

FOR SALE

# 220 Acre Development Parcel

Salado, TX

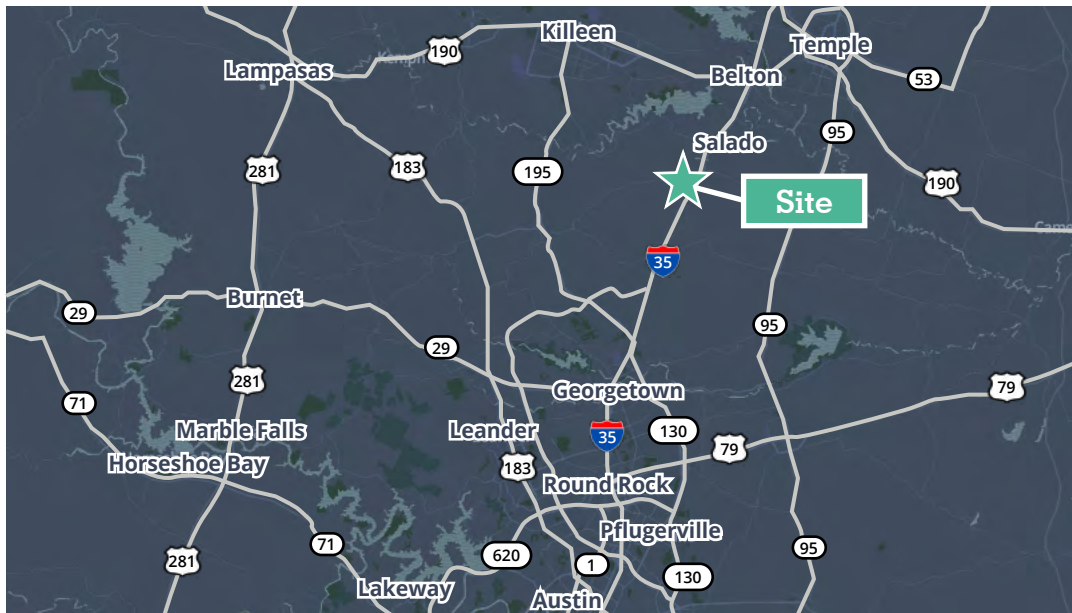
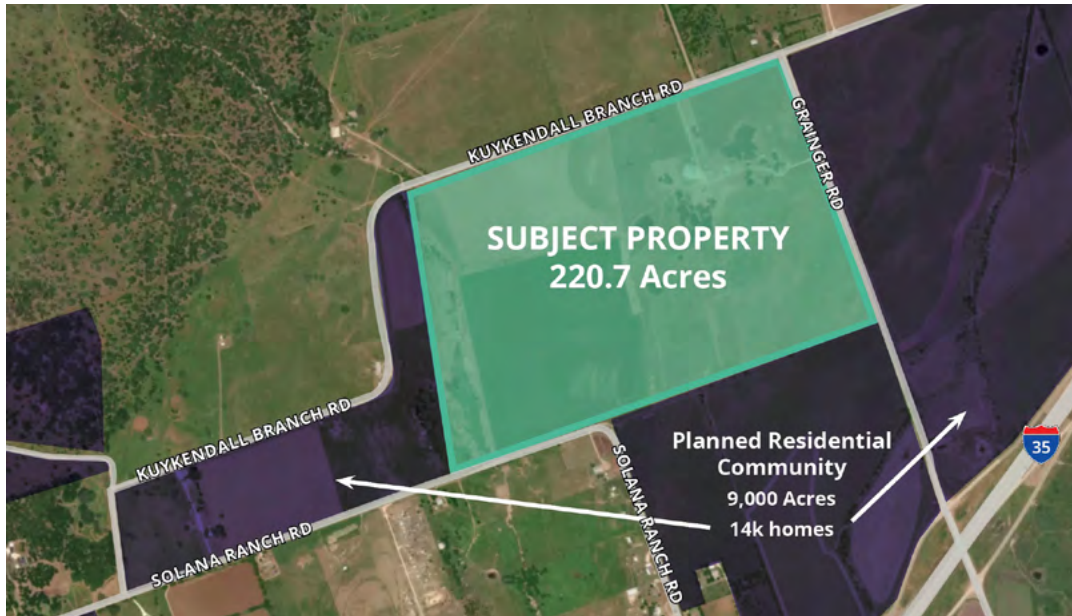


Development Opportunity in Austin MSA

625 Grainger Road | Salado, TX 76571

AVISON  
YOUNG

# Property details



## Highlights

**Address:** 625 Grainger Rd | Salado, TX

**Interactive Map:** [View here](#)

**Size:** 220.7 Acres; approximately 200 acres net of floodplain

**Zoning:** Salado ETJ & Bell County

**School District:** Salado ISD

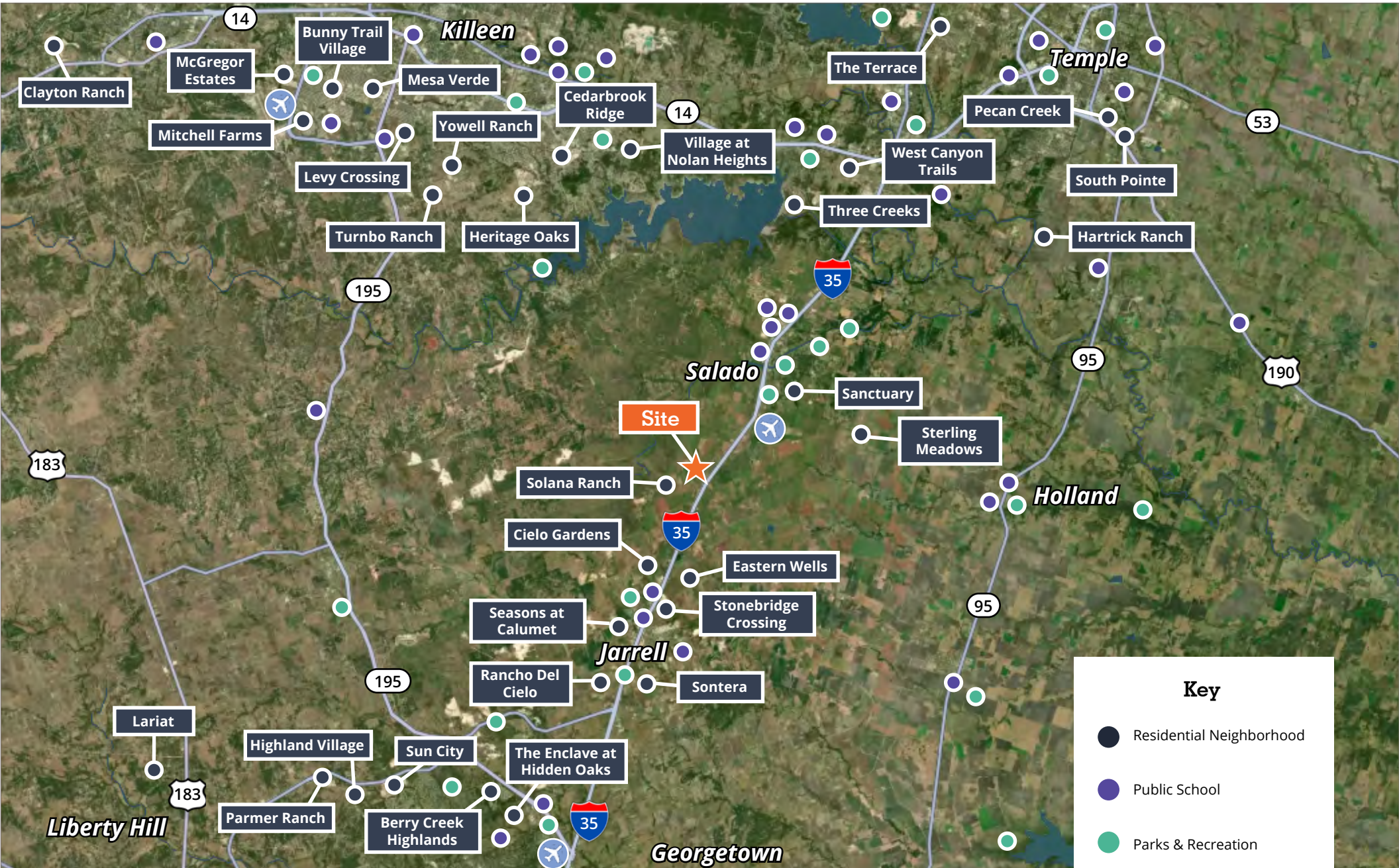
**Utilities:** Water line & 2 wells onsite; potential to create MUD

**Potential Uses:** Residential, commercial, industrial, or mixed use

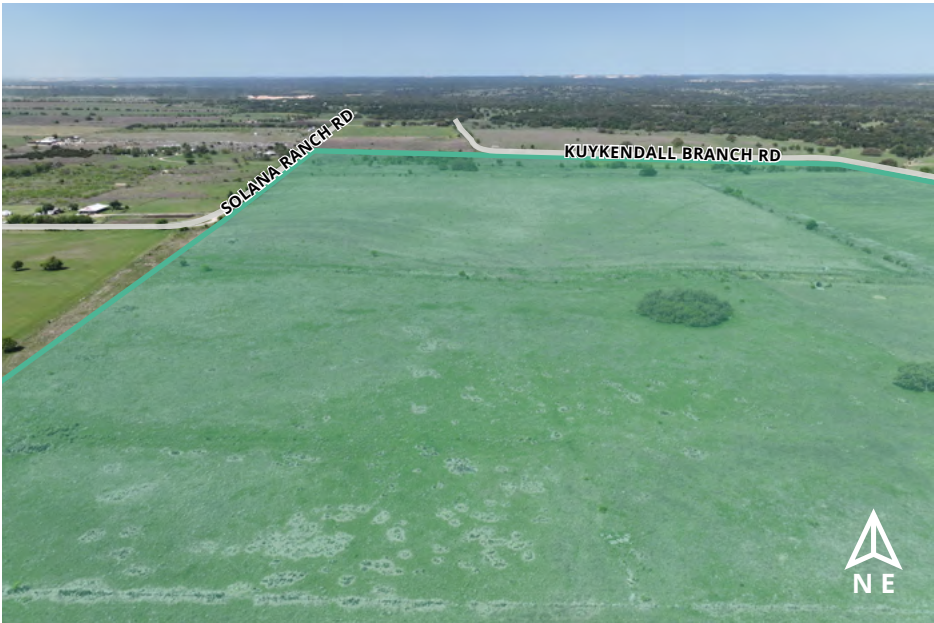
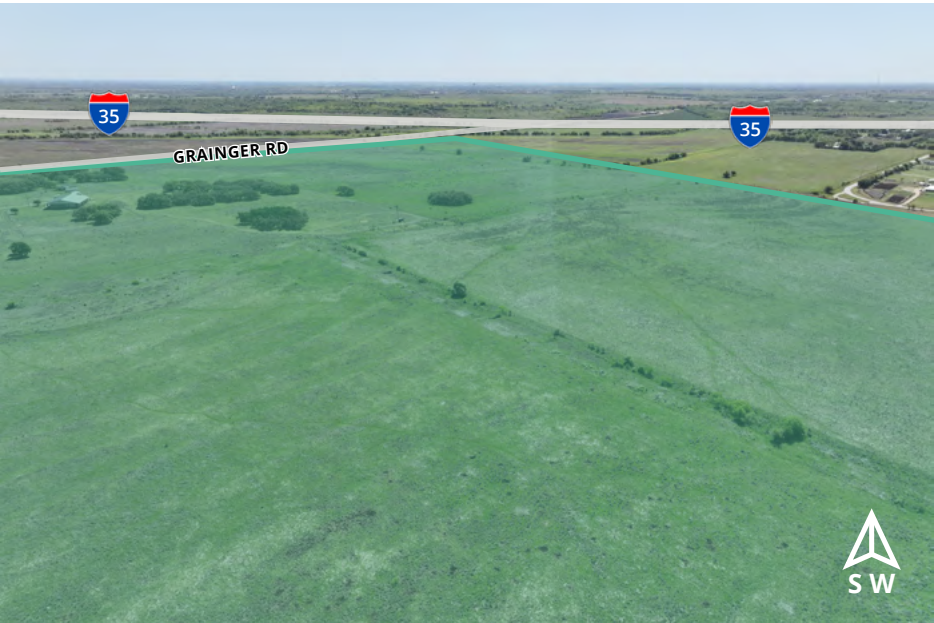
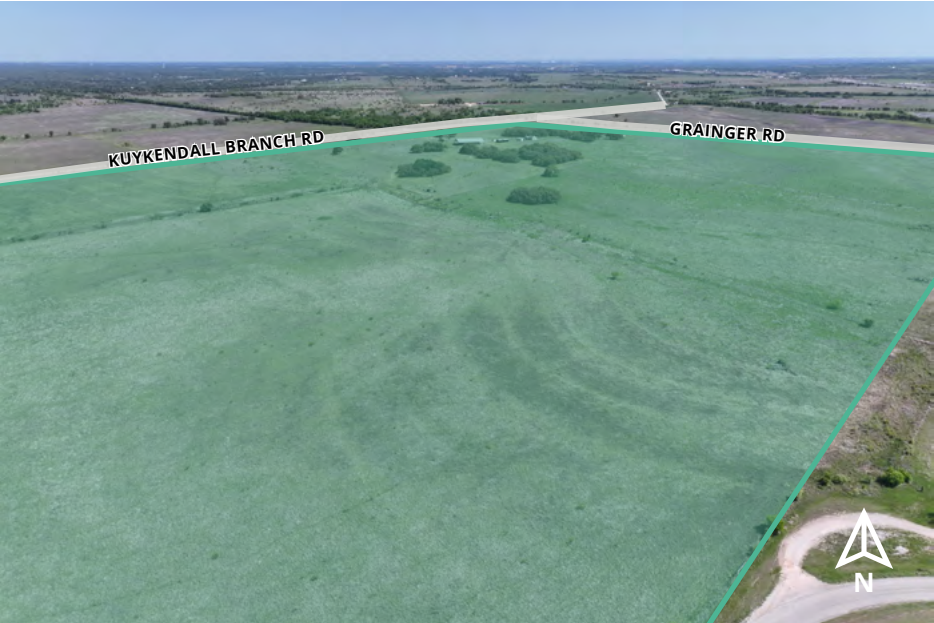
**Asking Price:** Call Broker

Adjacent to the Solana Ranch Development

# Nearby residential developments



# Aerial views



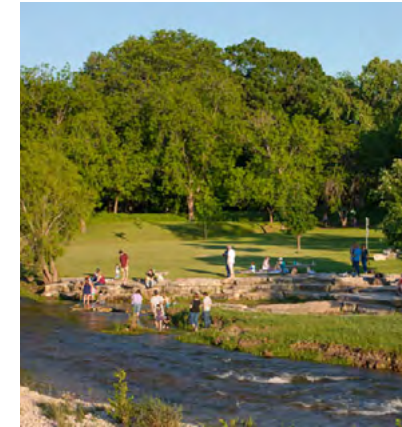
# Potential concept plan



# Salado market overview

Salado, Texas is a growing destination nestled along the I-35 corridor between Austin and Waco. Known for its historic charm and strategic location, Salado offers exceptional visibility and access to major Central Texas markets. The village continues to attract attention for its thoughtful development approach, including a new focus on creative industries—Salado is currently working toward becoming a certified Film-Friendly Community through the Texas Film Commission, opening the door for future media and production opportunities.

The Village of Salado actively supports economic development through a variety of incentives, including expedited permitting, fee waivers, sales tax reimbursement grants, and support for building, landscaping, and signage improvements. Beyond its pro-business policies, Salado is known for its vibrant arts scene, unique shops, popular dining, and community events. With strong tourism appeal, top-rated schools, and a welcoming atmosphere, Salado offers the perfect balance of small-town charm and long-term growth potential.



2,614

TOTAL POPULATION



\$550K - \$900K

WEST SALADO NEW HOME VALUE

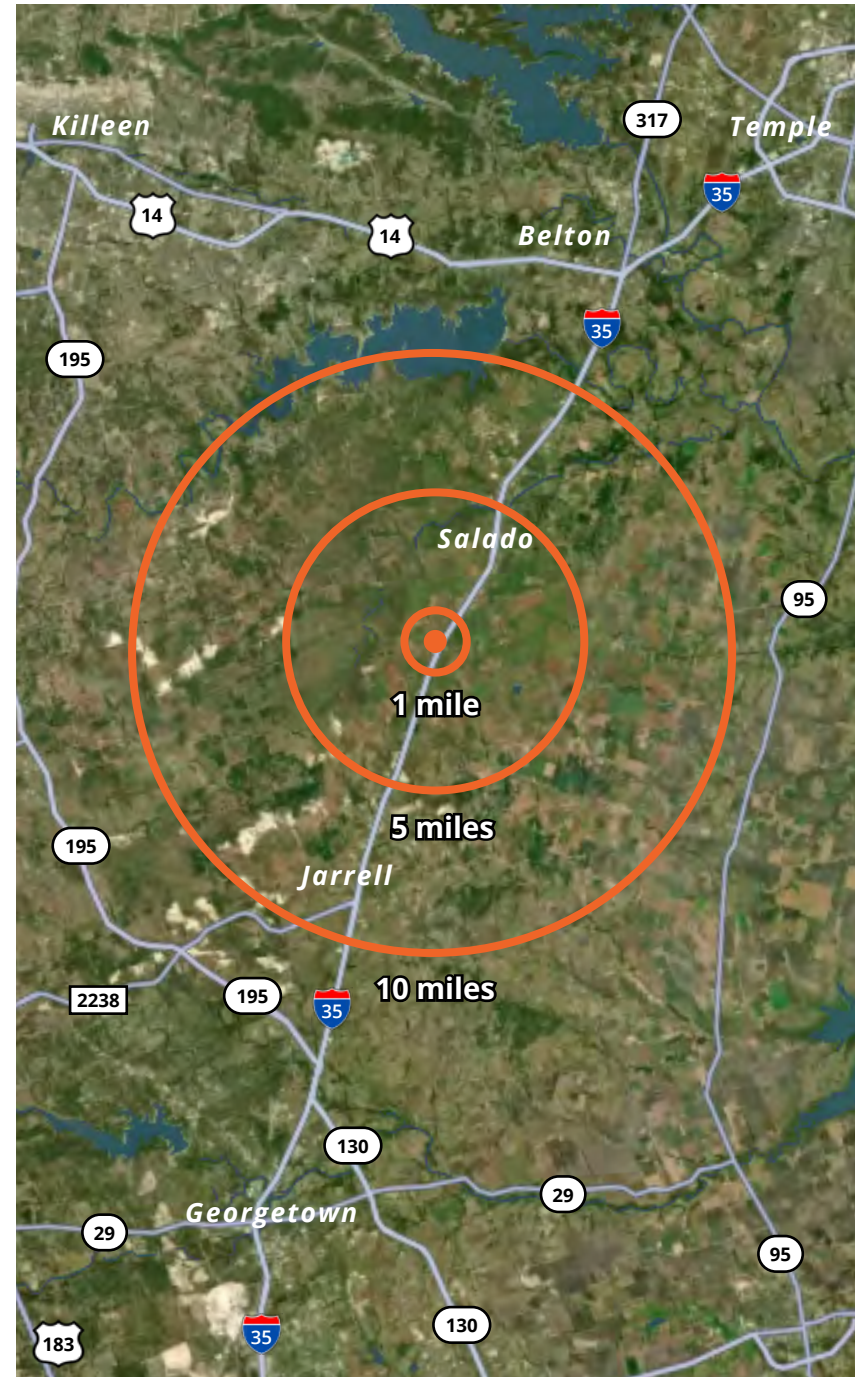


5.82%

HIGHER INCOME A YEAR THAN THE U.S. AVG

# Demographics

Population	1 mile	5 miles	10 miles
Total population	109	5,149	29,983
Median pop. (female)	53	2,544	14,847
Median pop. (male)	56	2,605	15,136
Median age	47.8	42.7	37.5
Income			
Median income	\$112,428	\$95,733	\$92,660
Average income	\$144,560	\$127,765	\$122,619
Households			
Total households	46	1,957	10,480
# of persons per HH	2.37	2.62	2.86
Median house value	\$427,778	\$394,926	\$365,309
Average house value	\$456,707	\$433,324	\$434,951



# Austin market overview

Austin is the fastest-growing metro in the nation with approximately 2.3 million residents. Known for its vibrant culture, live music, and renowned universities, Austin has seen its GDP nearly double since 2010, with a 36% population growth. The city's economy is strong, driven by industries like advanced manufacturing, clean technology, and tech, with 17% of jobs in the tech sector. In 2022, venture capital investments in Austin totaled \$4.9 billion.

The region boasts a robust higher-education system with over 160,000 students, ensuring a skilled workforce. Major universities include the University of Texas at Austin and Texas State University. Over 90% of residents are high school graduates, and nearly 47% hold a bachelor's or advanced degree.

Austin is also famous for its music festivals, South by Southwest (SXSW) and Austin City Limits, which contribute to its dynamic social environment. This environment has helped retain talent and foster the growth of local corporations like Dell Computers and Tito's Vodka.





**For more information, please get in touch.**

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