



INDEPENDENCE
COMMERCIAL REAL ESTATE

12.92 ACRES AVAILABLE

10,101 VPD (24)



SITE

LAND AVAILABLE



5935 FM-2484 | SALADO, TEXAS



INDEPENDENCE
COMMERCIAL REAL ESTATE

CONTACT:

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SIZE

» ±12.92 Acres

HIGHLIGHTS

- » Zoning: Bell County Jurisdiction
- » Price: \$1,179,000

TRAFFIC COUNTS

West Village Rd: 690 VPD ('20)
 Williams Rd: 1,167 VPD ('20)
 I-35: 96,493 VPD ('24)

AREA RETAILERS



THE BARTONI HOUSE



TOTAL POPULATION

1 MILE	1,012
3 MILE	4,629
5 MILE	11,386



DAYTIME POPULATION

1 MILE	815
3 MILE	5,469
5 MILE	10,105



TOTAL HOUSEHOLDS

1 MILE	381
3 MILE	1,858
5 MILE	4,366



AVERAGE HH INCOME

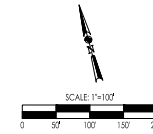
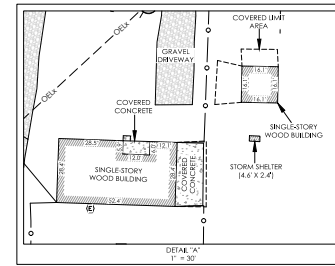
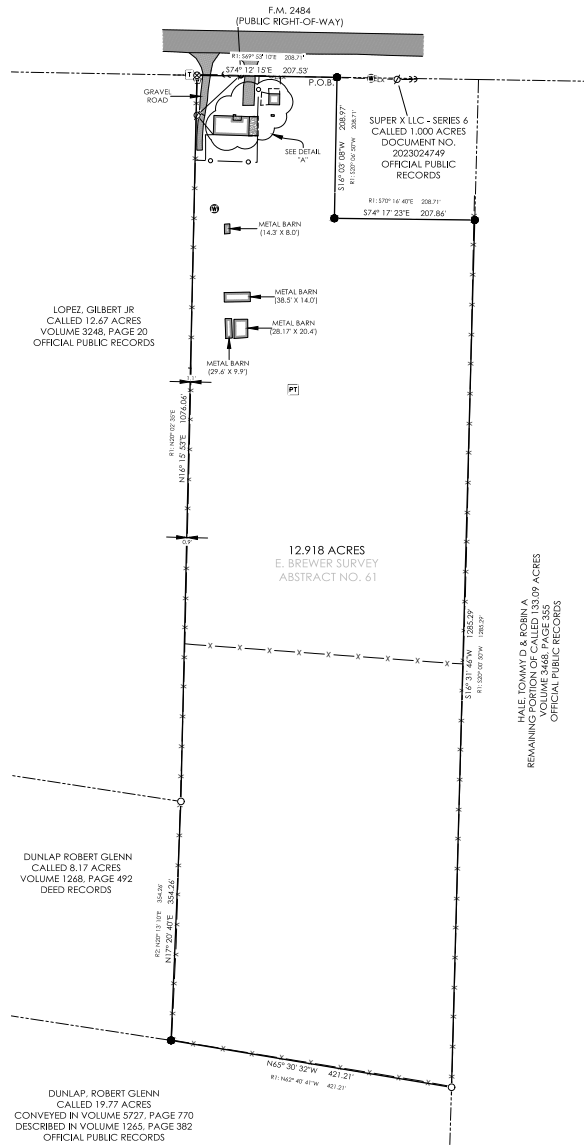
1 MILE	\$143,473
3 MILE	\$142,660
5 MILE	\$145,531

5935 FM-2484 | PROPERTY OVERVIEW



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SURVEY SHOWING A 12.918 ACRE TRACT OF LAND, LOCATED IN THE E. BREWER SURVEY, ABSTRACT NO. 61, BELL COUNTY, TEXAS, SAID 12.918 ACRE TRACT, BEING ALL OF THAT CALLED 13.05 ACRE TRACT OF LAND RECORDED IN VOLUME 2382, PAGE 363, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.



- LEGEND**
- FOB POINT OF BEGINNING
 - R1 RECORD CALL PER VOLUME 2382, PAGE 363
 - R2 RECORD CALL PER VOLUME 1338, PAGE 492
 - 1/2" IRON ROD FOUND
 - 600 NAIL FOUND
 - SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
 - ⊕ ELECTRIC METER
 - ⊖ UTILITY POLE
 - ⊕ UTILITY POLE WITH GUY WIRE
 - ⊕ WELL
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ TELEPHONE REESEL
 - ⊕ PROPANE TANK
 - X — WIRE FENCE
 - ○ — CHAIN-LINK FENCE
 - DELTA --- ELECTRIC (OVERHEAD)

- NOTE**
- 1) FIELD WORK PERFORMED ON: APRIL 7, 2026
 - 2) OWNER: COPPLAND, BILLY BELL
 - 3) ADDRESS: 5935 FM-2484 (BLAND), TEXAS 76751
 - 4) BASE OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83, GRID
 - 5) THE SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
 - 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 80070055E, EFFECTIVE DATE SEPTEMBER 26, 2018, THE PROPERTY BELN ZONE "X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM, IF DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING. PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE OR ALL PLANNING/RETIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CHANGES. THE FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THE SURVEY TO SHOW THE EXISTENCE, SEE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 9) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATION PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THIS INSTRUMENT.

5935 FM-2484 | SURVEY



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5935 FM-2484 | SITE AERIAL



SITE

The Woods of Salado Subdivision

King Oaks Subdivision

Spring Creek Subdivision

Amity Estates

Salado Center (Planned Commercial)

Elementary & High School Expansion Area

Grace Church Salado

La Paloma Subdivision

Residential Under Development

Salado High School

Salado Middle School

Future Development

Days Inn

Thomas Arnold Rd

TENROG RANCH

Eagle Heights

Arnold Elementary

Mill Creek Golf Club

Drakes Landing

Royal St

Sanctuary

Sanctuary Under Development

Sanctuary Commercial

Salado Airport

Turley Development

5935 FM-2484 | MARKET AERIAL



5935 FM-2484 | PHOTOS



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5935 FM-2484 | PHOTOS



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Brewer Rd

10,000 VPD (24)

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The information herein was obtained from third parties and has not been independently verified by Independence CRE. Any and all interested parties should have their choice of experts inspect the property and verify all information. Independence CRE makes no warranties or guarantees as to the information given to any prospective buyer or tenant.