

2,500+ RETAIL SPACE AT 219 S EAST STREET IN BELTON, TEXAS 76513



Onward
REAL ESTATE TEAM
at Keller Williams

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PROPERTY OVERVIEW

- 2nd Generation Retail Opportunity
- Currently Operating as Creekside Cigar Lounge
- Located in Historic Downtown Belton
- Minutes Away From I-35
- Ample Parking

LOCATION

219 S East Street Belton, Texas 76513

RSF

2,519

LOT SIZE

1.3665 Acres (59,524.74 SF)

ZONING

Central Business District

TRAFFIC COUNTS (2022)

S Main St: 9,900+ VPD

Interstate Highway 35: 135,900+ VPD

LEASE RATE (AVAILABLE 1/1/2025)

\$24.00/SF/YR NNN

NNN ESTIMATE

\$3.48/SF/YR

DEMOGRAPHIC SUMMARY

219 S East St, Belton, Texas, 76513

Drive time of 15 minutes



KEY FACTS

130,231

Population



50,026

Households

36.7

Median Age

\$53,262

Median Disposable Income

EDUCATION

8.9%

No High School Diploma



25.2%

High School Graduate



31.1%

Some College/ Associate's Degree



34.8%

Bachelor's/Grad/ Prof Degree

INCOME



\$61,725

Median Household Income



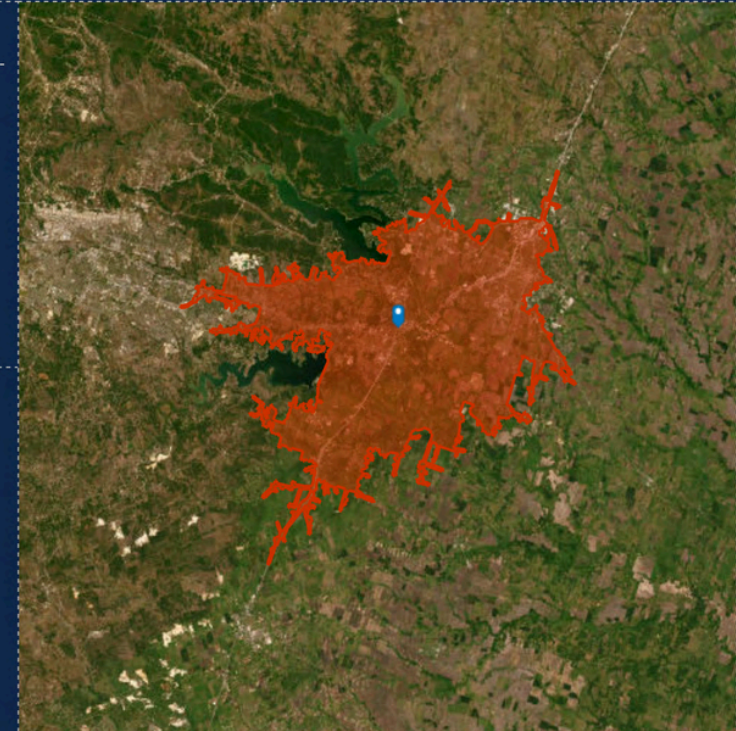
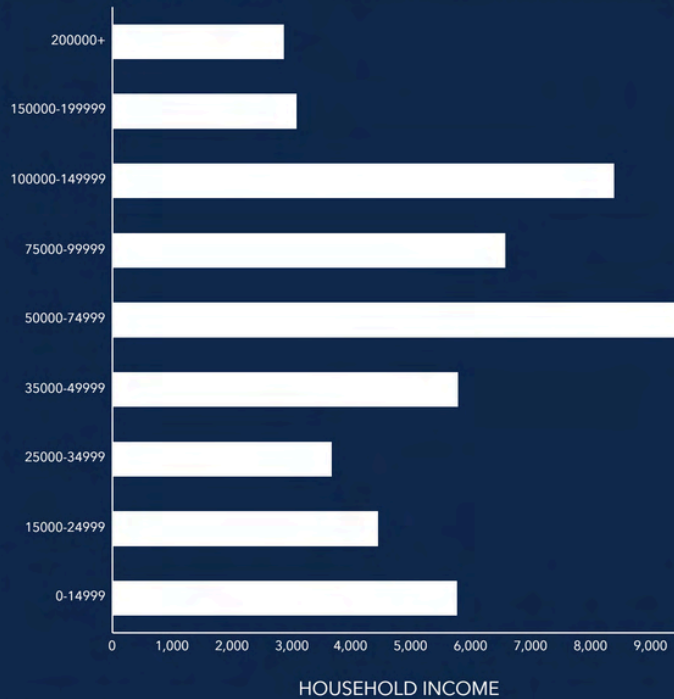
\$33,314

Per Capita Income



\$96,921

Median Net Worth



EMPLOYMENT



63.5%

White Collar



21.3%

Blue Collar



18.2%

Services

4.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

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:

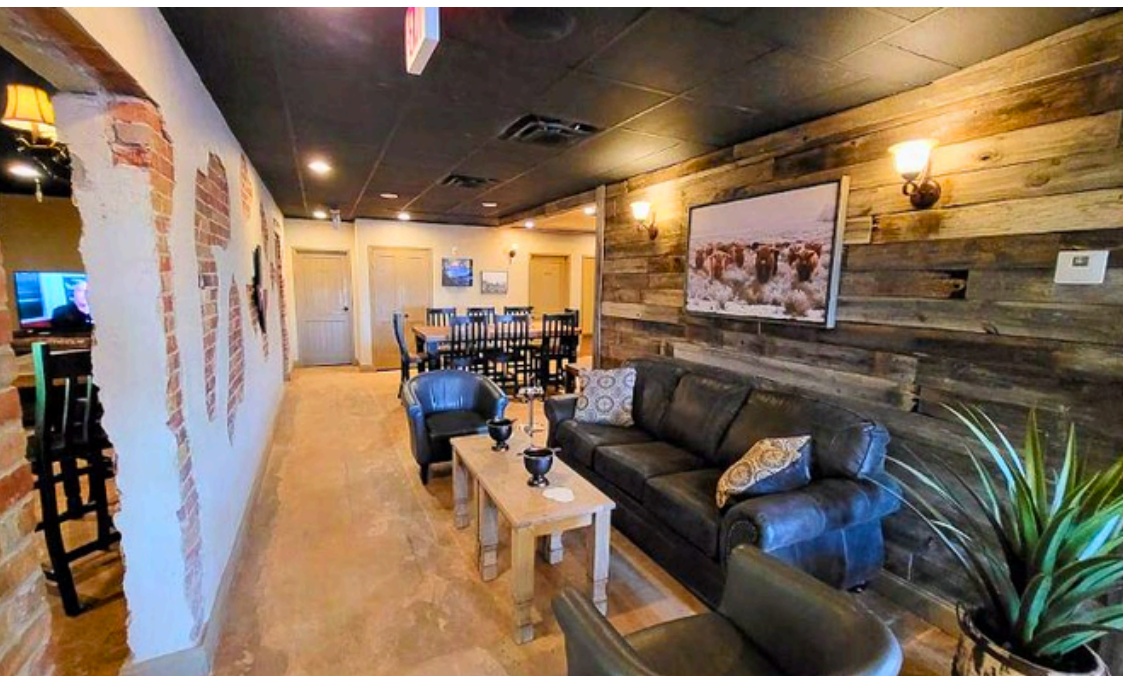
The area was first settled in the late 1840s. When Bell County was established in 1850 the small settlement of Nolan Springs, named for adventurer Philip Nolan, was chosen as county seat and renamed Nolanville. Col. Henry B. Elliot surveyed the area, and E. Lawrence Stickney made a plat of the town.

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.



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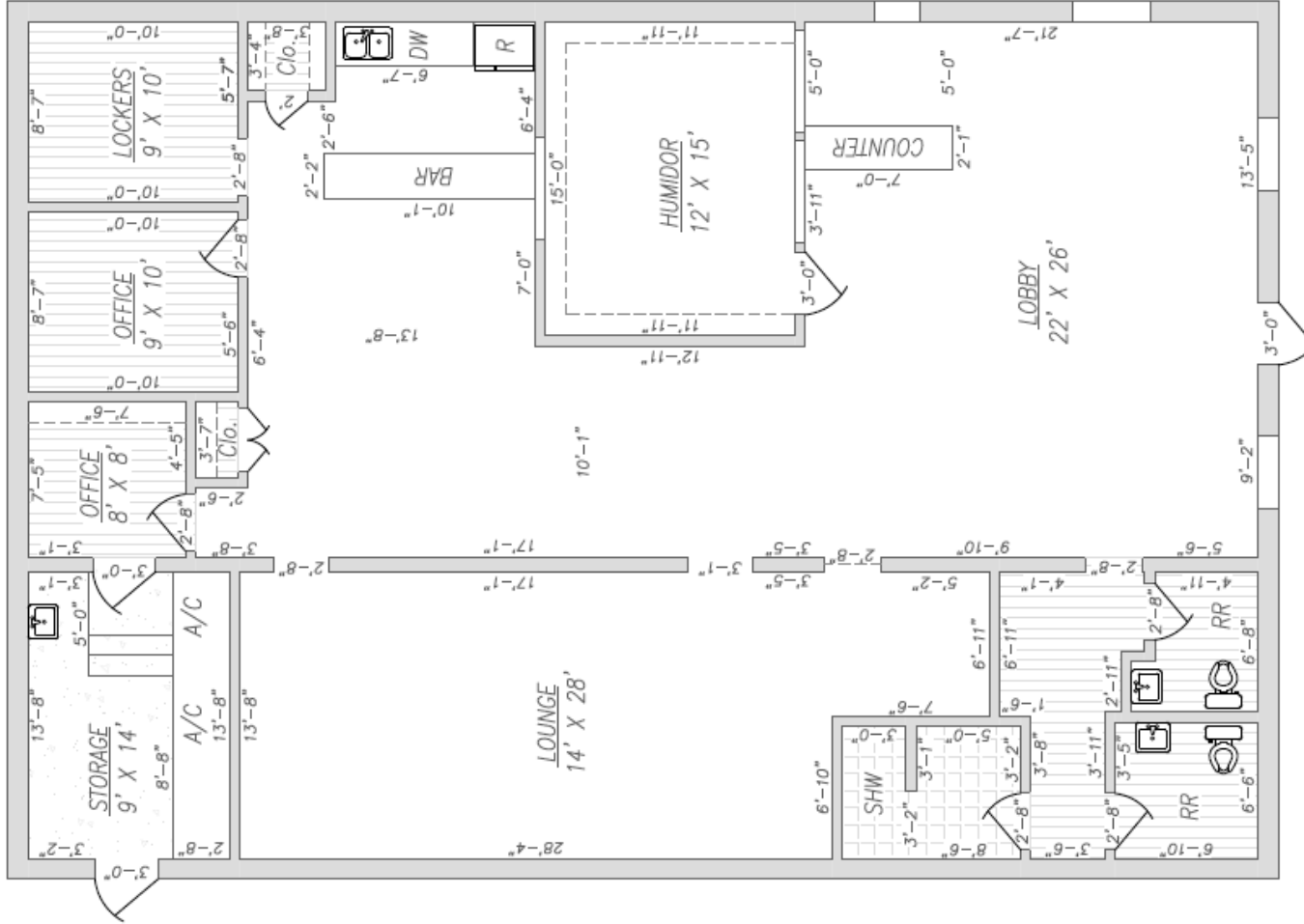
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FLOOR PLAN

Disclaimer: (*) Every attempt has been made to ensure the accuracy of this drawing, however it is only to be used for presentation purposes only. Square footages shown are estimated and should be verified with a licensed appraiser/architect.



219 S. East Street, Belton, Texas

Creekside Cigar: (*) 2,519.05 Sq. Ft.

PROPERTY BOUNDARY



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



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SURROUNDING RETAIL & TRAFFIC COUNTS



Interstate Highway 35
135,900+ VPD



S Main St
9,900+ VPD

Water Street
WAFFLE CO.
107
Bell County
Technology Services



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