



INDEPENDENCE
COMMERCIAL REAL ESTATE

7.66 ACRES AVAILABLE

Sanctuary
(Multi-Family)
Completed
2024

Sanctuary
Single-Family
Residential
(Under Development)

96,493 VPD (24)

5,155 VPD (24)

96,388 VPD (24)



Sanctuary
Commercial

Planned
Subdivision

SITE



Salado
Airport

LAND AVAILABLE



1039 FM-2268 | SALADO, TEXAS



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CONTACT:

Allen Watson, Director
watson@ind-re.com
972.989.7714

Erik W. Ray, CCIM
erik@ind-re.com
254.239.9299



SIZE

» ±7.66 Acres with House

HIGHLIGHTS

- » Utilities
- » Water: Public water
- » Sewer: Septic
- » Price: \$1,500,000

TRAFFIC COUNTS

FM-2268: 5,155 VPD ('24)

I-35: 96,493 VPD ('24)

AREA RETAILERS



THE BARTONI HOUSE



TOTAL POPULATION

1 MILE	709
3 MILE	4,910
5 MILE	8,854



DAYTIME POPULATION

1 MILE	974
3 MILE	5,768
5 MILE	8,580



TOTAL HOUSEHOLDS

1 MILE	262
3 MILE	1,971
5 MILE	3,419



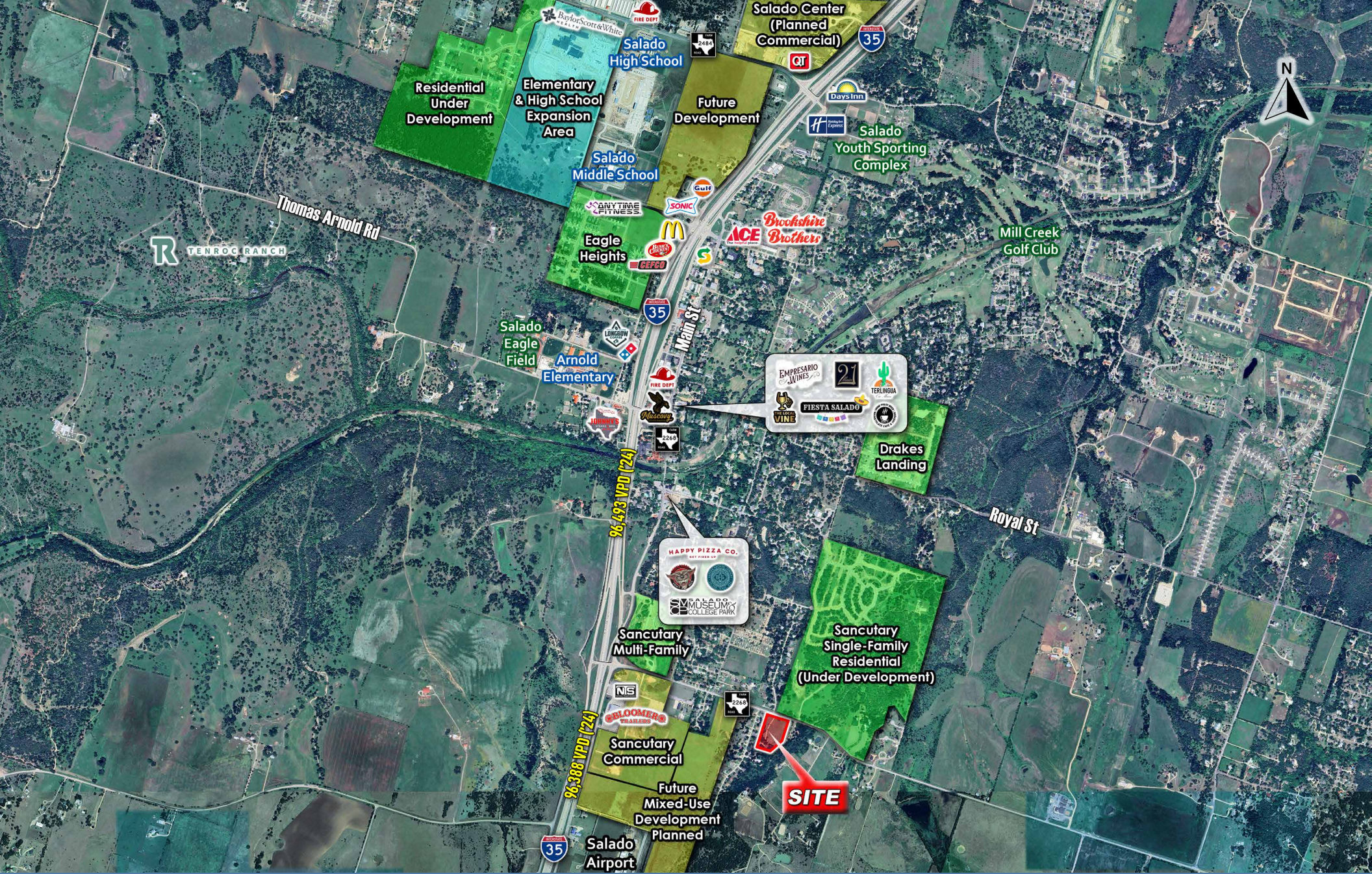
AVERAGE HH INCOME

1 MILE	\$128,789
3 MILE	\$144,341
5 MILE	\$143,283

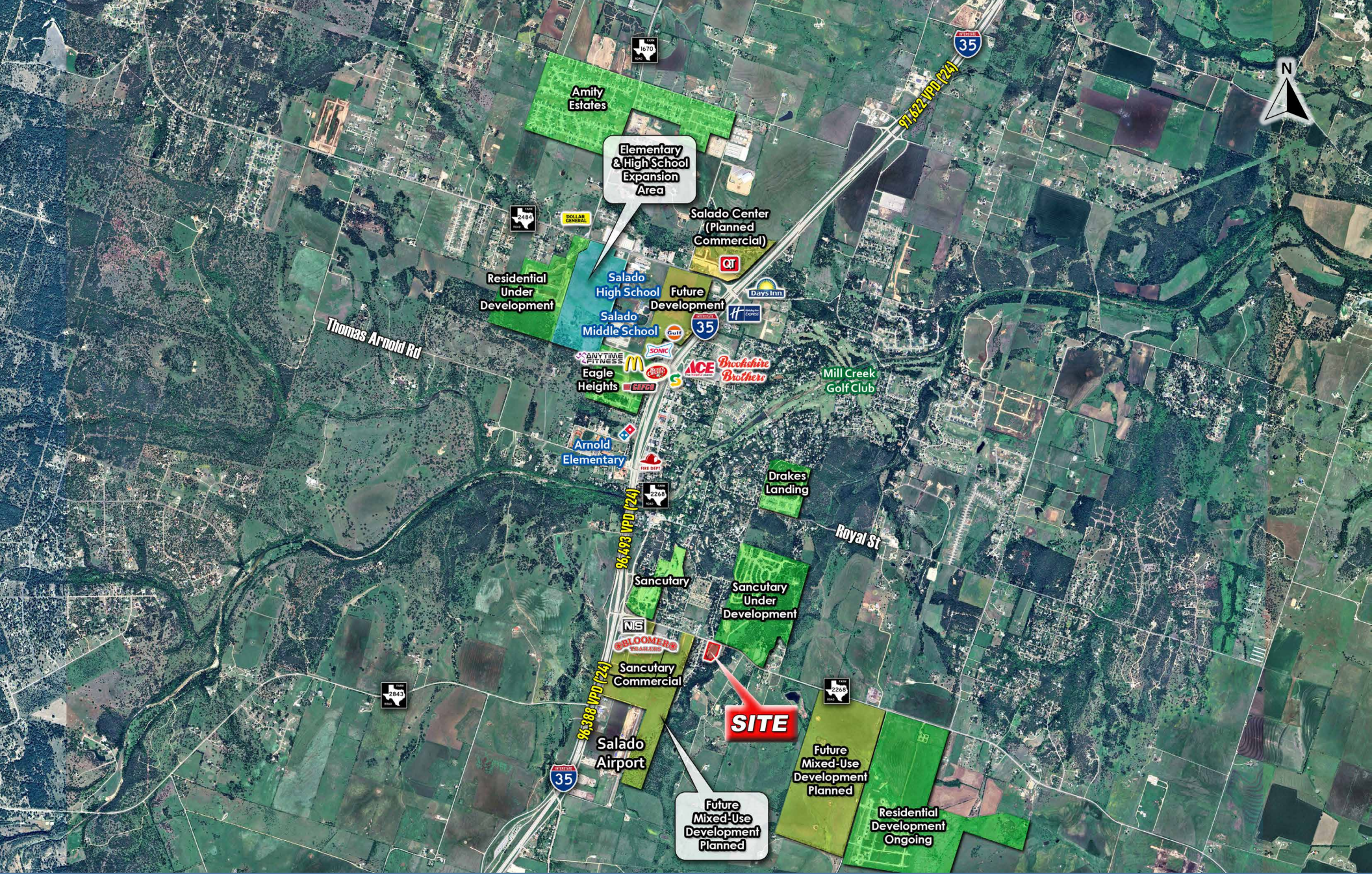
1039 FM-2268 | PROPERTY OVERVIEW



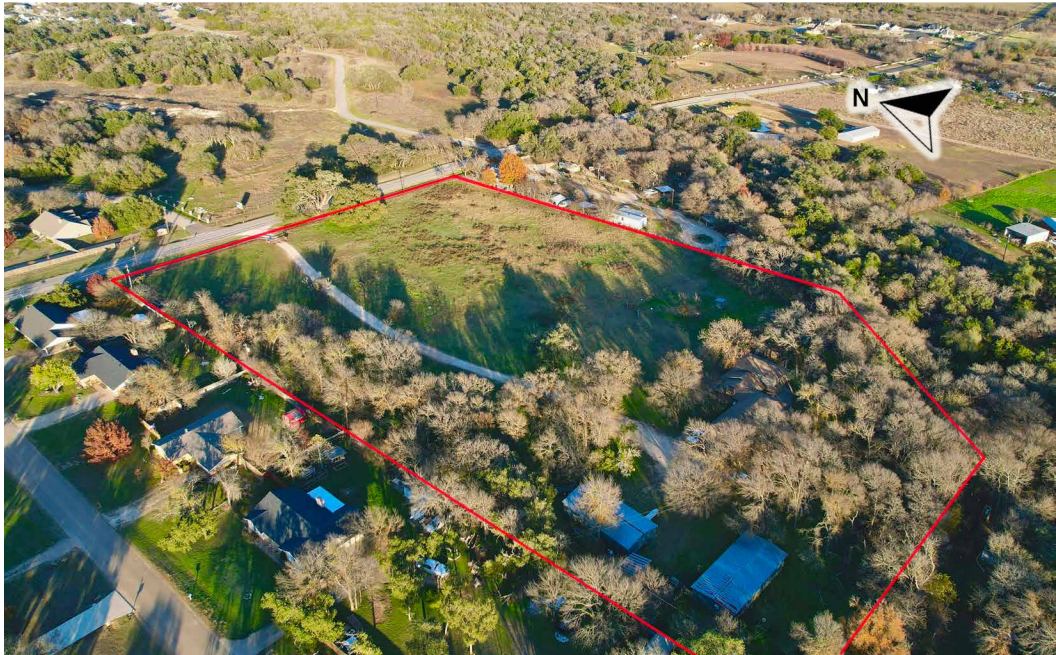
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1039 FM-2268 | WIDE AERIAL



1039 FM-2268 | MARKET AERIAL

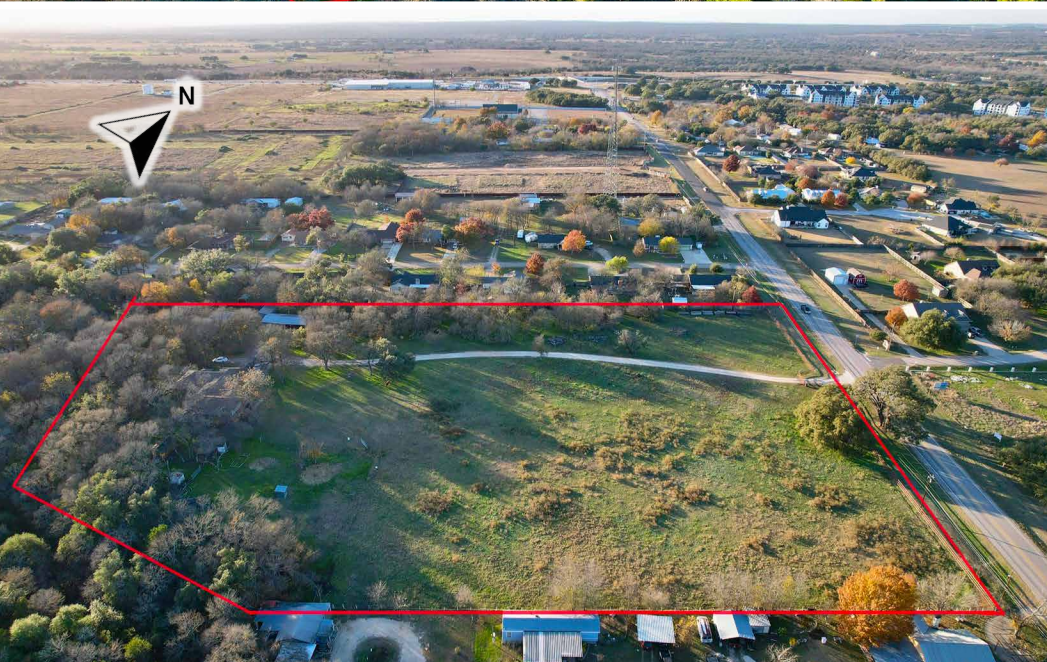


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PROPERTY PHOTOS



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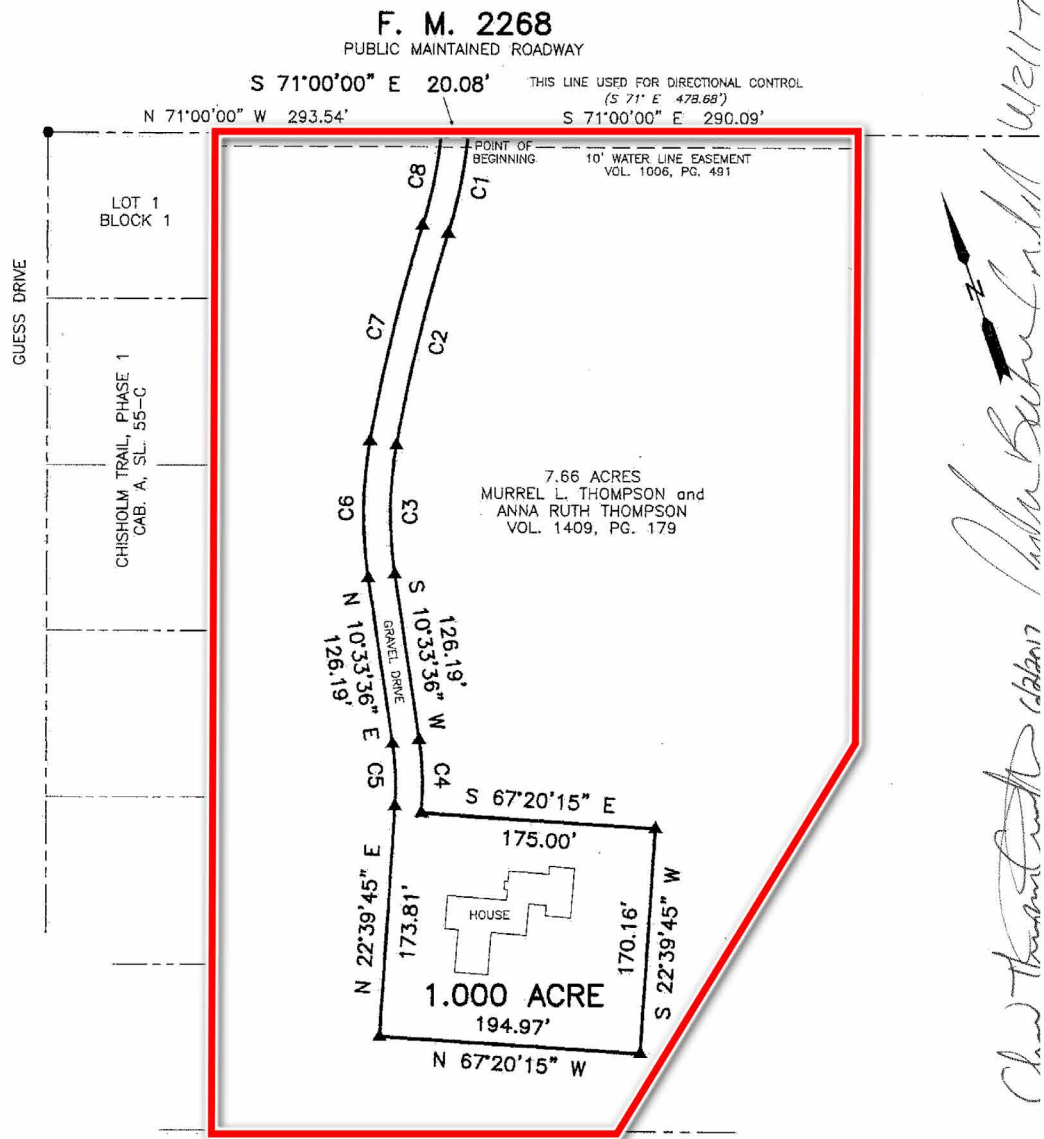
1039 FM-2268

PROPERTY PHOTOS



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Survey Plat of a 1.000 acre tract, being part of the William Roberts Survey, Abstract No. 708, Bell County, Texas.



1039 FM-2268 | SURVEY





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