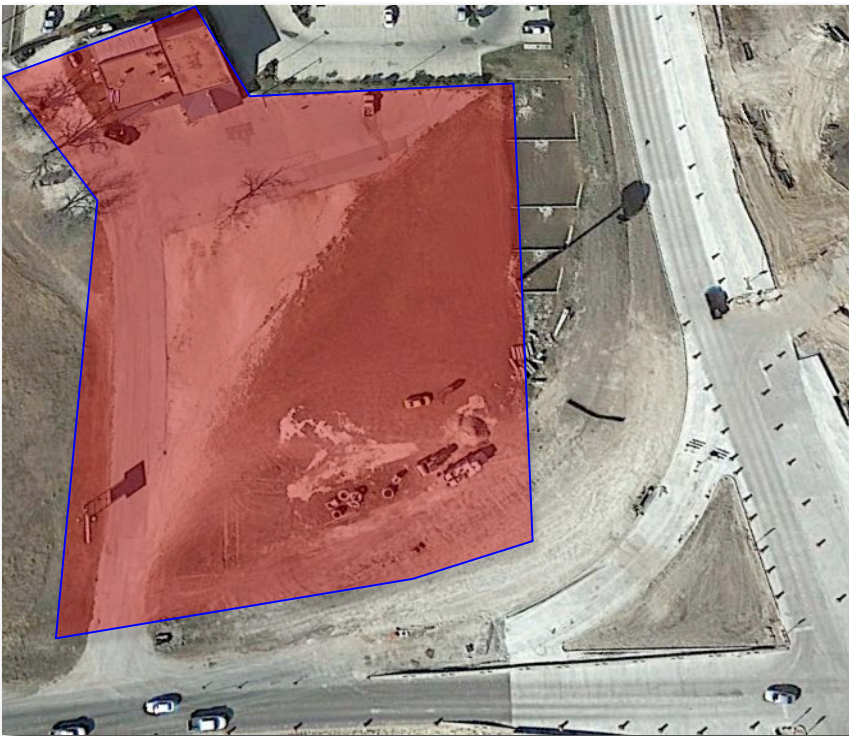


# PAD SITE / IH35 & LOOP 121

## BELTON, TEXAS

+/- 2Ac at SWC IH35 and Loop 121 (Oxbow Steak House)

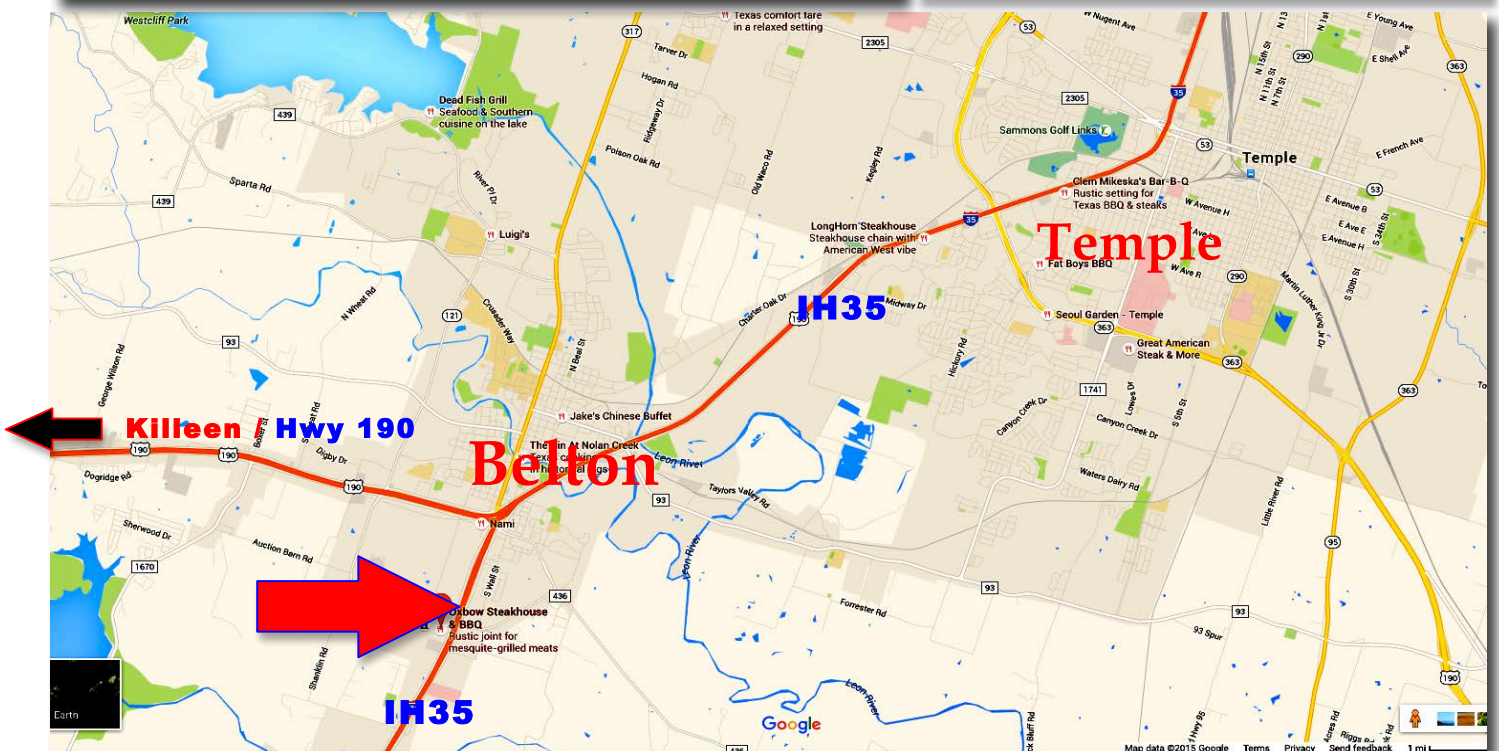


**\$1.335.000**

IH35 Corner/Lighted intersection  
Next to Expo Center and LaQuinta  
Zoned PD11  
All Utilities to Site  
Operating Restaurant, FF&E conveys

Ben edelstein ( 512 ) 451-7213

Edelstein.ben@gmail.com



**PRICE: \$1,335,000 / 15.48sf**

Acreage: 1.979

Oxbow Steakhouse: 3900 square feet

Zoning: PD11 (attached)

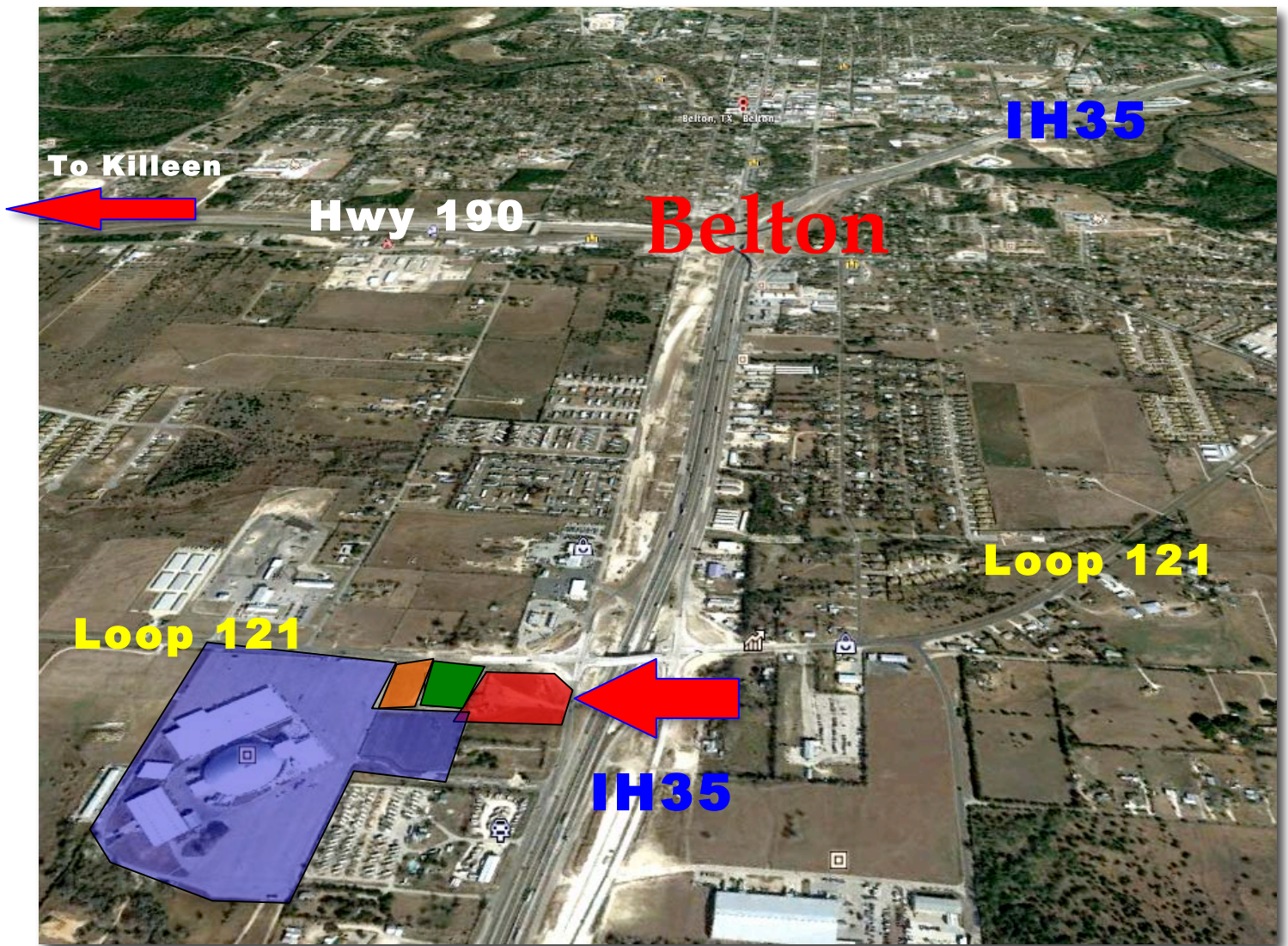
Water & W/W: Belton City

Electric: Oncor

IH35/Loop 121 construction to be completed First-Q 2016

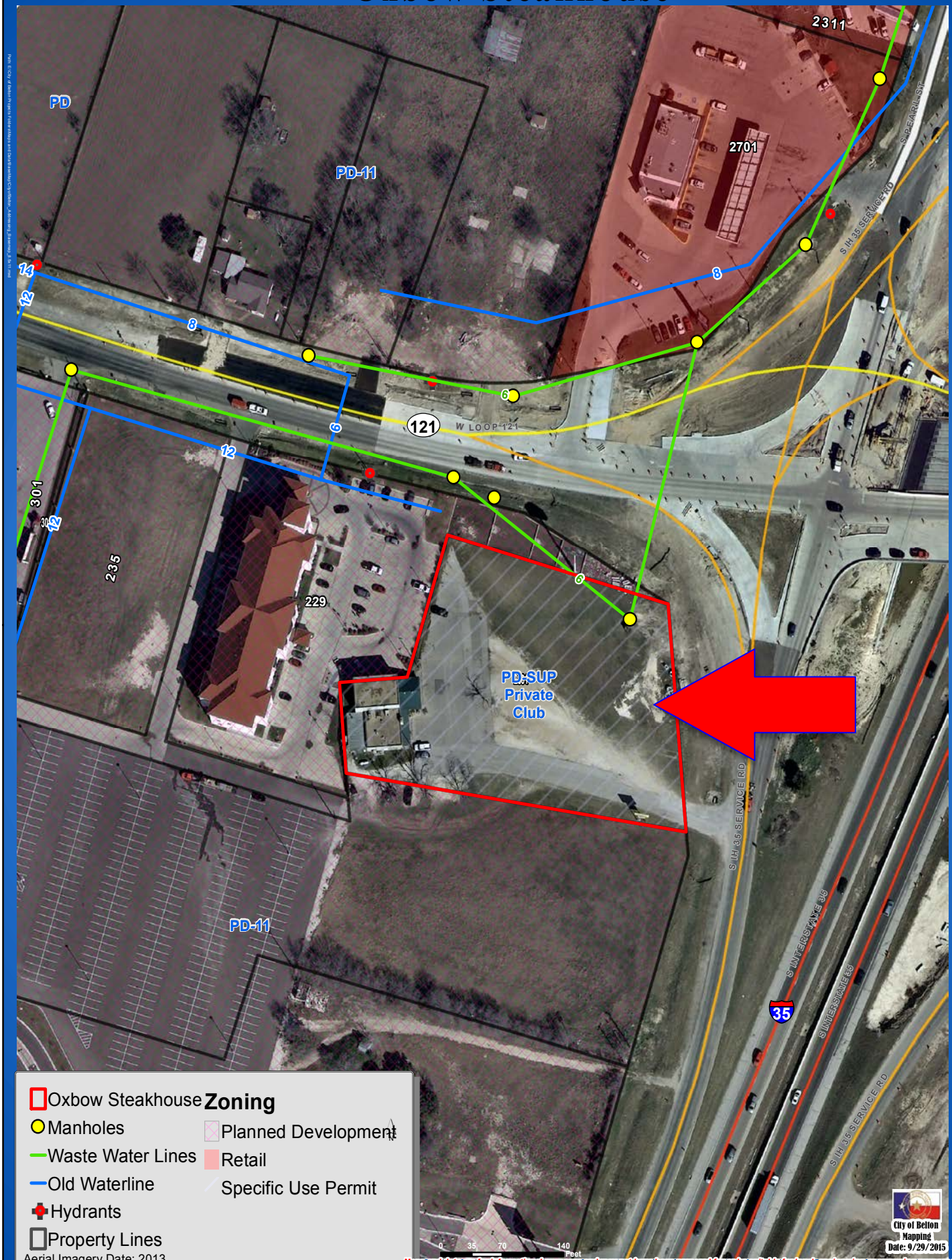
Traffic: 56000VPD-IH35 / 6200VPD-loop 121 (see attached)

Below: Pad Site - Red / Expo Center - Blue / New Hotel - Orange / LaQuinta - Green



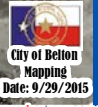
Please note: Kenneth Dryden and HEB make no representations or warranty to the accuracy and/or thoroughness of the information contained herein. All information is subject to errors, omissions, price changes, changes in terms and conditions, prior to a fully executed sales or lease agreement by both parties.

# Oxbow Steakhouse

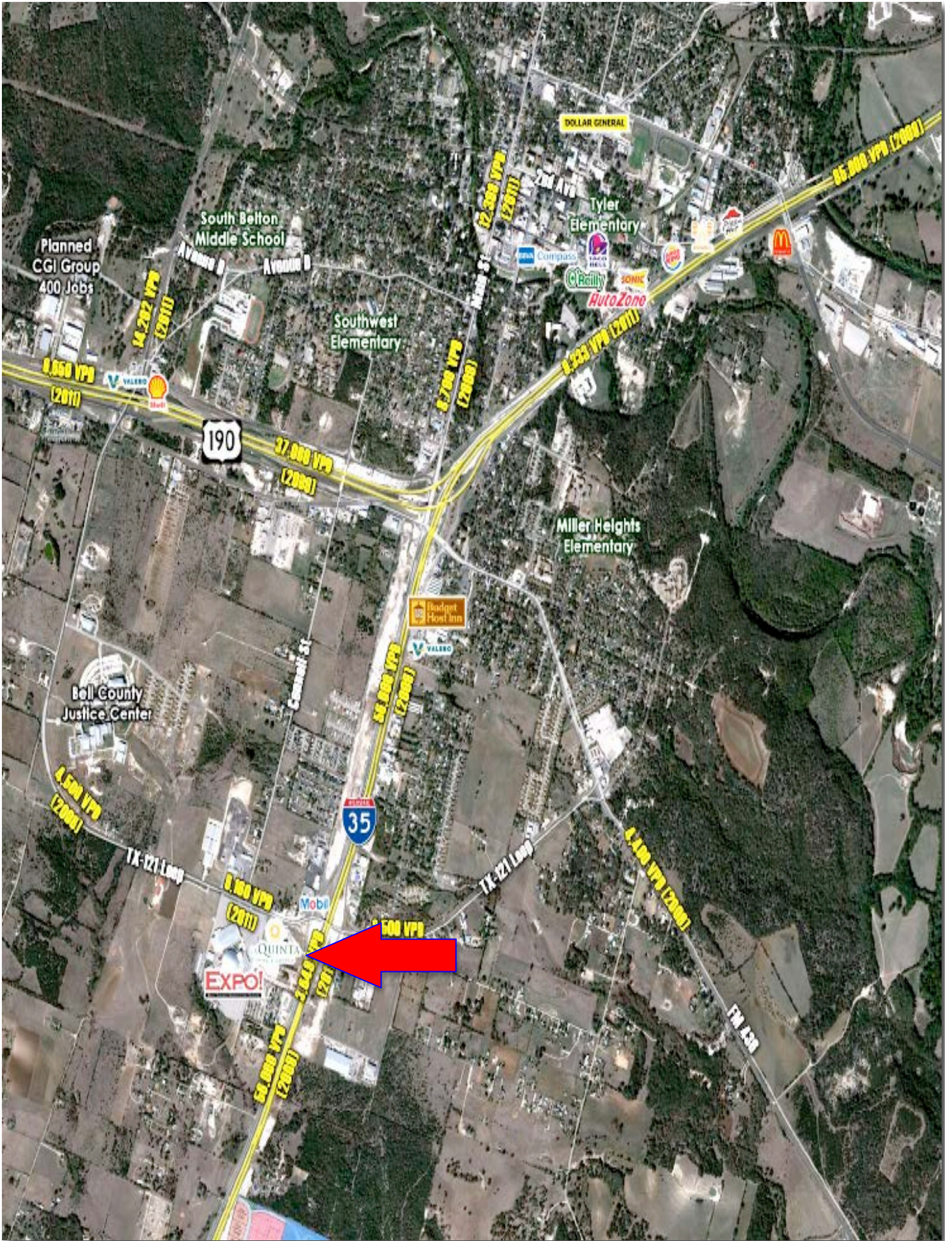


	<b>Oxbow Steakhouse Zoning</b>		Planned Development
	Manholes		Retail
	Waste Water Lines		Specific Use Permit
	Old Waterline		
	Hydrants		
	Property Lines		

Aerial Imagery Date: 2013



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.



## OVERVIEW

Belton is located within the Killeen-Temple-Fort Hood metropolitan statistical area (MSA), which the Milken Institute ranked #1 in its Best Performing Cities Index of the nation's 200 largest metros. Located at the crossroads of Interstate 35 and US 190, Belton is well-positioned to capture more than its fair portion of the growth in economic activity occurring along this corridor. Belton's centralized regional location and accessibility within the MSA positions the city well to capture retail sales from consumers originating outside Belton city limits and its immediate trade area. The economic health of the region is further evidenced by the recent addition H-E-B's largest format store and new businesses such as CGI Group which is expected to add 400 jobs to the region.

RETAIL OPPORTUNITIES

## RETAIL PRIMARY TRADE AREA STATISTICS

POPULATION	YR	TRADE AREA	1 MILE	3 MILES	5 MILES
City of Belton	2010	64,024	7,868	19,915	47,123
	2015	72,132	8,469	22,054	52,943
Median Age	2010	35.8	28.4	31.1	36.2
Median HH Income	2010	\$49,367	\$41,550	\$43,807	\$51,457
	2015	\$56,227	\$48,789	\$51,724	\$57,787

TRAFFIC COUNTS	VPD	EDUCATION (PTA)	2010
Main Street	21,647	College Graduate	34.9%
Interstate 35	85,000	Some College, no Degree	23.0%
		High School Graduate	25.2%
		Less than High School	16.9%

INCOME (PTA)	2010	WORKFORCE	(3 m)
Average Household Income	\$63,514	Employees	8,552
Median Household Income	\$49,367		
Per Capita Income	\$24,621		

RACE (PTA)	2010	2015	AGE GROUPS (PTA)	2010
White Alone	77.2%	76.4%	0 - 9 years	14.3%
Black Alone	6.9%	6.8%	10 - 14 years	6.7%
Amer. Indian Alone	1.0%	1.0%	15 - 19 years	7.4%
Asian Alone	1.7%	1.8%	20 - 24 years	7.6%
Pacific Islander Alone	0.1%	0.1%	25 - 34 years	13.1%
Some Other Race / Two or More Races	13.2%	14.0%	35 - 44 years	12.8%
Hispanic (Any Race)	19.0%	20.3%	45 - 54 years	13.7%
			55 and older	24.6%

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ORDINANCE NO. 94-18

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM A PLANNED DEVELOPMENT-11 ZONING DISTRICT TO A PLANNED DEVELOPMENT-11 ZONING DISTRICT WITH A SPECIFIC USE PERMIT FOR A PRIVATE CLUB.**

WHEREAS, Oxbow Steakhouse & Bar-B-Que, lessee of the following described property has presented their petition duly signed, to the City Planning and Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinances and as required by law, and a hearing on said petition before the City Planning and Zoning Commission of the City of Belton was set for the 19th day of July, 1994, at 5:30 p.m. for hearing and adoption, said district being described as follows:

1.979 Acres in the M. F. Connell Survey, Abstract #6, also known as 2801 S. IH-35, Belton, Texas

WHEREAS, said application for such amendment was duly approved by the said City Planning and Zoning Commission and the date, time and place of the hearing on said application by the City Council of the City of Belton was set for the 26th day of July, 1994, at 5:30 p.m. at the Police and Courts Building and due notice of said hearing was given as required by ordinances and by law; and

WHEREAS, a hearing was held upon the application by the City Council of the City of Belton at the time, place and date herein before set forth and no valid objection to said amendments was presented.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from a Planned Development-11 Zoning District to a Planned Development-11 Zoning District with a Specific Use Permit for a private club and that the Zoning Ordinances of the City of Belton be and are hereby amended.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council, this the 26th day of July, 1994, by a vote of 4 ayes and 0 nays, 1 abstain.

**SIGNED AND APPROVED** by the Mayor and attested by the City Clerk on this the 26th day of July, 1994.

  
Charley Yowell, Mayor

ATTEST:

  
Connie Torres, City Clerk

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ORDINANCE NO. 51386-4

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AN AGRICULTURAL ZONING DISTRICT TO A PLANNED DEVELOPMENT ZONING DISTRICT - 11.

WHEREAS, the City of Belton, has presented its petition duly signed, to the City Planning and Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinances and as required by law, and a hearing on said Petition before the City Planning and Zoning Commission of the City of Belton was set for the 6th day of May, 1986, 5:30 p.m. for hearing and adoption, said District being described as follows:

See attached Exhibit "A".

WHEREAS, said application for such amendment was duly approved by the said City Planning and Zoning Commission and the date and time and place of the hearing on said application by the City Council of the City of Belton was set for the 13th day of May, 1986, at 5:30 p.m. at the City Hall and due notice of said hearing was given as required by Ordinances and by law, and,

WHEREAS, hearing was had upon the application by the City Council of the City of Belton at the time and place and date herein before set forth and no valid objection to said amendments was presented.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the said District located on a tract of land as more fully and completely described above, be and is hereby changed from an Agricultural Zoning District to a Planned Development Zoning District and that the Zoning Ordinances of the City of Belton be and are hereby AMENDED, but with the following provisions:

Only the following uses would be allowed in these planned development zoning districts:

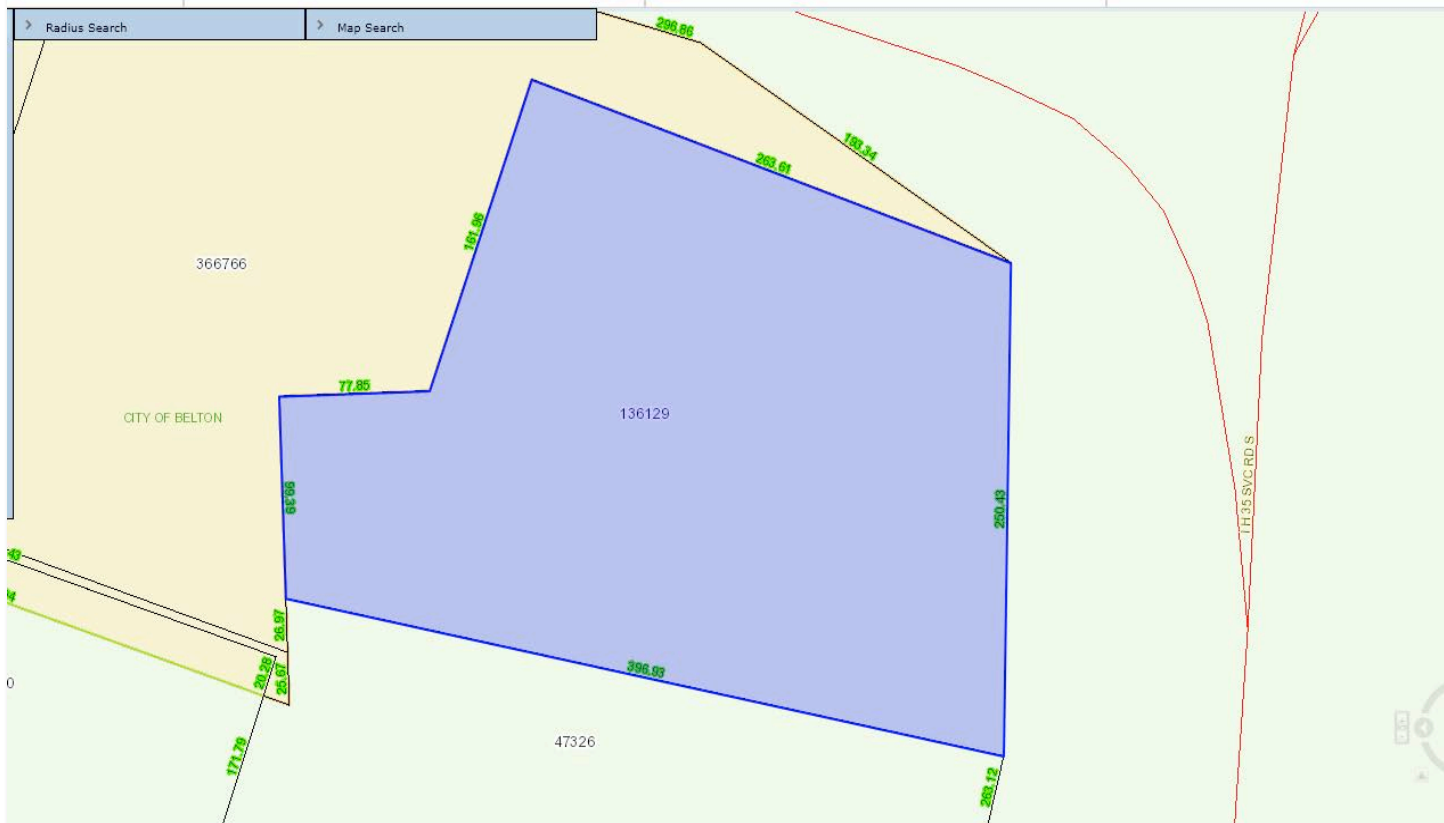
- Retail
- Shopping Center (3 acres or more)
- Restaurants
- Service Station or Truck Stop (2 acres)
- Motel - Hotel
- Recreation Center
- Office Buildings
- Roller or Ice Rink
- Swim or Tennis Club
- Health Club or Gym
- School or Day Care
- Greenhouse or Nursery
- Light Manufacturing and Assembly

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**ID 136129 GLOVER, BOBBY & LYNN for Year 2015**

<p><b>Location</b>          Situs Address: 2801 S IH 35 BELTON, TX</p> <p><b>Neighborhood:</b> BELTON COMMERCIAL  <b>Mapsco:</b> OXBOW STEAKHOUSE  <b>Jurisdictions:</b> CAD, CB, RRD, SBEL, TBE, WCLW, TBTIF</p>	<p><b>Owner</b>          Owner Name: GLOVER, BOBBY &amp; LYNN          Mailing Address: , 5105 CHARTER OAKS DR, TEMPLE, TX 76502</p>	<p><b>Property</b>          Appraised Value: \$328,782.00</p>
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# Bell County to issue \$35M in bonds for Expo Center

Posted: Tuesday, April 7, 2015 4:30 am

BY ALEX WUKMAN | FME News Service

BELTON — The Bell County Commissioners Court unanimously approved a resolution directing county staff to publish a notice about the city's intent to issue up to \$35 million in certificates of obligation in May. The funds will be used to upgrade and expand the Bell County Expo Center.

Certificates of obligation are a type of bond that counties can issue to address short-term and emergency needs without having to go through the usual process of calling a bond election, according to the Texas Municipal League.

Although voter approval is not required, the sale of the bonds can be stopped if 5 percent of the total voters in the taxing area sign a petition and submit it prior to approval of the ordinance to sell such certificates, according to the Texas Bond Review Board.

The commissioners opted to go with certificates of obligation instead of a bond election for fiscal reasons, County Judge Jon Burrows said.

"Elections can only be held periodically, and the longer we wait, the more it could cost because the interest rates in the bond market could go up," he said. "This way we can take advantage of historic low interest rates."

Also by acting now, the county will be able to take advantage of its AA-plus credit rating, which is being reviewed by Standard and Poor's, according to County Commissioner Bill Schumann.

"Standard and Poor's came to us and said that they wanted to take another look at our credit rating," Schumann said. "We provided them with all the information they asked for, but we'll still have our credit rating for this issuance."

The proposed \$35 million in new debt will not affect Bell County's property tax rates, Commissioner Tim Brown said.

The proposed expansion will add a multipurpose arena, which will free up the Expo Center's 6,000-seat dome for additional events, add air conditioning and expand the exhibition hall. County commissioners believe the additions and upgrades might increase the Expo Center's direct economic impact by as much as 40 percent to 50 percent per year,

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3890.

