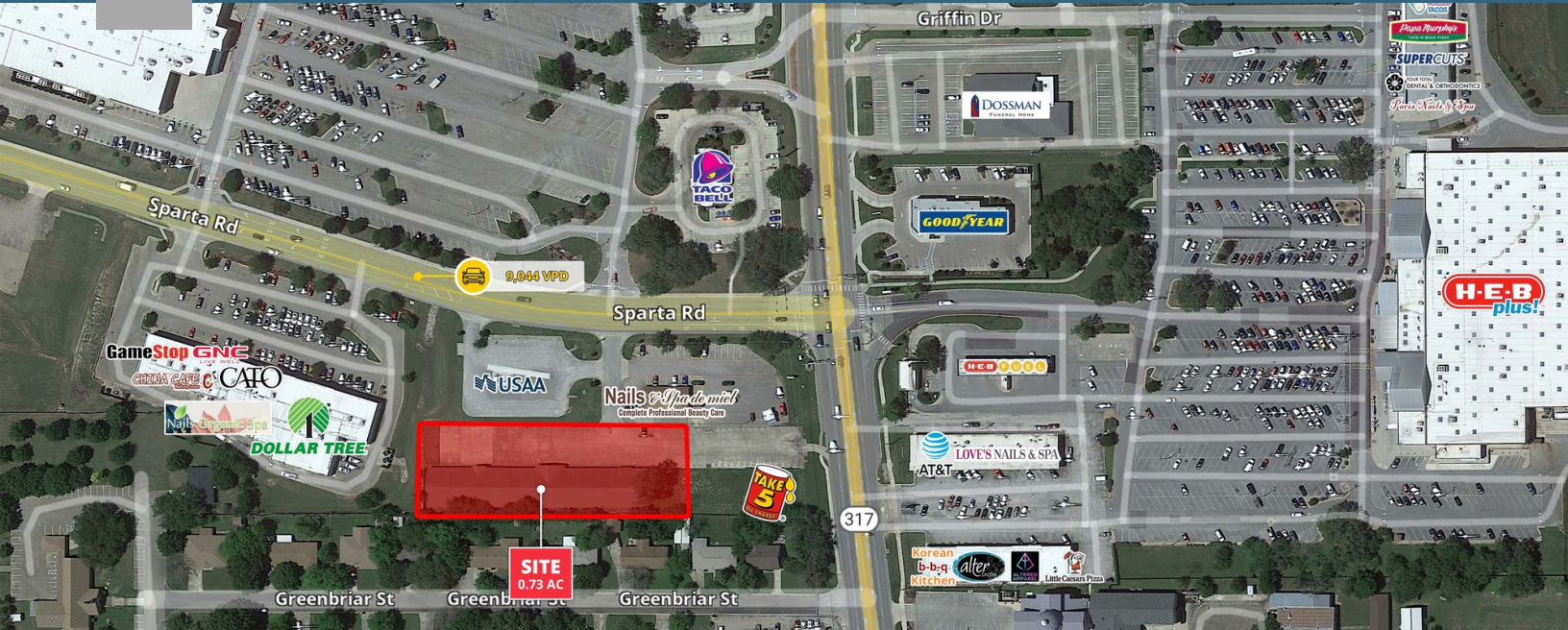


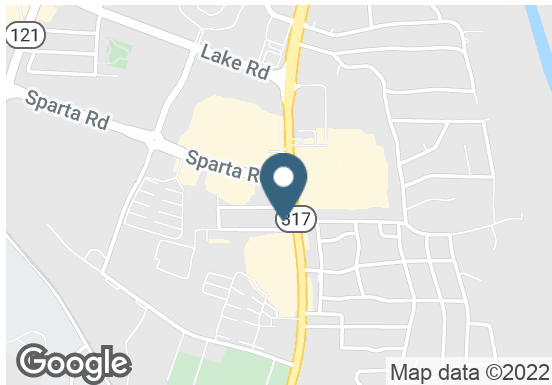
AVAILABLE  
**Belton Pad Site**  
 2500 N Main St | Belton, TX



### Overview

LEASE RATE Contact Broker

AVAILABLE SF 0.73 Acres



### Description

- Walmart and HEB shadow anchored pad site available at the main retail intersection of Main Street and Sparta Rd
- One of the last developable pads in immediate area
- Access from both Main Street and Sparta Rd

### Nearby Retailers



### Demographics

	3 MILES	5 MILES	10 MILES
2021 Population	27,428	69,236	143,248
Households	9,398	26,230	54,537
Average Income	\$84,187	\$90,579	\$80,837

Year: 2021 | Source: Esri

### Contact

**WILL MAJORS**  
 512.236.4646 | will.majors@srsre.com

**CARSON HAWLEY**  
 512.236.4620 | carson.hawley@srsre.com

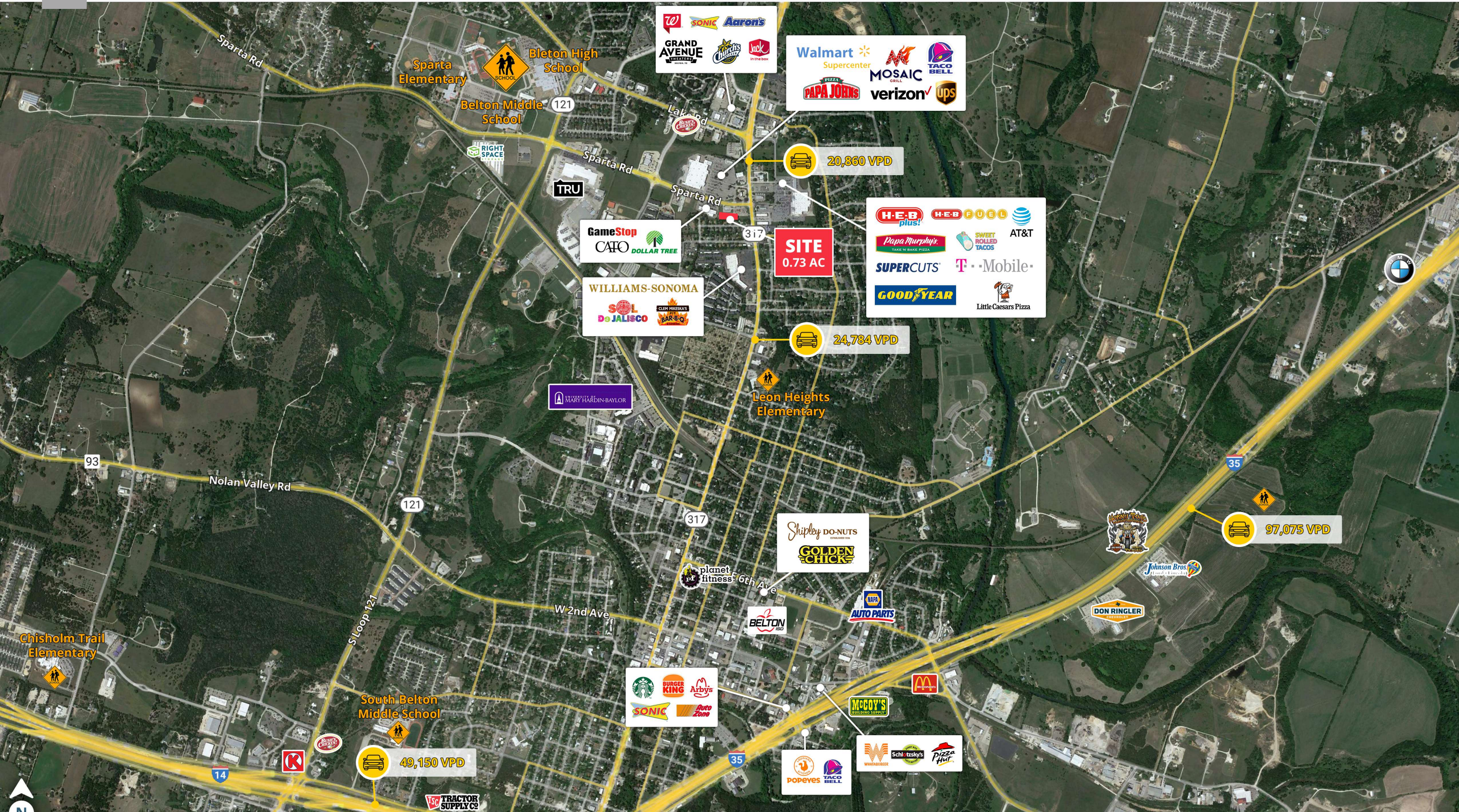
### Traffic Counts

317	20,860 VPD
Sparta Rd	9,044 VPD

Year: 2021 | Source: TxDot

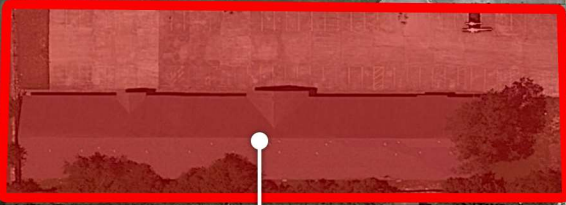
# Belton Pad Site

2500 N Main St | Belton, TX



# Belton Pad Site

2500 N Main St | Belton, TX



**SITE**  
0.73 AC

20,860 VPD

9,044 VPD

317

	3 miles	5 miles	10 miles
<b>Population</b>			
2000 Population	16,905	43,631	92,706
2010 Population	21,155	54,918	114,817
2021 Population	27,428	69,236	143,248
2026 Population	29,703	75,260	155,351
2000-2010 Annual Rate	2.27%	2.33%	2.16%
2010-2021 Annual Rate	2.34%	2.08%	1.99%
2021-2026 Annual Rate	1.61%	1.68%	1.64%
2021 Male Population	48.9%	48.9%	48.8%
2021 Female Population	51.1%	51.1%	51.2%
2021 Median Age	32.7	36.4	36.9

In the identified area, the current year population is 143,248. In 2010, the Census count in the area was 114,817. The rate of change since 2010 was 1.99% annually. The five-year projection for the population in the area is 155,351 representing a change of 1.64% annually from 2021 to 2026. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 32.7, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	72.8%	73.6%	68.8%
2021 Black Alone	9.1%	9.8%	14.0%
2021 American Indian/Alaska Native Alone	0.8%	0.7%	0.7%
2021 Asian Alone	2.0%	2.5%	2.1%
2021 Pacific Islander Alone	0.2%	0.2%	0.2%
2021 Other Race	11.0%	9.3%	10.2%
2021 Two or More Races	4.0%	3.8%	4.0%
2021 Hispanic Origin (Any Race)	29.8%	25.9%	27.5%

Persons of Hispanic origin represent 27.5% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.4 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	86	101	88
2000 Households	5,466	16,219	35,009
2010 Households	7,205	20,816	43,571
2021 Total Households	9,398	26,230	54,537
2026 Total Households	10,235	28,587	59,370
2000-2010 Annual Rate	2.80%	2.53%	2.21%
2010-2021 Annual Rate	2.39%	2.08%	2.02%
2021-2026 Annual Rate	1.72%	1.74%	1.71%
2021 Average Household Size	2.72	2.55	2.55

The household count in this area has changed from 43,571 in 2010 to 54,537 in the current year, a change of 2.02% annually. The five-year projection of households is 59,370, a change of 1.71% annually from the current year total. Average household size is currently 2.55, compared to 2.55 in the year 2010. The number of families in the current year is 36,470 in the specified area.

	3 miles	5 miles	10 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	15.3%	14.2%	15.6%
<b>Median Household Income</b>			
2021 Median Household Income	\$61,176	\$65,077	\$56,795
2026 Median Household Income	\$67,849	\$71,582	\$61,766
2021-2026 Annual Rate	2.09%	1.92%	1.69%
<b>Average Household Income</b>			
2021 Average Household Income	\$84,187	\$90,579	\$80,837
2026 Average Household Income	\$94,001	\$100,407	\$89,760
2021-2026 Annual Rate	2.23%	2.08%	2.12%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$29,677	\$34,449	\$30,826
2026 Per Capita Income	\$33,378	\$38,266	\$34,347
2021-2026 Annual Rate	2.38%	2.12%	2.19%

#### Households by Income

Current median household income is \$56,795 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$61,766 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$80,837 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$89,760 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$30,826 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,347 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	126	134	125
2000 Total Housing Units	5,856	17,294	38,074
2000 Owner Occupied Housing Units	3,404	10,496	21,885
2000 Renter Occupied Housing Units	2,062	5,724	13,124
2000 Vacant Housing Units	390	1,074	3,065
2010 Total Housing Units	7,697	22,201	47,277
2010 Owner Occupied Housing Units	4,473	13,430	26,902
2010 Renter Occupied Housing Units	2,732	7,386	16,669
2010 Vacant Housing Units	492	1,385	3,706
2021 Total Housing Units	9,894	27,534	57,967
2021 Owner Occupied Housing Units	5,925	16,828	33,267
2021 Renter Occupied Housing Units	3,473	9,401	21,270
2021 Vacant Housing Units	496	1,304	3,430
2026 Total Housing Units	10,774	30,004	63,044
2026 Owner Occupied Housing Units	6,537	18,618	36,667
2026 Renter Occupied Housing Units	3,698	9,970	22,703
2026 Vacant Housing Units	539	1,417	3,674

Currently, 57.4% of the 57,967 housing units in the area are owner occupied; 36.7%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 47,277 housing units in the area - 56.9% owner occupied, 35.3% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2010 is 9.48%. Median home value in the area is \$210,975, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 5.18% annually to \$271,538.

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

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

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date