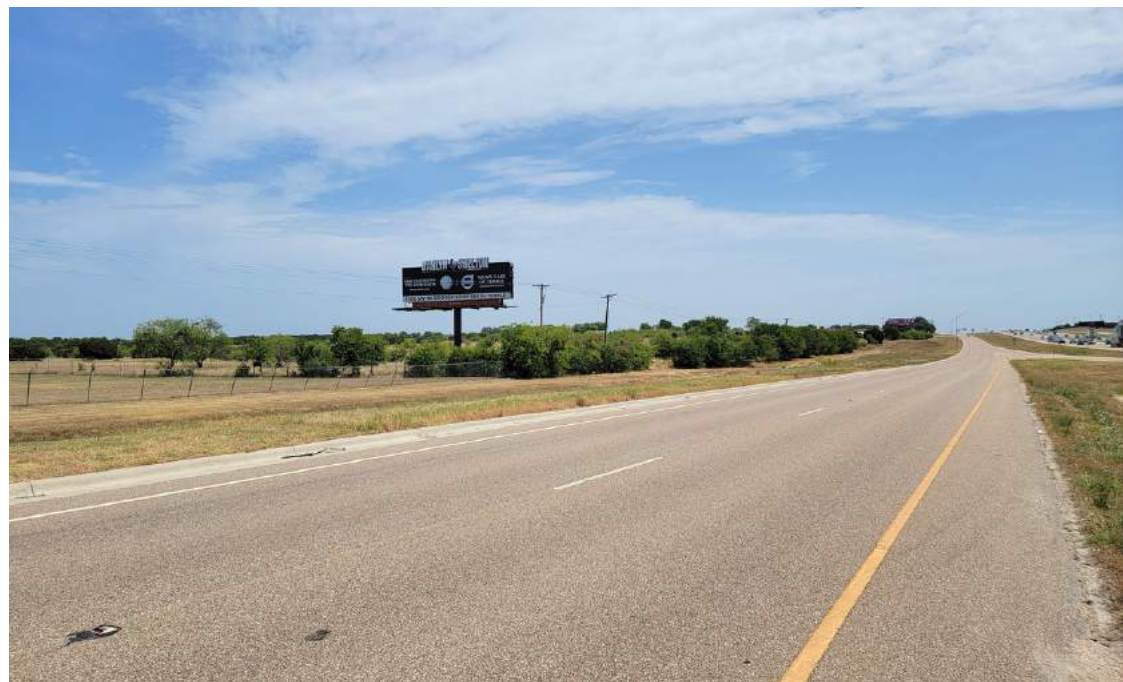
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PROPERTY BOUNDARY



NOTE: This is not a survey. Boundary lines and measurements are approximate.



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INTERSTATE HIGHWAY 35



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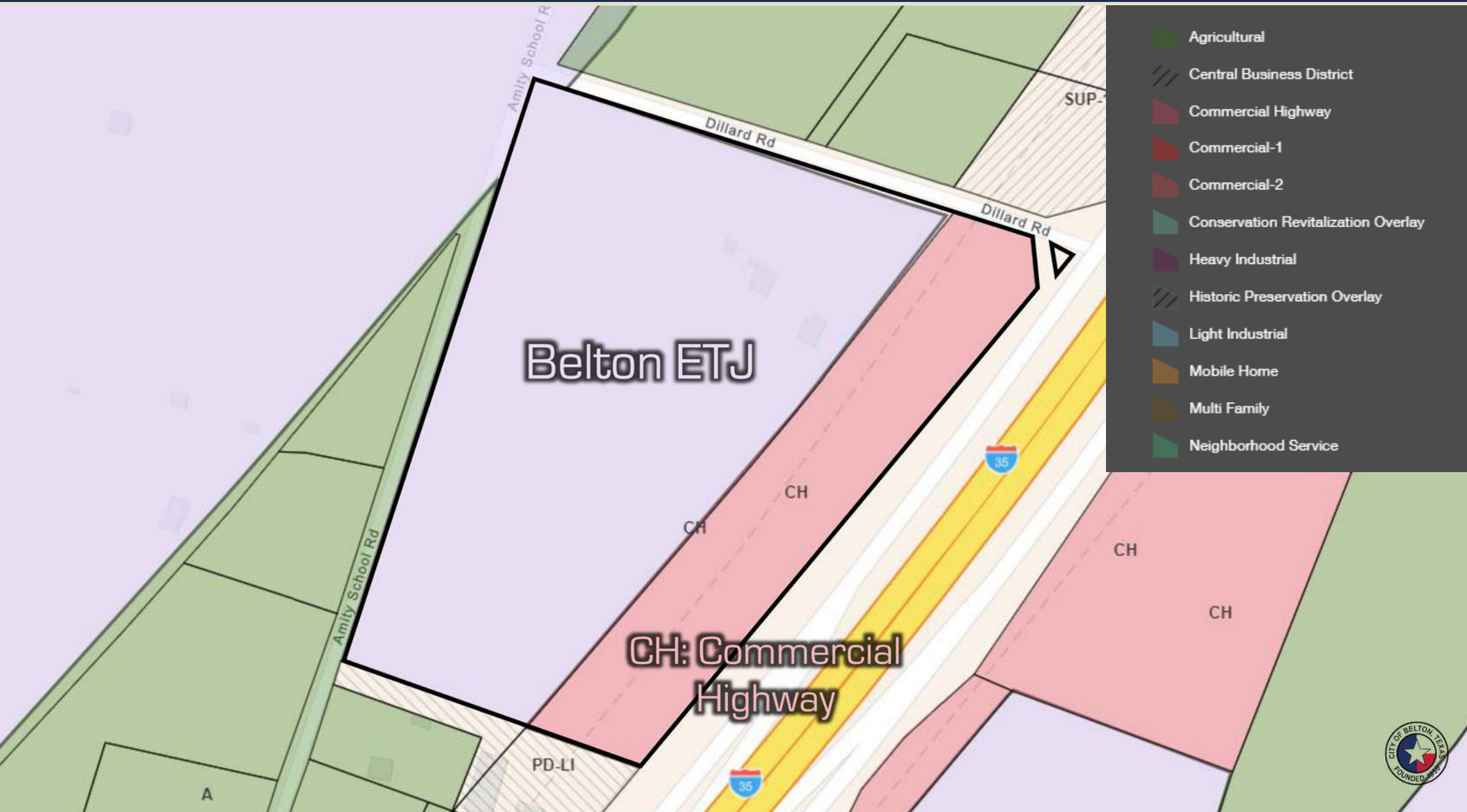
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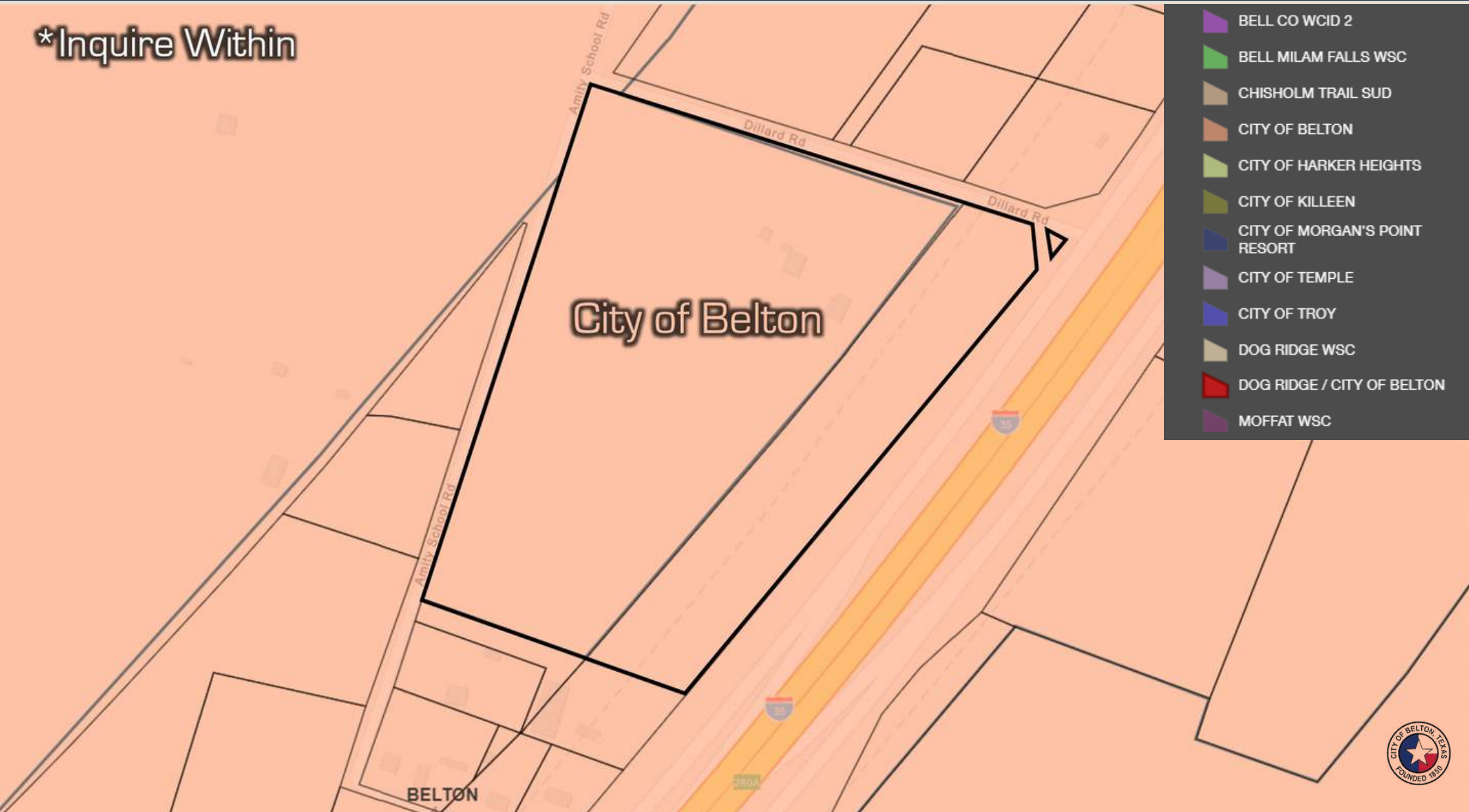
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ZONING MAP



WATER MAP

*Inquire Within



SEWER MAP

*Inquire Within



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TXDOT TRAFFIC COUNTS



Interstate Highway 35
76,000+ VPD



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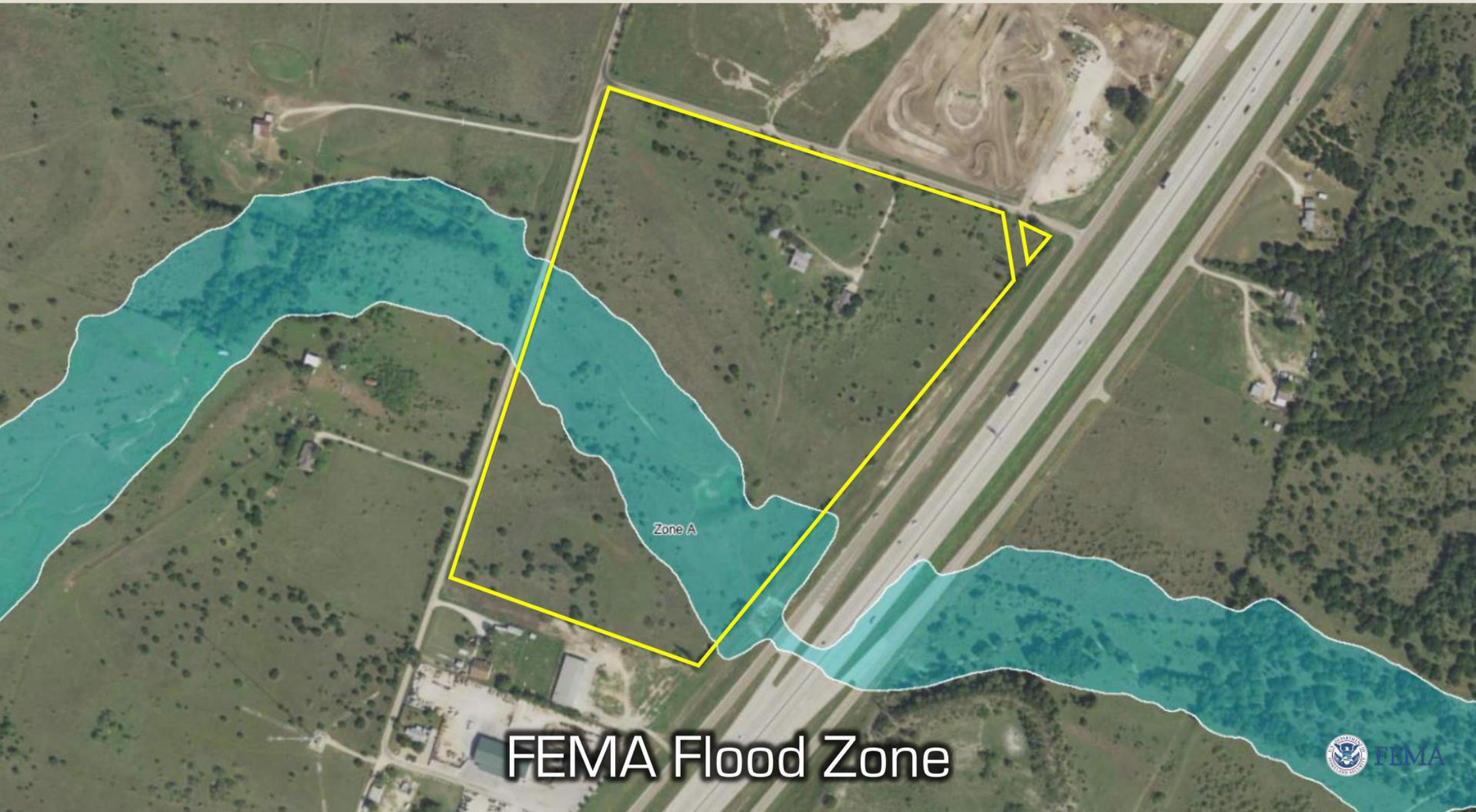
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FEMA FLOOD MAP



FEMA Flood Zone



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction on honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction on impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specially authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information on that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation on agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information on purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____	_____	_____	_____
<u>Keller Williams Advantage</u>	<u>9003002</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
<u>Al Rincon</u>	<u>525285</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
<u>Kerri Humble</u>	<u>693930</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
<u>Brad Harrell</u>	<u>363789</u>	<u>brad@OnwardRET.com</u>	<u>254.870.9769</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date