

FOR LEASE

1400 Waco Road
Belton, TX 76513

±4,660 SF | STORAGE UNITS

SUMMARY

Located next to Summer Fun Water Park.
On the corner of Waco Rd and East 13th Street Belton, TX

Explore the strategic benefits of 1400 Waco Rd, located in the bustling Temple Belton Killeen market.

This prime industrial area offers seamless access to major transportation routes, such as Interstate 35, and is conveniently situated near the Summer Fun Water Park, providing a unique recreational benefit for employees.

Positioned in close proximity to the vibrant cities of Belton and Temple, the area offers access to a skilled labor force and an ideal setting for warehousing and distribution activities.

Property Specs

LEASE RATE

Contact Broker

LOT SIZE

±15 Ac

TYPE

Land | Industrial



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	4,607	28,365	82,152
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,704	10,303	32,042
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$76,458	\$104,471	\$111,948

Traffic Counts

STREET	AADT
Waco Road	4,190
East 6th Avenue	12,639

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1390 E Bitters Rd
San Antonio, TX 78216
210.366.1400 | naiaexcel.com

A. Lloyd Thomas

254.770.8287
LThomas@naiaexcel.com

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WHY NAI