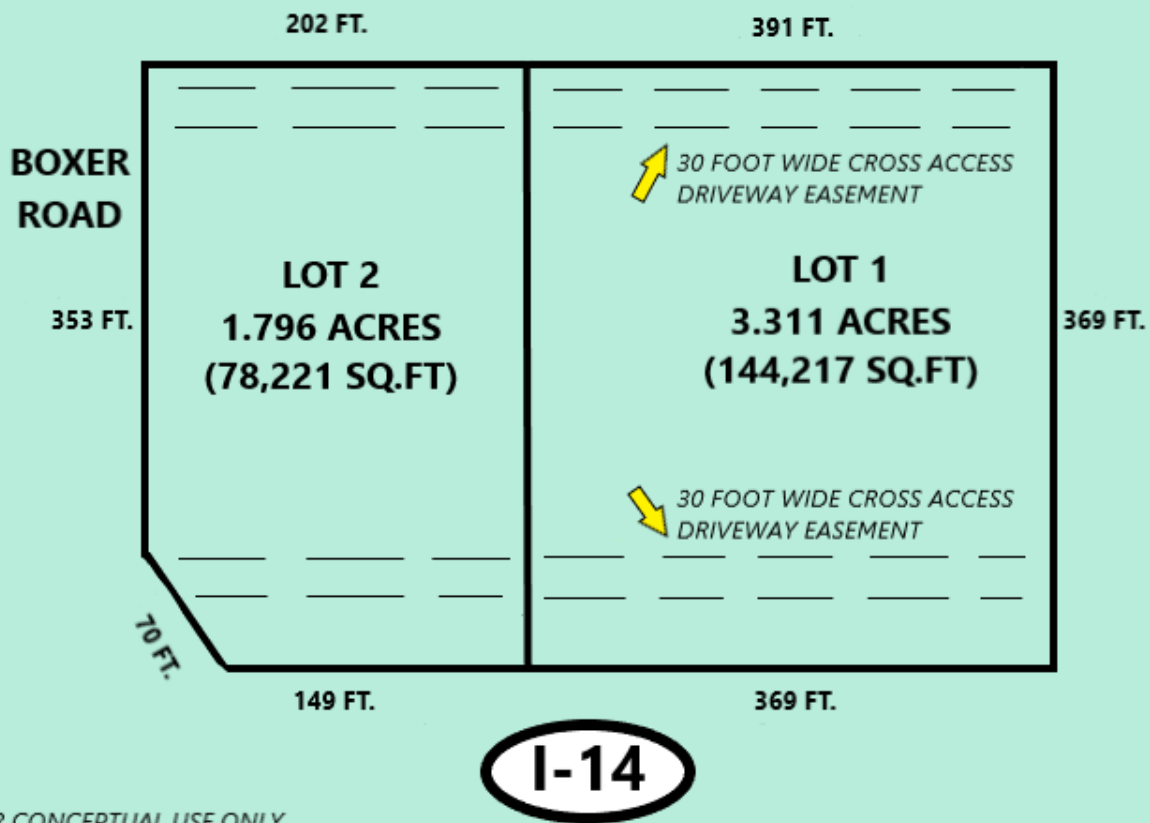


Northeast Corner Of I-14 And Boxer Road Belton, Texas



Ideal Location for Quick Service
Restaurants And Other Convenience
Oriented Retail Users



FOR CONCEPTUAL USE ONLY
NOT PRECISELY TO SCALE

Lot 1: 3.311 Acres (144,217 Sq.Ft.)

Potentially may be re-subdivided into two or more smaller lots to meet the needs of appropriate businesses

Water: The Dog Ridge Water Supply Corporation will provide public water service for future businesses on the subject property.

The City of Belton will provide fire flow protection through a new water line which they have recently constructed to service the subject property.

Sewer: The City of Belton will provide public sewer service for future businesses on the subject property through a new sewer line that they have recently constructed along the rear property line.

Zoning: The subject property is currently zoned Retail by the City of Belton

Cross Access Driveway Easements: Recorded Cross Access Driveway Easements are currently in place to provide access from all lots to future driveways cuts on both I-14 and Boxer Road

Asking Price: \$12.00 per sq. ft.

Restrictions on future uses: The subject property is currently deed restricted against future use as a convenience store, gasoline station, and certain other uses.

Lot 2: 1.796 Acres (78,221 Sq. ft.) was recently sold, and is now owned by a different group, but potentially may be available for purchase by an appropriate non convenience store business

For Additional Information
Please Contact:

Real Estate Broker for Seller:

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