

FOR SALE  
INDUSTRIAL CAMPUS

# 218 EAST

GROVE ROAD, BELTON, TX



**2**  
Buildings

**123,750**  
Square Feet

**4.21**  
Acre Vacant Lot

**13.48**  
Total Acres

**I-35**  
Visibility & Direct Access

**SPUR**  
COMMERCIAL  
LLC



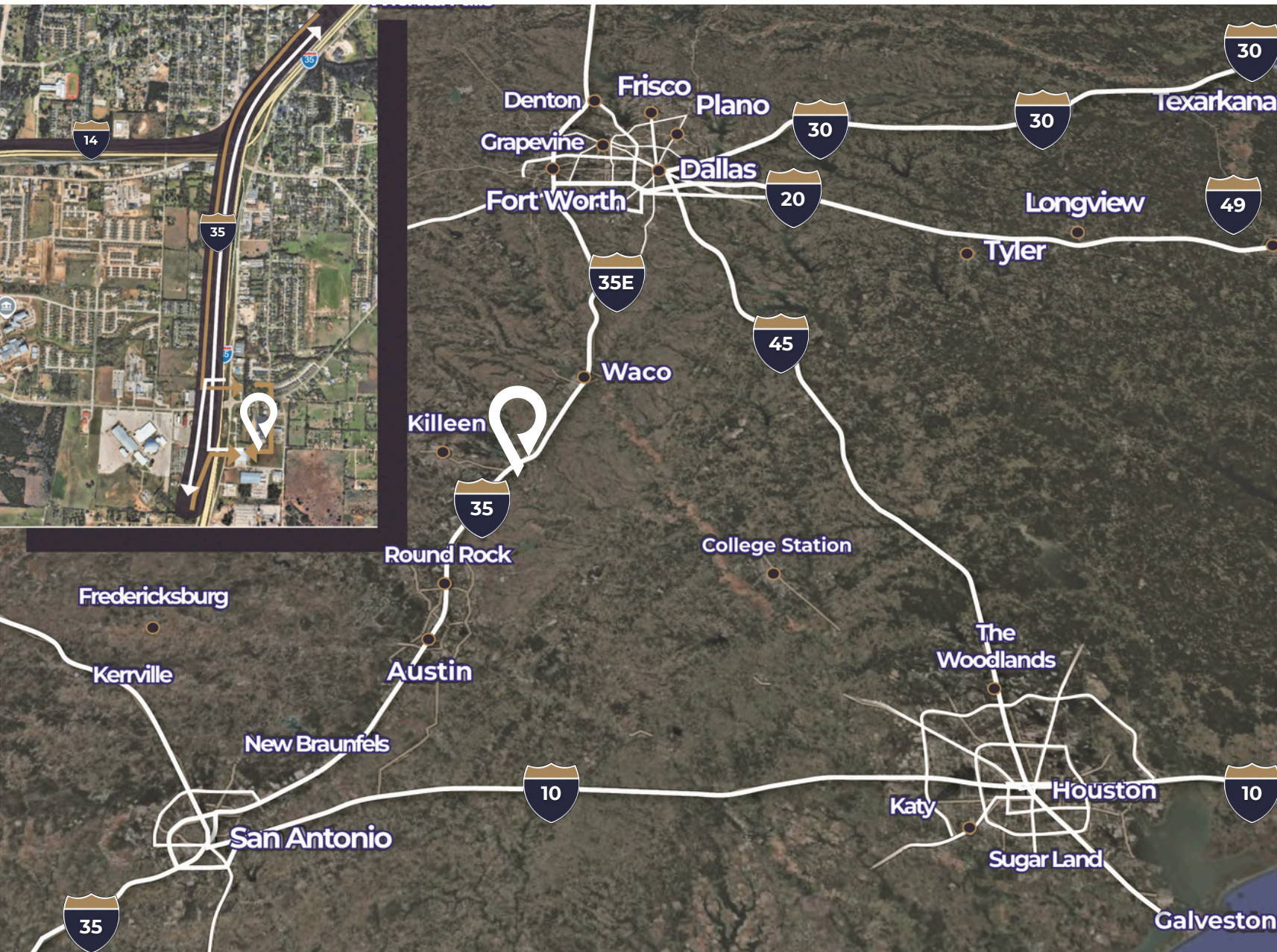
## PROPERTY OVERVIEW

This is a rare opportunity to acquire a newly constructed, high-spec industrial campus with significant infrastructure, crane-served capabilities, and unmatched IH-35 visibility in the rapidly growing Central Texas corridor. Strategically positioned just 150 feet from the IH-35 access road and approximately 300 feet from IH-35 (134,000 VPD), the Property **benefits from direct interstate visibility, dedicated exit access, and premier positioning at a major north-south intersection.** Prominent building signage offers exceptional exposure along one of Central Texas' primary transportation corridors. Unmatched Central Texas location providing 3-hour access to 21.4 million people.

The campus consists of (2) recently constructed, institutional-quality industrial buildings along with 4.21 AC of fully entitled vacant land, zoned Light Industrial, all utilities available, and shovel-ready for expansion opportunities.

The Property is able to accommodate a wide range of **industrial operations including warehouse, light manufacturing, distribution, and light assembly** uses. Combined with its **prominent IH-35 location, modern construction, and future expansion potential**, the Property provides a highly functional industrial campus within Central Texas.

# PROPERTY LOCATION & ACCESS



## DRIVE TIMES

Austin  
**48 Miles**

Dallas  
**135 Miles**

San Antonio  
**135 Miles**

Houston  
**170 Miles**



3 HOUR REACH  
TO 21.4M  
CONSUMERS

# PROPERTY HIGHLIGHTS



IH-35  
VISIBILITY  
(134,000 VPD)



DIRECT ACCESS TO  
MAJOR NORTH/  
SOUTH INTERCHANGE



DEDICATED  
EXIT ACCESS





# BUILDING SPECS

## BUILDING 1

**50,625 SF**

Building size

**24' - 32'**

Clear height

**1,500 SF**

Office

**225' x 225'**

Building dimensions

**4**

Dock doors

(each w/ 35,000 lb mechanical levelers)

**6**

Grade level doors

## **175' OVERHEAD CRANE**

5-ton capacity (crane structure engineered to 10-ton capacity)

**8"**

Heavy-duty, 6,000 PSI reinforced slab-on-grade with exceptional subgrade preparation

## **FULLY**

Sprinklered

## **ON-SITE UTILITIES**

High-volume natural gas, water, and electrical service

**7"**

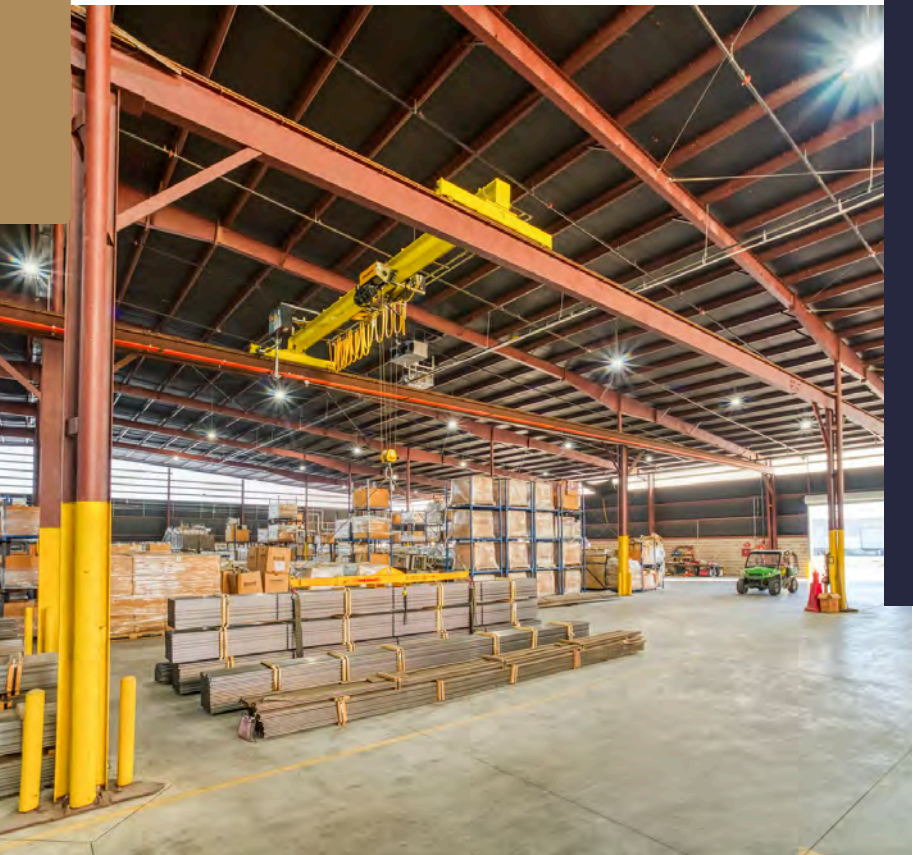
Heavy-duty concrete parking lot and fire lanes

## **FIBER**

Internet with fiber-backbone throughout

**8'**

Full building masonry facade



# BUILDING SPECS

## BUILDING 2

**73,125 SF**

Building size

**24' - 32'**

Clear height

### OFFICE

Restrooms in place, office area is sprinklered ready and positioned for build to suit

**225' x 325'**

Building dimensions

**3**

Dock doors

(each w/ 35,000 lb mechanical levelers)

**5**

Grade level doors

**8"**

Heavy-duty, 6,000 PSI reinforced slab-on-grade with exception

### FULLY

Sprinklered

### ON-SITE UTILITIES

High-volume natural gas, water, and electrical service

**7"**

Heavy-duty concrete parking lot and fire lanes

### FIBER

Internet with fiber-backbone throughout

**8'**

Masonry facade at front office area





**SPUR**  
COMMERCIAL  
LLC



# LAND SPECS

## FULLY ENTITLED VACANT LAND

---

**4.21**

Acres

---

**LIGHT INDUSTRIAL**

Zoned

---

**NO**

Floodplain/Easements

---

**FLAT**

Topography

---

**ALL ON-SITE UTILITIES**

(Sewer, water, gas, fiber, etc.)

---

**SHOVEL-READY**

For building or outdoor storage expansion opportunities

---



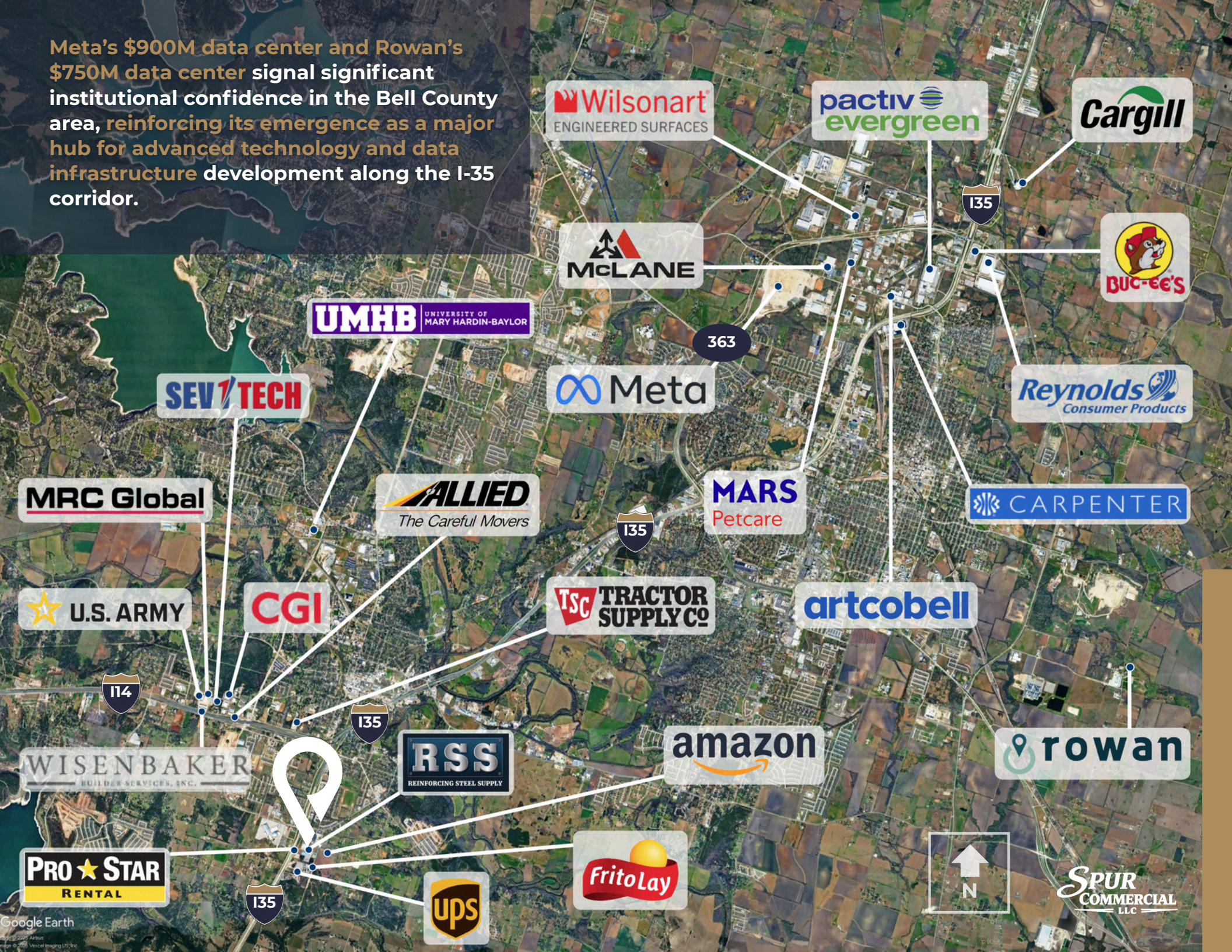
amazon

FritoLay

ups

SPUR  
COMMERCIAL  
LLC

Meta's \$900M data center and Rowan's \$750M data center signal significant institutional confidence in the Bell County area, reinforcing its emergence as a major hub for advanced technology and data infrastructure development along the I-35 corridor.



**Wilsonart**  
ENGINEERED SURFACES

**pactiv**  
evergreen

**Cargill**

**MCLANE**

**BUC-EE'S**

**UMHB** UNIVERSITY OF MARY HARDIN-BAYLOR

363

**Meta**

**Reynolds**  
Consumer Products

**SEV1TECH**

**MRC Global**

**ALLIED**  
The Careful Movers

**MARS**  
Petcare

**CARPENTER**

**U.S. ARMY**

**CGI**

**TSC TRACTOR SUPPLY CO**

**artcobell**

**WISENBAKER**  
BUILDER SERVICES, INC.

**RSS**  
REINFORCING STEEL SUPPLY

**amazon**

**rowan**

**PRO STAR**  
RENTAL

**ups**

**FritoLay**



**SPUR**  
COMMERCIAL  
LLC

# WHY BELTON, TX

Belton is a rapidly expanding Central Texas market positioned along the **strategic I-35/I-14 corridor between Dallas and San Antonio**. The city's **taxable assessed value reached \$5.8 billion in 2024**, following a **significant 31.6% increase in 2023**, underscoring strong economic momentum and sustained development activity.

Manufacturing remains a **key economic driver, supporting 1,200+ primary jobs within a growing network of industrial and business parks**. Average household **income reached \$115,083 in 2023**, reflecting double-digit year-over-year growth and strengthening purchasing power across the region.



## Population Growth 2.4%

Ongoing population growth within the Belton and broader Central Texas region strengthens labor availability and supports continued distribution and manufacturing activity.



## I-35 Logistics Corridor

Positioned along Interstate 35, Belton offers direct access to Dallas–Fort Worth, Austin, and San Antonio - supporting regional distribution and manufacturing operations across the Texas Triangle.



## Workforce & Access

The Killeen–Temple–Fort Cavazos metro provides a growing labor pool supported by military, healthcare, and education sectors — strengthening long-term industrial demand.



Belton, Texas, is experiencing growth driven by its strategic location along the I-35/I-14 corridor, attracting business interest through a, [City of Belton Strategic Plan](#) that focuses on infrastructure and economic development. Recent developments include a 156,000-square-foot facility expansion, indicating increased corporate activity in the area.



FOR SALE  
INDUSTRIAL CAMPUS

# 218 EAST

GROVE ROAD, BELTON, TX



**SPUR**  
COMMERCIAL  
LLC

**Will Bost**  
512 917 5850  
will@spurcommercial.com

The information contained herein has been obtained from sources believed reliable; however, Spur Commercial LLC makes no guarantee, warranty, or representation as to its accuracy or completeness. All information is subject to errors, omissions, changes of price, prior sale or lease, and withdrawal without notice. Prospective purchasers should conduct their own independent investigation and verification.