

SALADO, TX | +/- 23 AC

S IH 35 SERVICE RD | SALADO, TX 76571

S IH 35 SERVICE RD

Address:

S IH 35 Service Rd
Salado, TX 76571

Size:

(TOTAL) +/- 23 AC*

- 2.47 AC
- 16.50 AC
- 2.43 AC
- 1.6 AC

*Available together or separately

Asking Price:

Negotiable

County:

Bell



PROPERTY HIGHLIGHTS

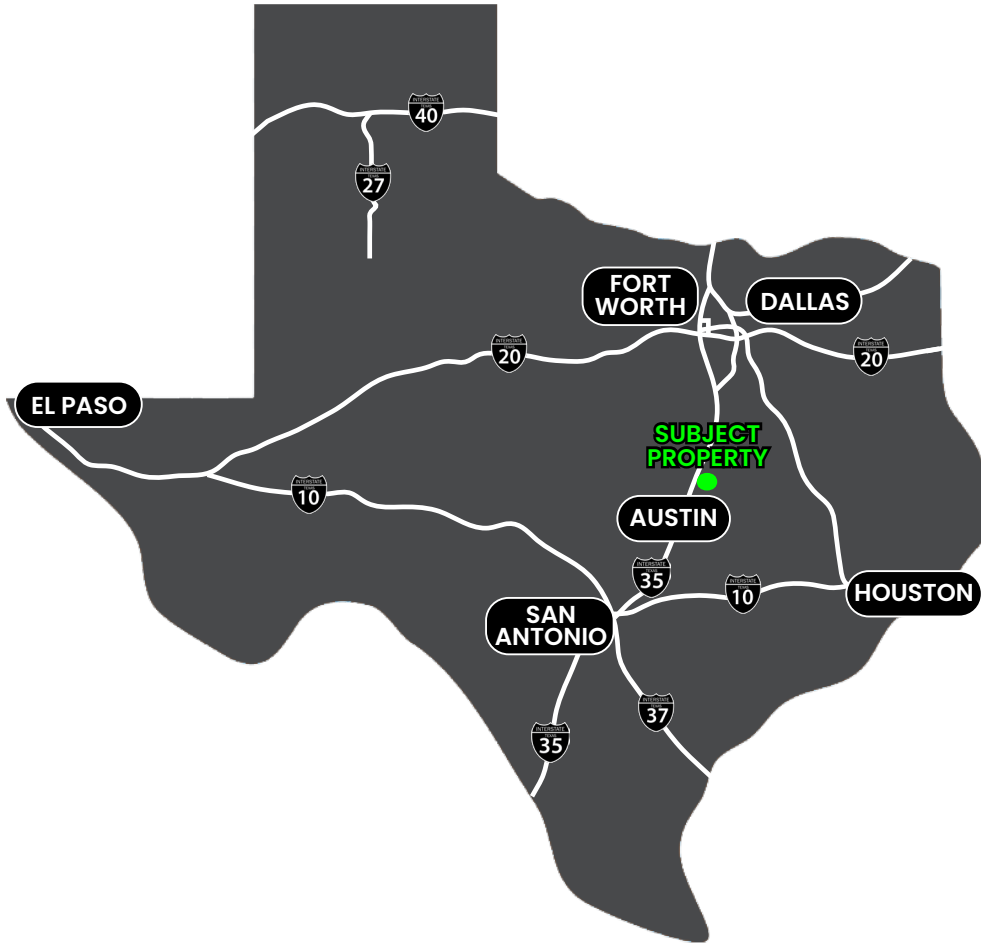
- Salado growing rapidly: +/-1000 residential units approved and under development currently in City limits
- I-35 Service Road currently annexing into Village of Salado
- Quick entitlement process: +/-60 days total
- Close proximity to Vintage boutique shops, wineries, breweries
- Traffic Count: +/- 78,000 VPD (IH-35)
- Jarrell has a strong residential push northward

UTILITIES

- Potable water: Salado Water Supply Corp.
- Electric provider: Encore
- Wastewater: Village of Salado (not to site)
- Emergency Services: Salado ESD Fire, Sheriffs & Constable

S IH 35 SERVICE RD

LOCATION



OLD TOWN SHOPS OF SALADO



SHADY VILLA HOTEL



SALADO WINERY



BARROW BREWING COMPANY

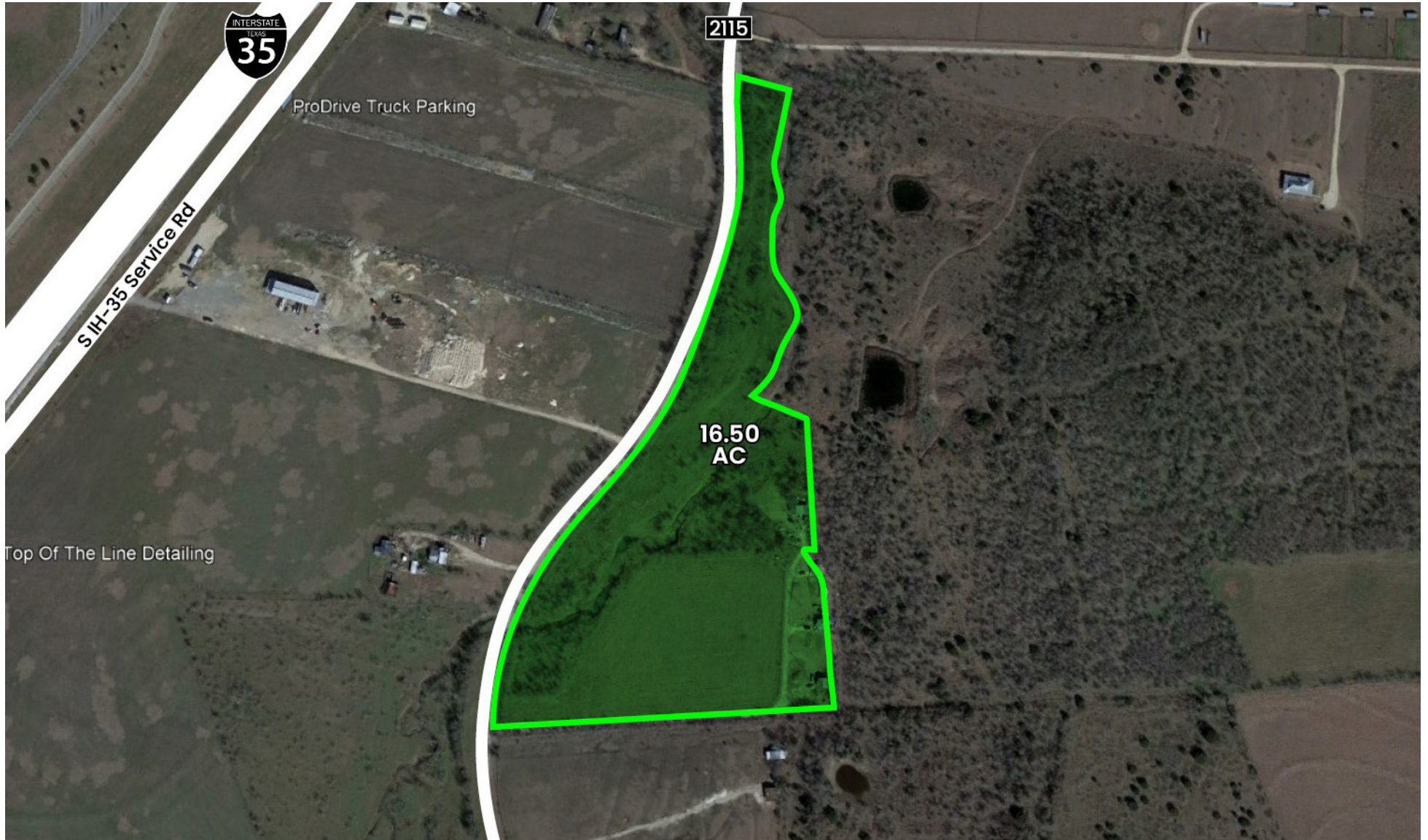
S IH 35 SERVICE RD

2.47 AC



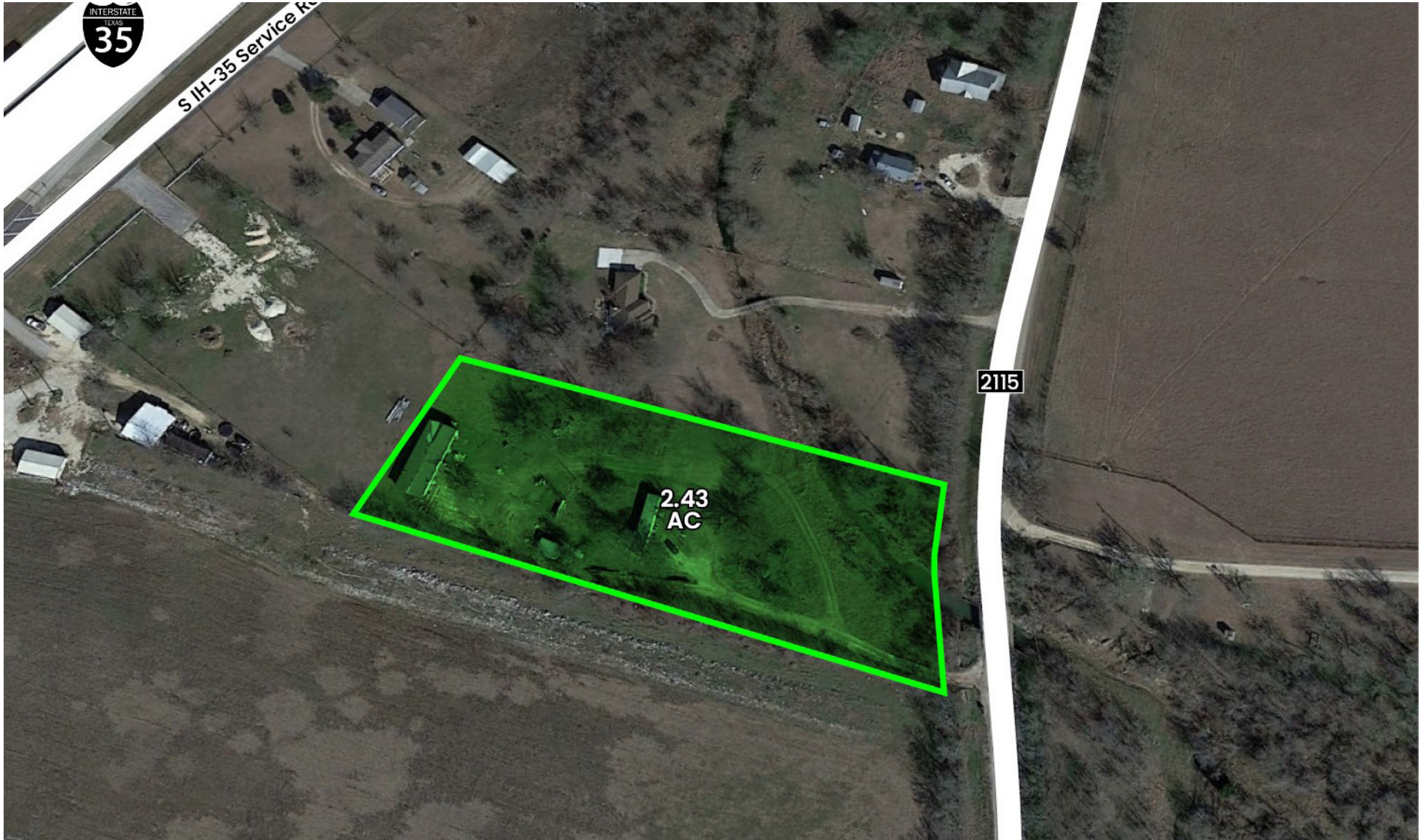
S IH 35 SERVICE RD

16.50 AC



S IH 35 SERVICE RD

2.43 AC



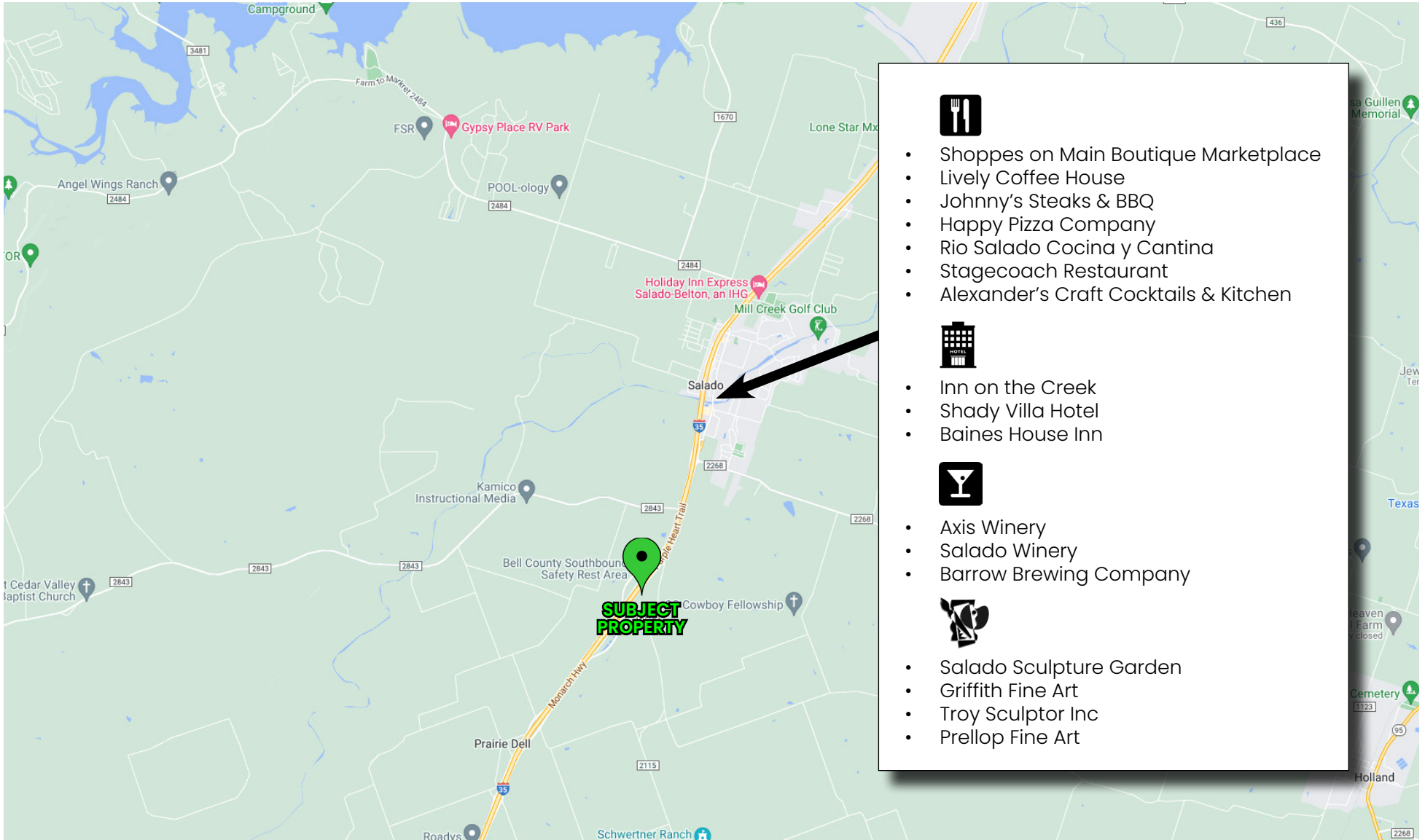
S IH 35 SERVICE RD

1.6 AC



SIH 35 SERVICE RD

NEARBY AMENITIES



- Shoppes on Main Boutique Marketplace
- Lively Coffee House
- Johnny's Steaks & BBQ
- Happy Pizza Company
- Rio Salado Cocina y Cantina
- Stagecoach Restaurant
- Alexander's Craft Cocktails & Kitchen



- Inn on the Creek
- Shady Villa Hotel
- Baines House Inn



- Axis Winery
- Salado Winery
- Barrow Brewing Company



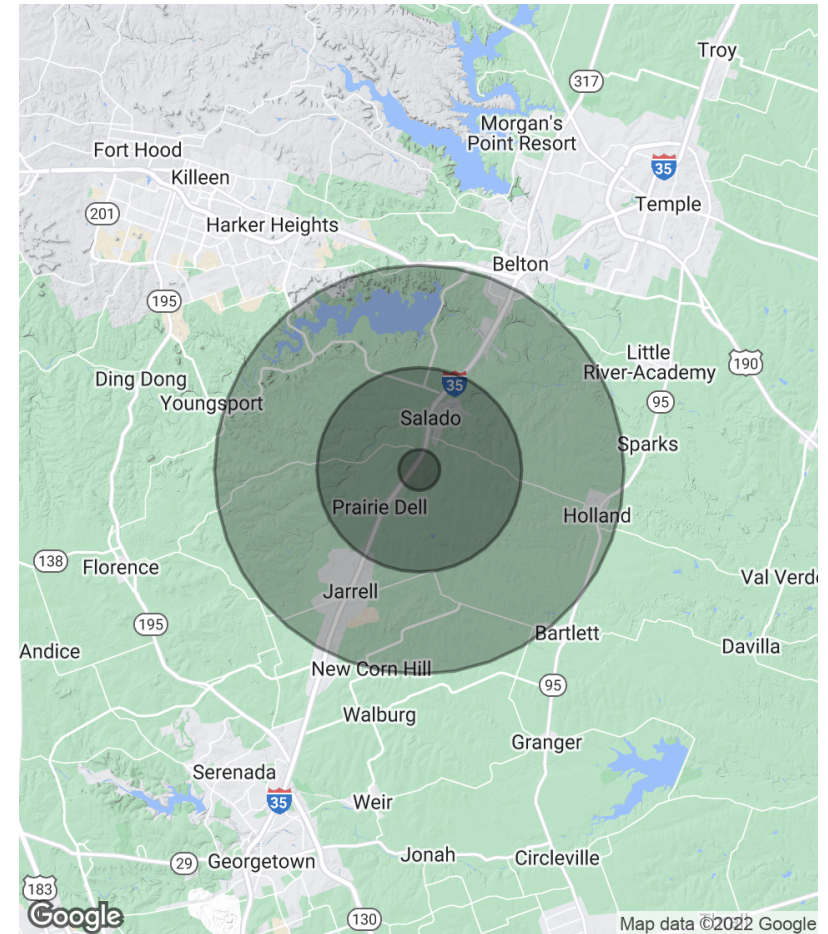
- Salado Sculpture Garden
- Griffith Fine Art
- Troy Sculptor Inc
- Prelop Fine Art

SIH 35 SERVICE RD

DEMOGRAPHICS

Radius	1 Mile	5 Miles	10 Miles
Population:			
Total Population	150	5,762	28,911
Average Age	41.1	41.5	37.8
Households & Income:			
Total Households	56	2,215	10,285
# of Persons per HH	2.7	2.6	2.8
Average HH Income	\$83,939	\$96,900	\$93,560
Average House Value	\$225,204	\$252,683	\$228,591

* Demographic data derived from 2020 ACS - US Census



LAND&
REAL ESTATE BROKERAGE



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