

# FLEX- WAREHOUSE FOR SALE

## WITH LAND ±10AC

5207 DOGRIDGE RD  
BELTON, TX 76513

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**PRESENTED BY:**  
**BENCHMARK REAL ESTATE**

LISTING BROKER

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**BENCHMARK**  
REAL ESTATE



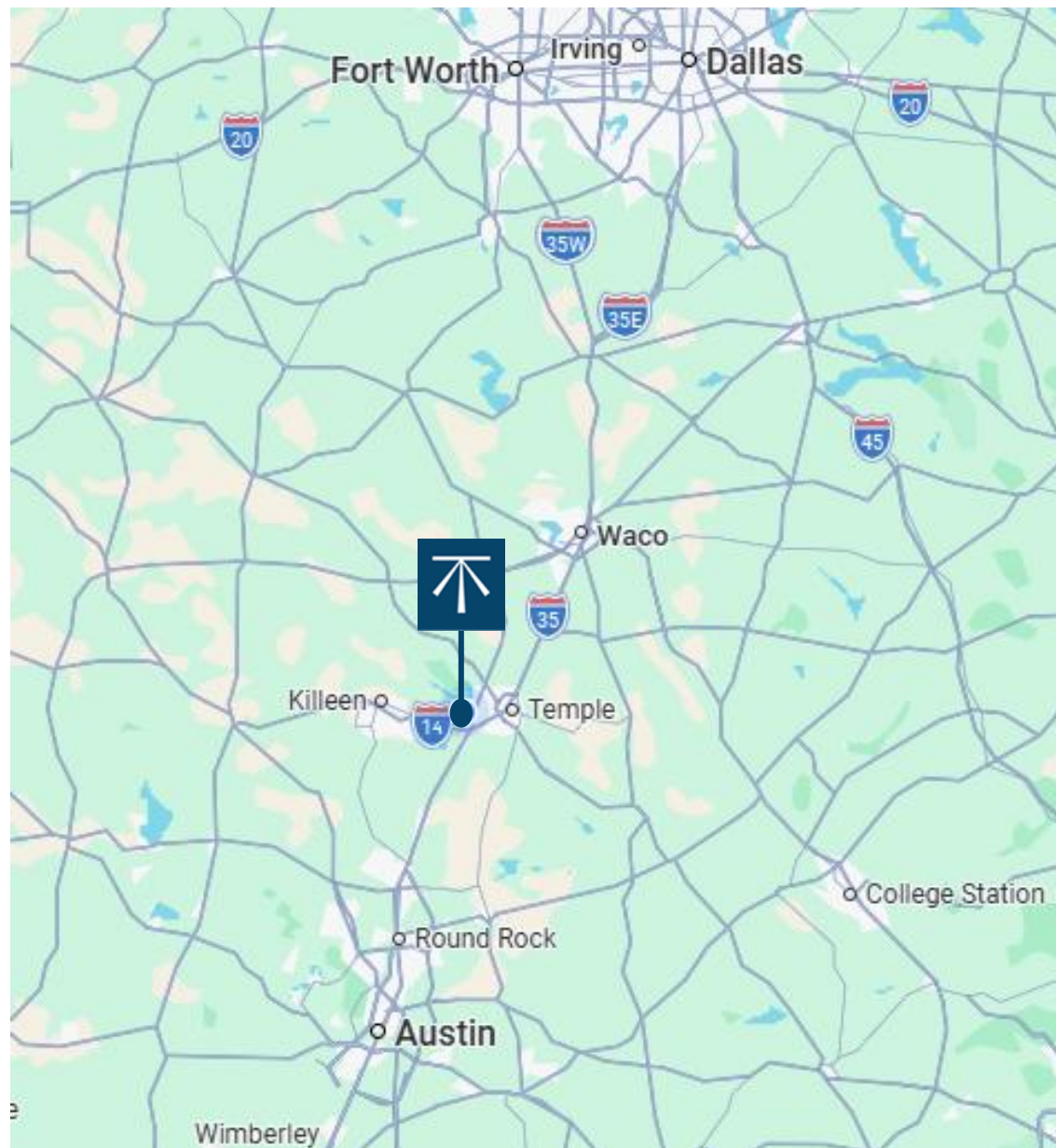
Boundary Lines Approximate



## PROPERTY DETAILS

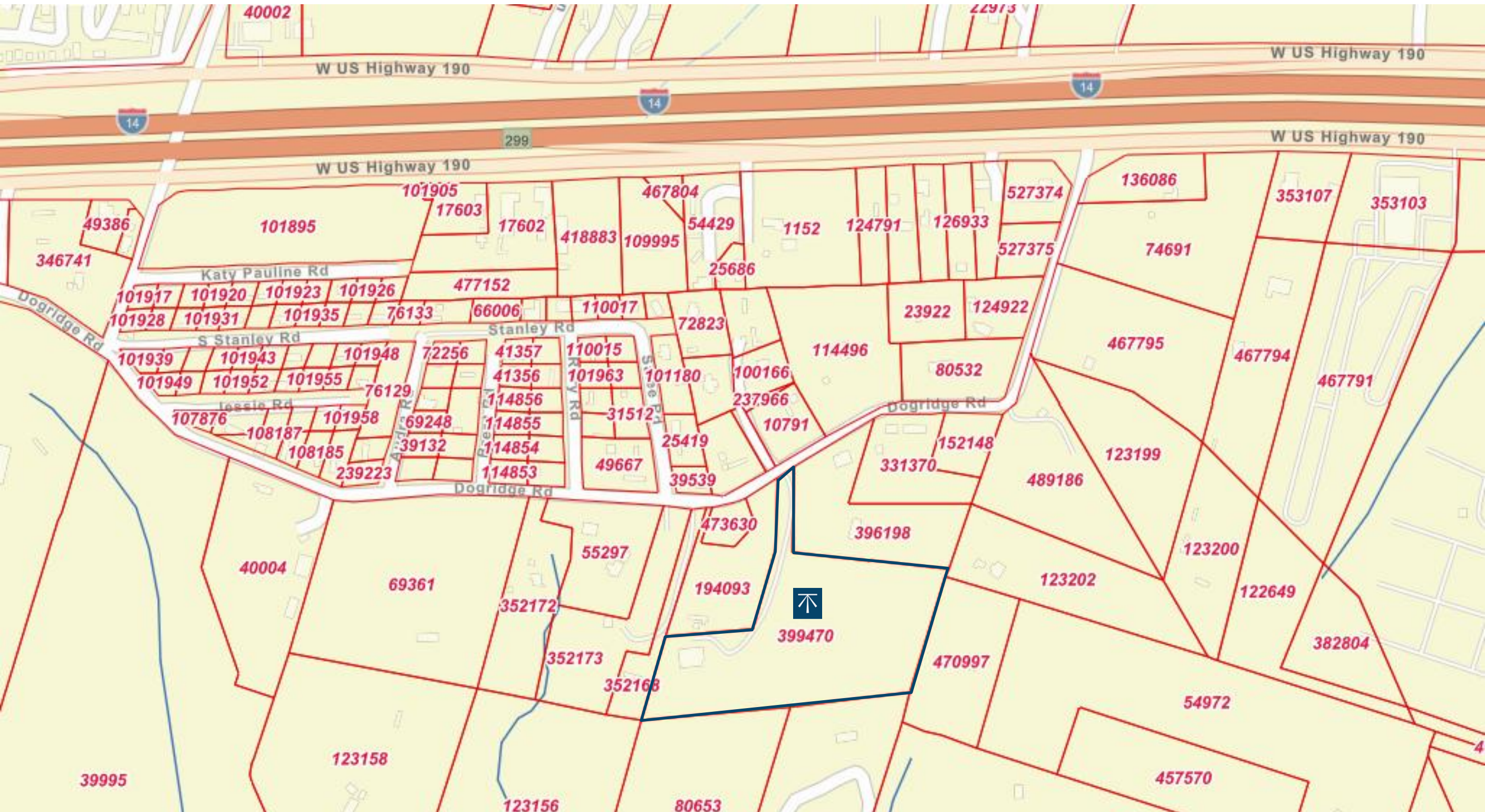
<b>PROPERTY TYPE</b>	Flex/Warehouse
<b>LAND</b>	+/-10AC (+/-435,600 SF)
<b>FRONTAGE</b>	+/-70.09 feet of road frontage on Dogridge Rd
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• Great access to I-14 and I-35</li> <li>• High growth area</li> <li>• Work/ Live</li> </ul>
<b>ZONING</b>	ETJ- No Zoning
<b>ACCESS</b>	Direct access to Dogridge Rd
<b>TRAFFIC COUNTS</b>	72,192 VPD TxDot I-14
<b>IMPROVEMENTS</b>	<p>Large 4,000 sq ft built 2008. Breakdown described as:</p> <ul style="list-style-type: none"> <li>• 800 sq ft apartment/living area upstairs.</li> <li>• 800 sq ft office/showroom downstairs.</li> <li>• 2,400 sq ft shop/warehouse area.</li> </ul> <p>high ceilings in shop, bay doors, parking, covered areas.</p>
<b>UTILITIES</b>	Water – Dogridge, Electric – Oncor , Septic
<b>TOPOGRAPHY</b>	Gently sloping, ±760 FASL to ±740 FASL
<b>FLOOD PLAIN</b>	X – Area of minimal flood hazard.
<b>PRICE</b>	\$790,000
<b>COMMENTS</b>	Great value add property.

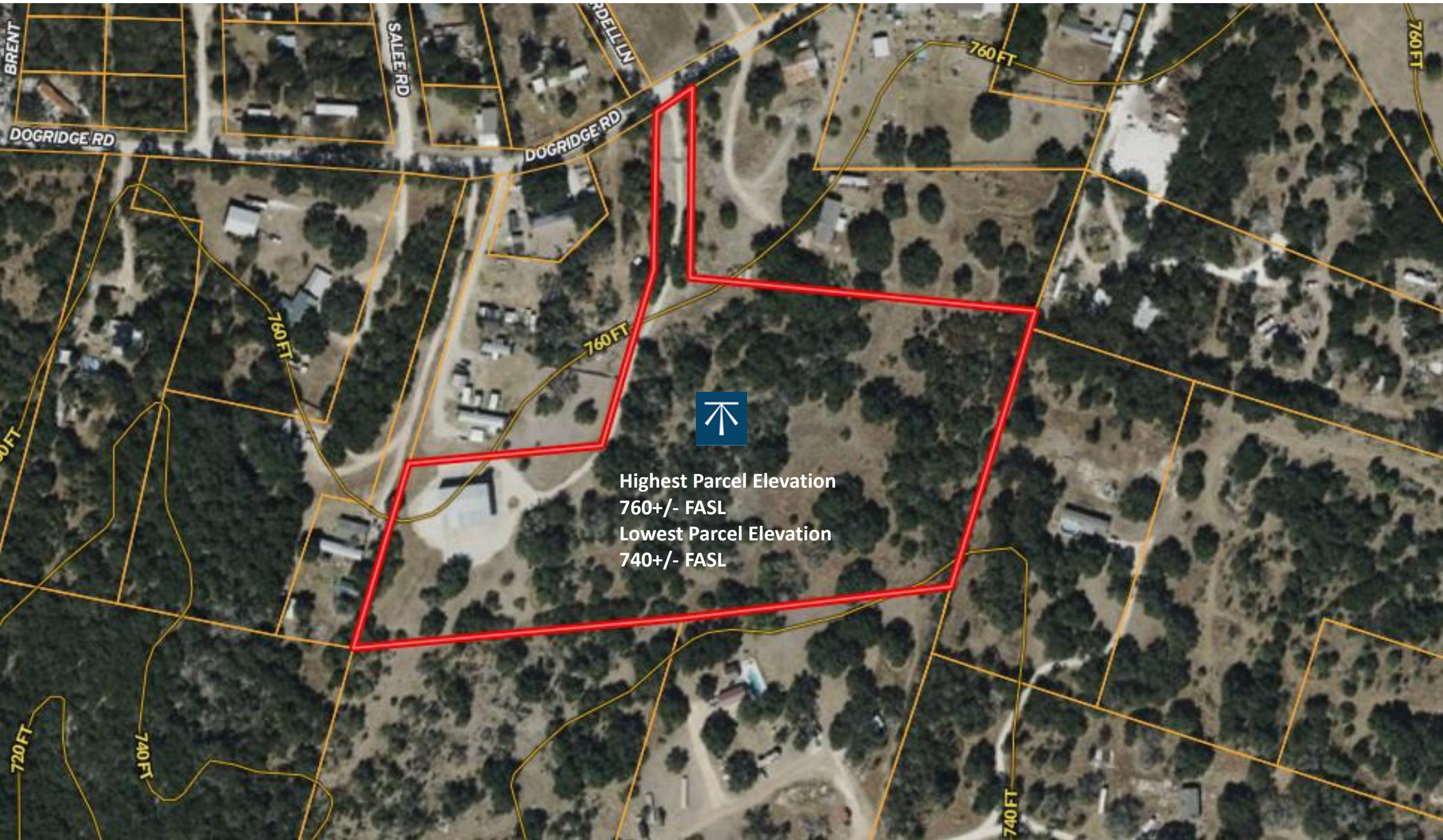
## REGIONAL MAP



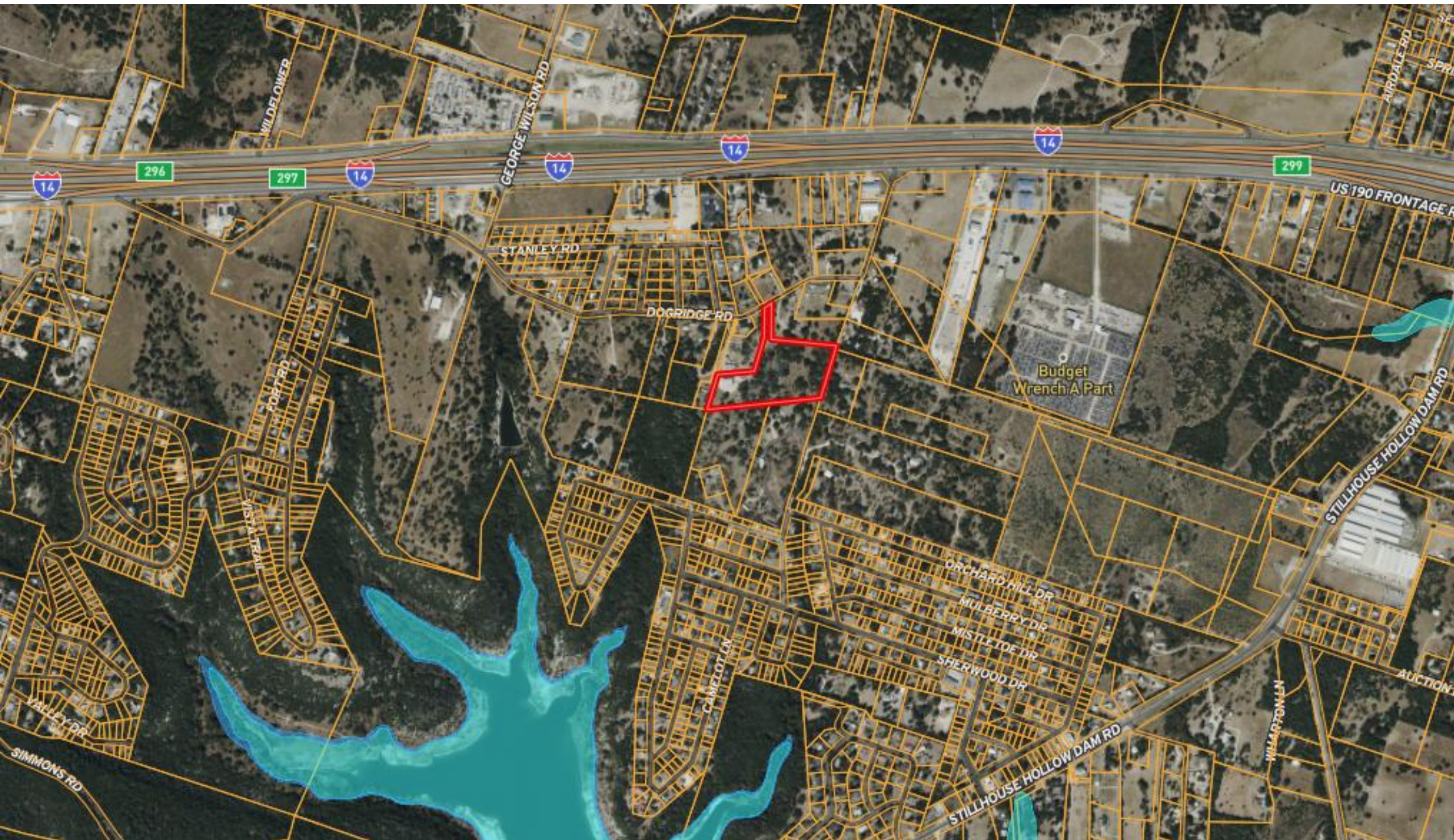
### **Located in the heart of Central Texas**

Belton's central location at the crossroads of IH-35 and IH-14 provides the businesses and residents with abundant opportunities, easy access to big-city amenities, and is the perfect place for business. Beautiful rolling hills, parks, hike and bike trails, lakes and creeks, a charming historical downtown, and a friendly community provide a welcoming small-town feel that everyone can enjoy! The growing school district has a reputation for academic excellence and innovative programs contributing to the attraction of young families.





## FEMA FLOOD ZONE (X)





OFFICE



OFFICE



OFFICE



OFFICE



APARTMENT



APARTMENT



APARTMENT



APARTMENT



APARTMENT



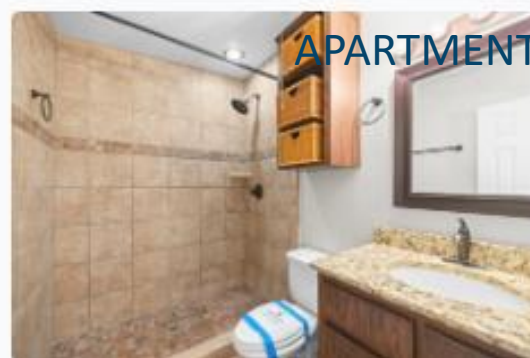
APARTMENT



APARTMENT



APARTMENT



APARTMENT



SHOP



SHOP



SHOP-CLOSET



SHOP



1600 SF AWING



RAMP



1600 SF AWING



WEST FACING



SOUTH FACING



SOUTH FACING



EAST FACING



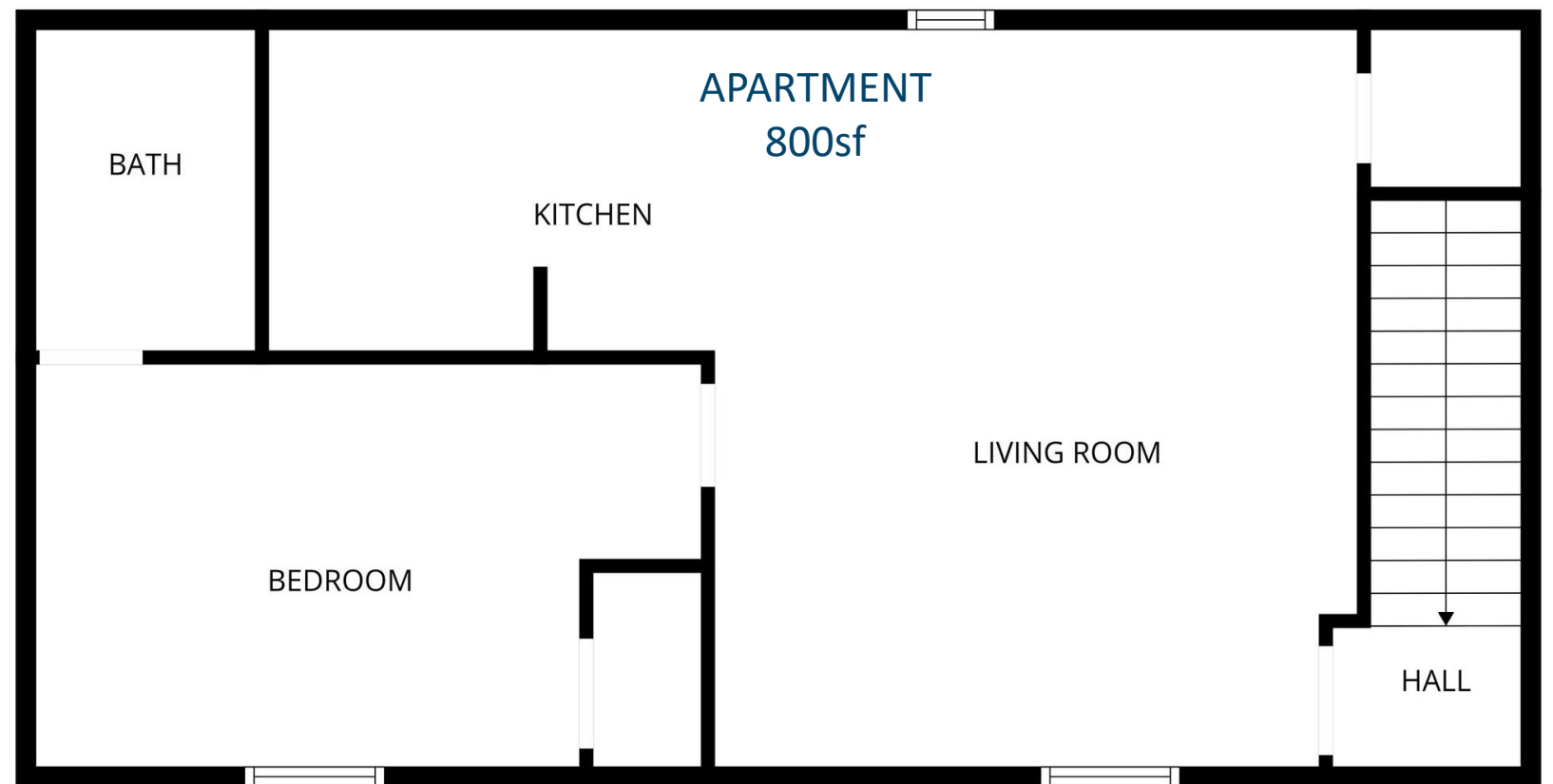
EAST FACING



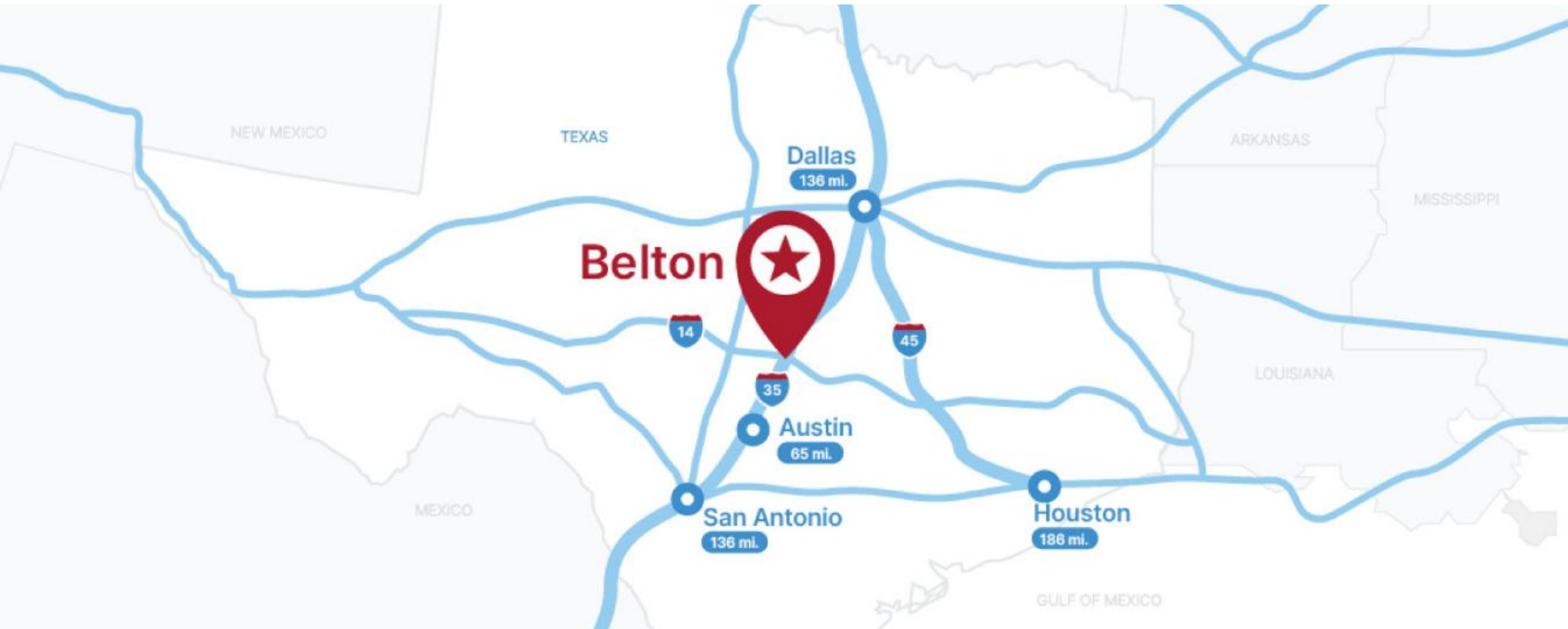
EAST FACING

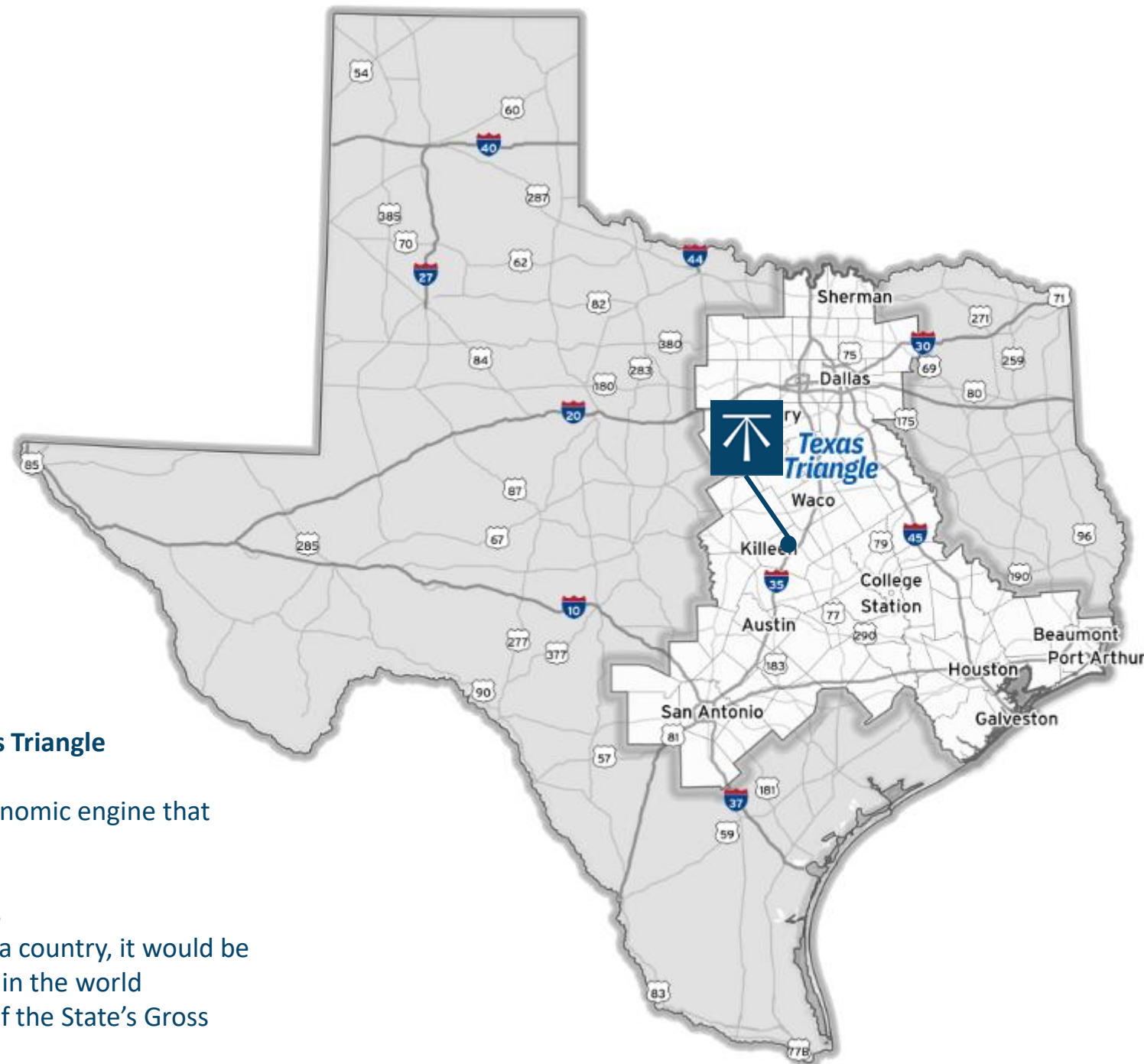


NORTH FACING



The Belton Metro Area is in the center of the rapidly growing high-tech corridor between San Antonio and Dallas/ Ft Worth area.





## The importance of the Texas Triangle

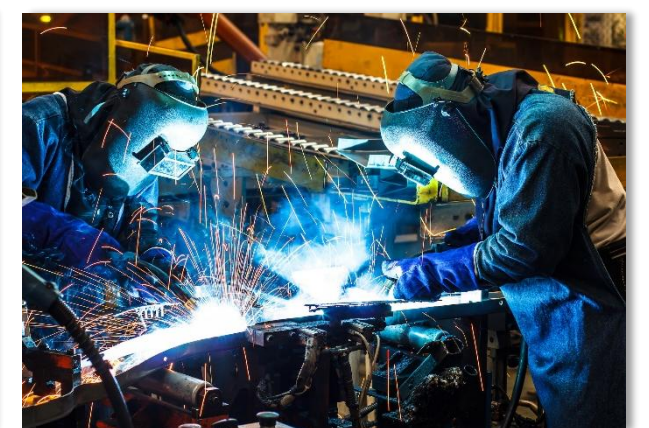
The Texas Triangle is the economic engine that drives the Texas economy:

- Home to 3 out of 4 Texans
- If the Texas Triangle were a country, it would be the 12th largest economy in the world
- Accounts for nearly 80% of the State's Gross Domestic Product (GDP)
- Home to 51 Fortune 500 companies
- Hub for global trade, accounting for 25% of U.S. international trade volume

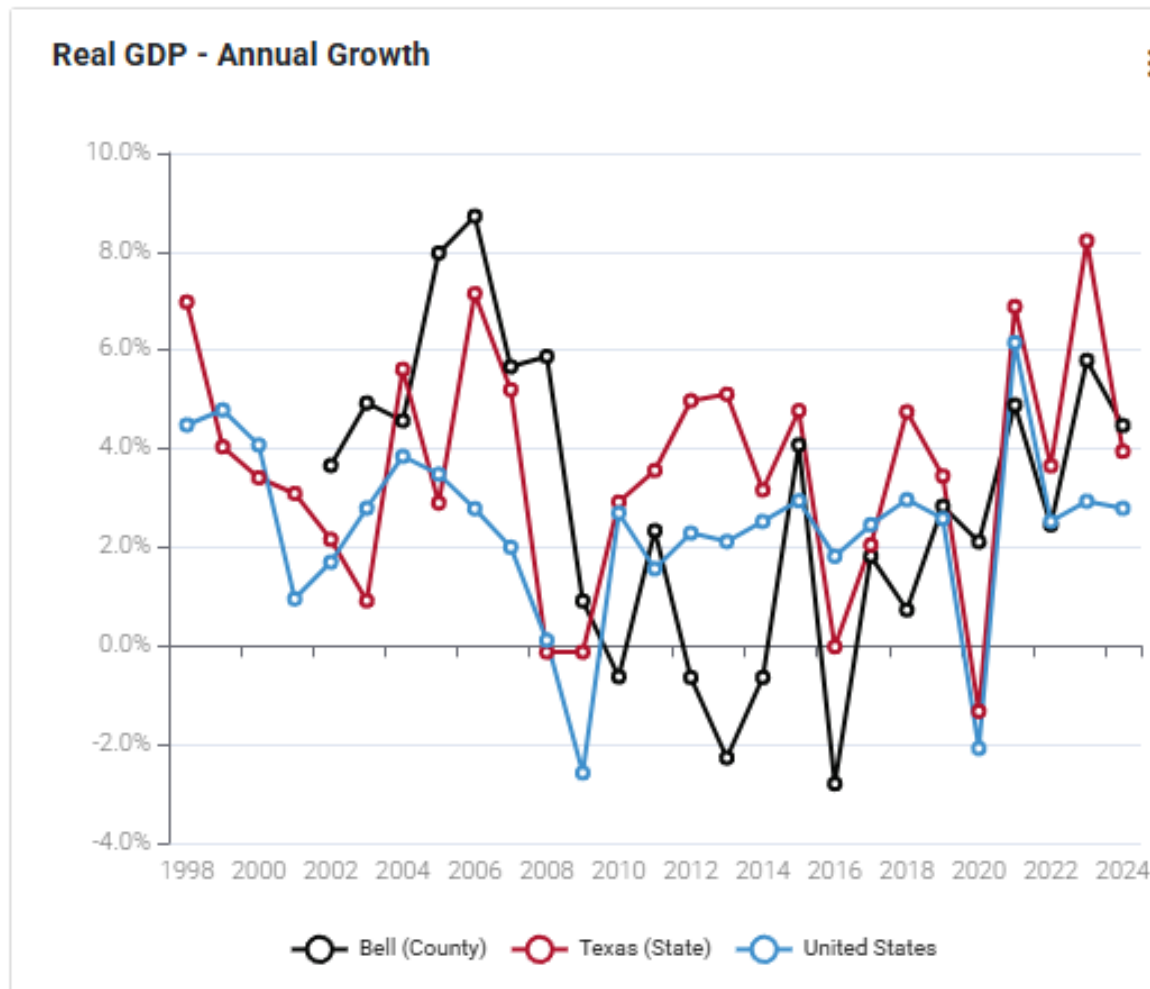
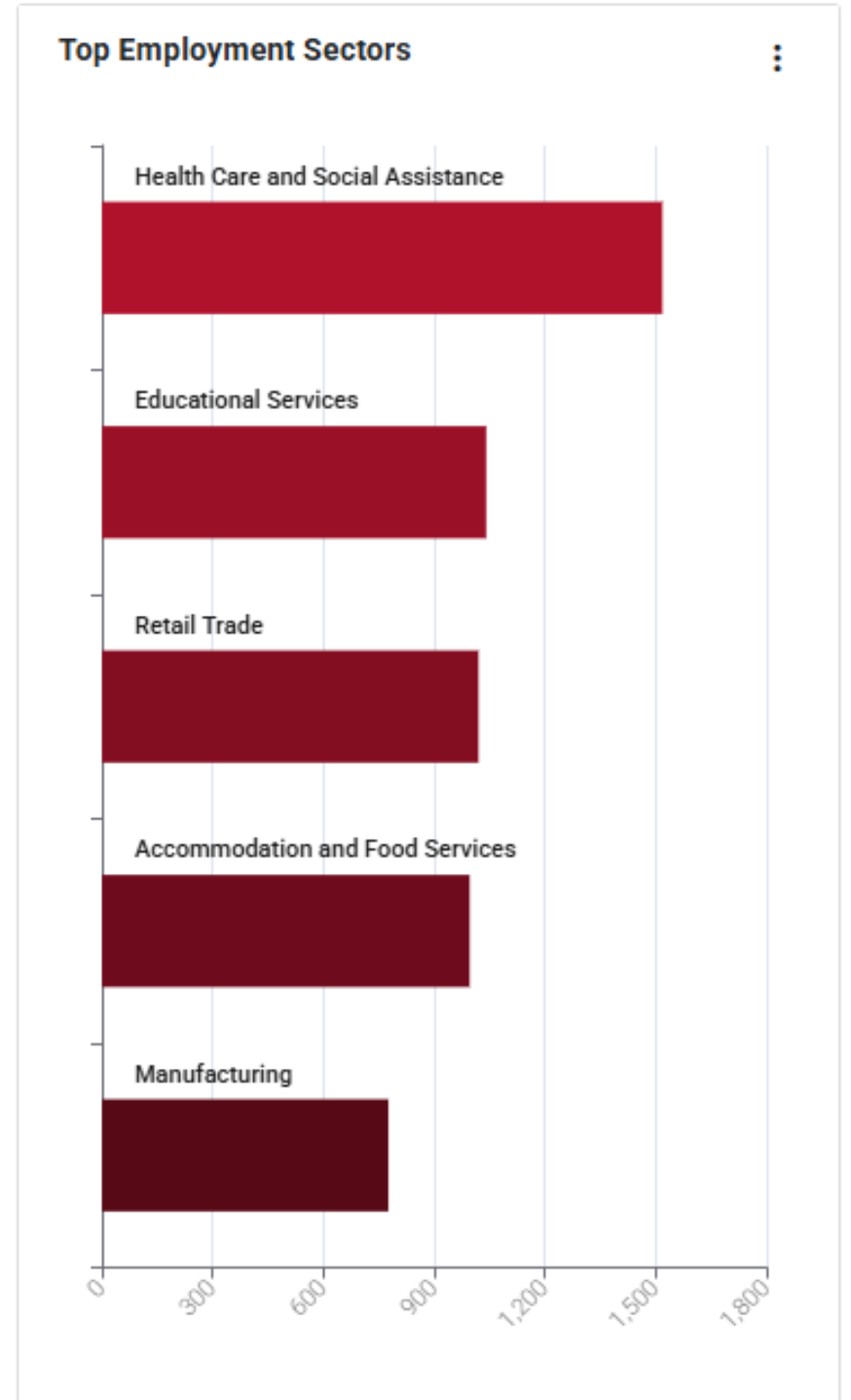
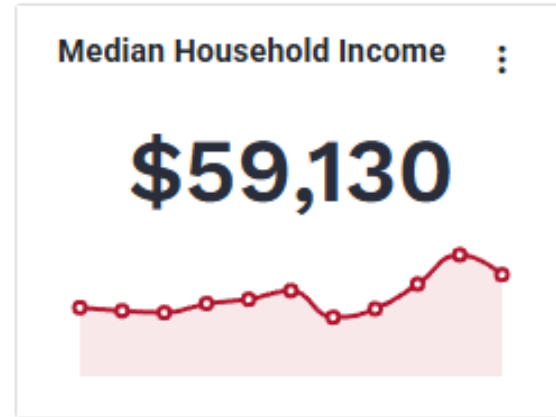
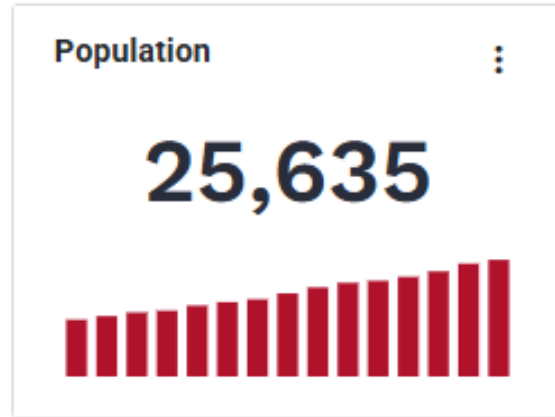
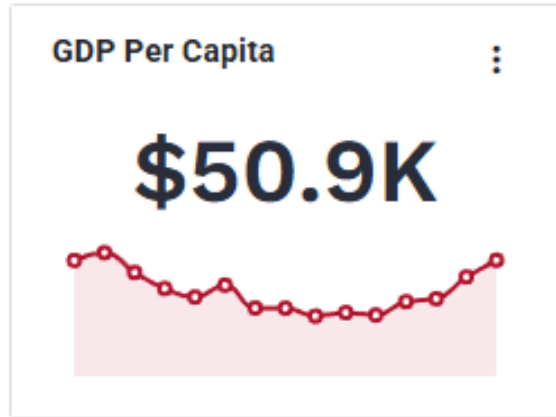
Belton's economy is anchored by education and healthcare, with about 10,200 people employed locally. Top sectors include health care (1,500+ jobs), education (1,000+), and retail. Major employers are Belton ISD, Bell County, University of Mary Hardin-Baylor, and manufacturers like TRU Clayton Homes.

Big retail anchors are Walmart Supercenter on North Main and H-E-B Plus. Downtowns got the historic Cochran Blair & Potts — Texas' oldest department store since 1869 — selling clothes, boots, and gifts. Non-retail heavy hitters are Belton ISD, Bell County, University of Mary Hardin-Baylor, and manufacturers.

Median household income sits around \$59,000 with a 16.7% poverty rate. The city's got a low cost of living, about 14% below national average, and sits in a growing Central Texas corridor near I-35, Fort Cavazos, and Austin. Home values hover around \$300,000. Population's around 24,000 and rising.



# CITY OF BELTON (LOCAL INTEL DATA 2024)



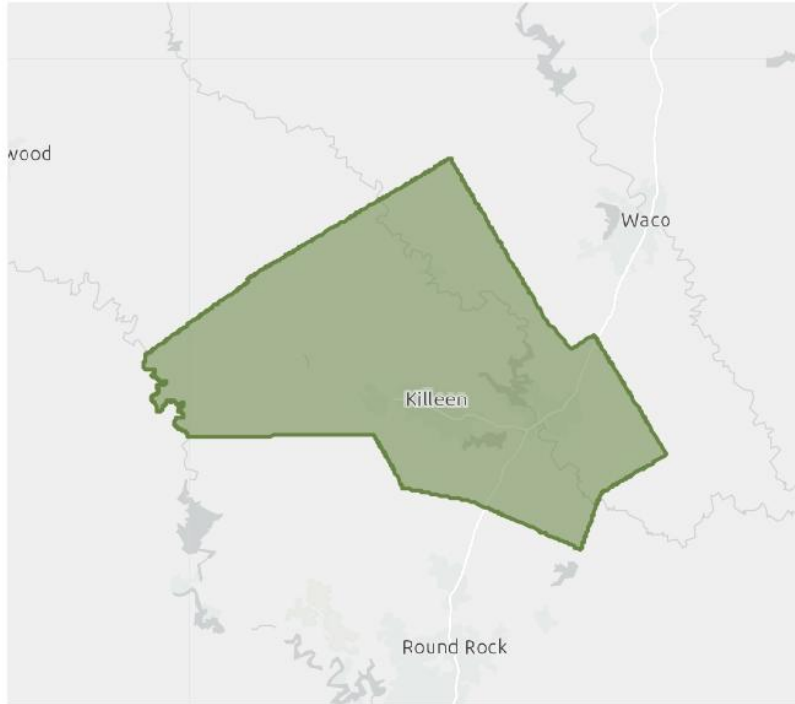
## A Center for Growth

Belton is growing, a trend that is projected to continue over the next decade and beyond. With its central location in the rapidly growing Texas triangle between San Antonio and Dallas, the metro area is primed to grow faster than any other second-tier Texas region outside the Texas/Mexico border.

## Well Connected

Located at the crossroads of IH-35 and IH-14, Belton is within 180 miles of every major market in Texas and in the center of the rapidly growing high-tech corridor between San Antonio and the Dallas/Fort Worth area. The Killeen-Temple Metropolitan Planning Organization (KTMPO) region expects \$272,270,000 of mobility-related funding to be allocated for identified projects in the region over the next ten years.





## Population Trends and Key Indicators

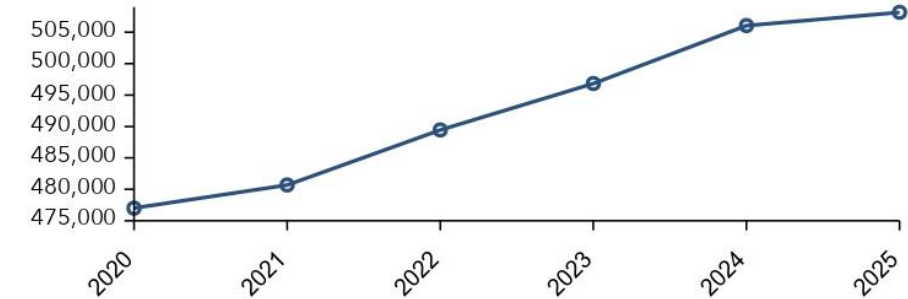
Killeen-Temple MSA  
Geography: County

<b>508,159</b>	<b>188,322</b>	<b>2.59</b>	<b>34.0</b>	<b>\$72,334</b>	<b>\$266,283</b>	<b>72</b>	<b>93</b>	<b>80</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

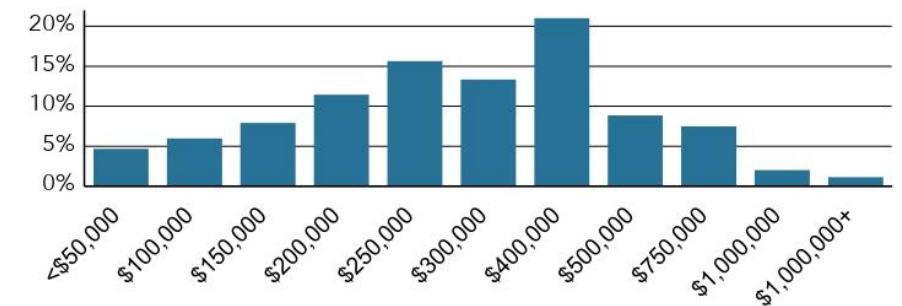
### MORTGAGE INDICATORS



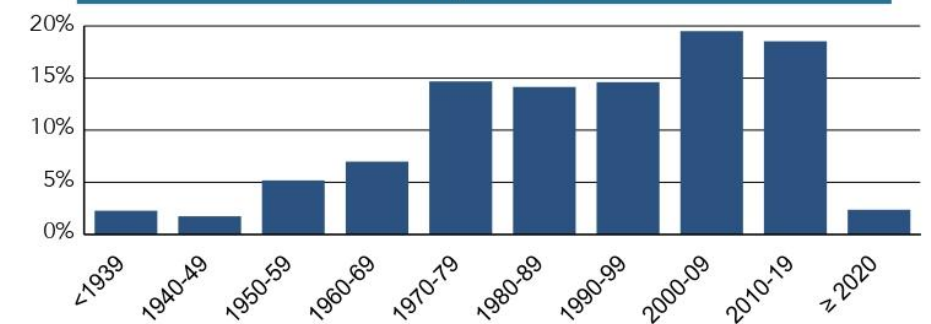
### Historical Trends: Population



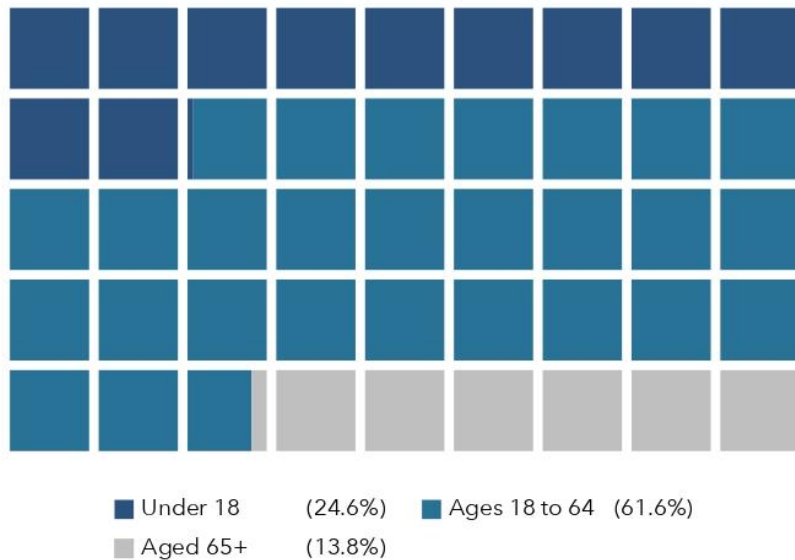
### Home Value



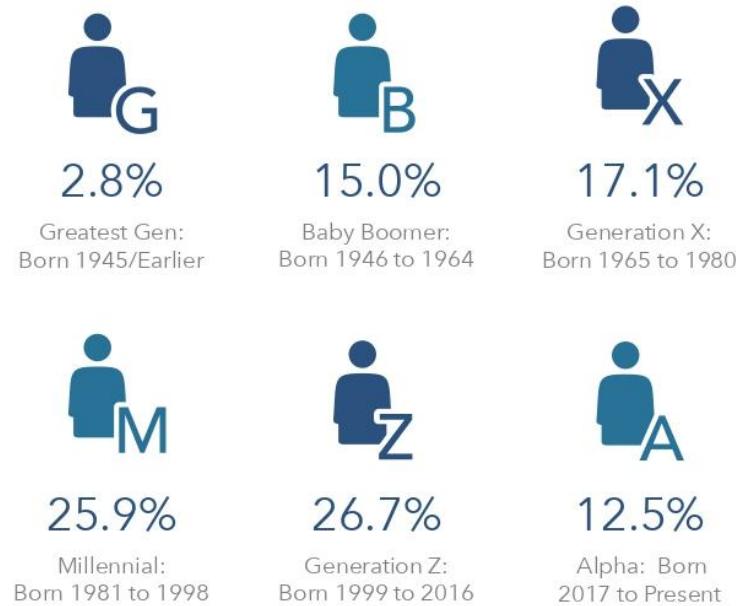
### Housing: Year Built



### POPULATION BY AGE



### POPULATION BY GENERATION



**Belton EDC** Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri

**DISCLAIMER**

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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.*

2-10-2025



**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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 and 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.

<b>Benchmark Real Estate</b>	<b>9014412</b>	<b>damon@benchmarktxre.com</b>	<b>(254)800-5000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Damon Gottschalk</b>	<b>656896</b>	<b>damon@benchmarktxre.com</b>	<b>(254)800-5000</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Damon Gottschalk</b>	<b>656896</b>	<b>damon@benchmarktxre.com</b>	<b>(254)800-5000</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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