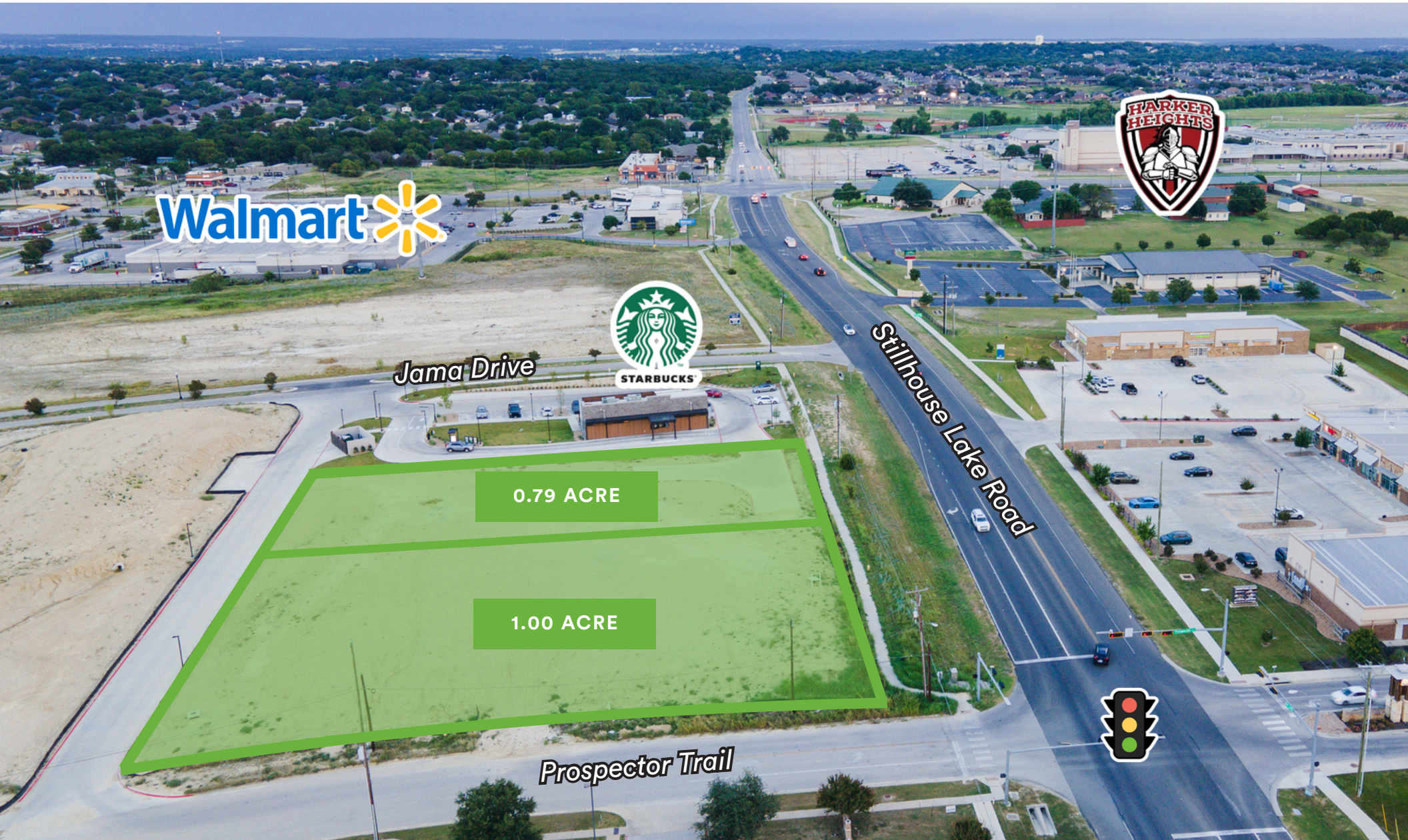
Oldham Goodwin

COMMERCIAL LAND | FOR SALE

1.79 AC PAD SITE

Stillhouse Lake Road | Harker Heights, TX 76548



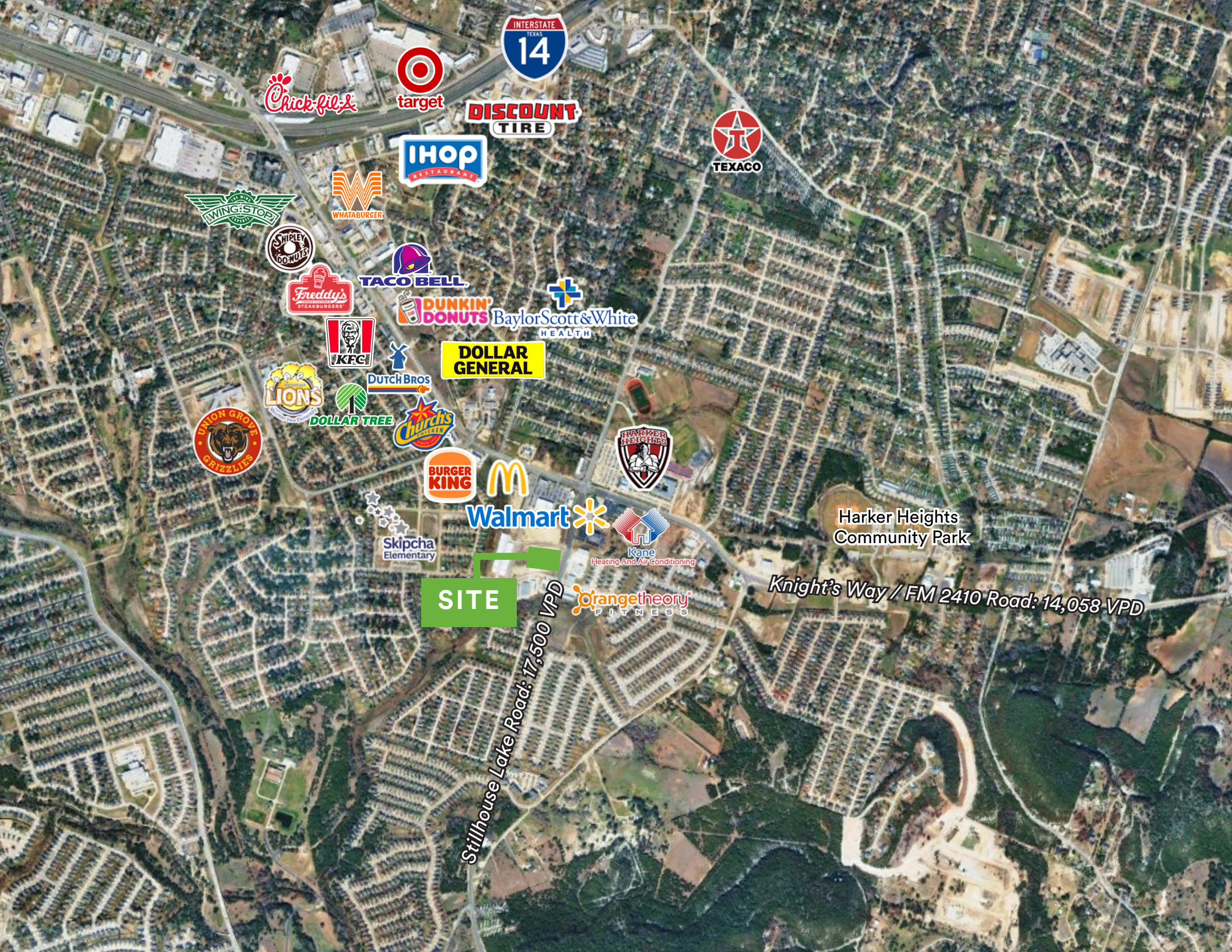
PROPERTY HIGHLIGHTS

- Up to 1.79 AC (divisible) available for Ground Lease at a signalized hard corner in Harker Heights, Texas (Waco, Temple, Belton MSA)
- Affluent and fast growing trade area with Household Income > $100,000 and 12% projected population growth by 2029
- Convenient access to over 17,500 VPD along Stillhouse Lake Road
- Unobstructed visibility with over 270' of frontage
- Close proximity to Harker Heights High School (Projected Fall 2025 Enrollment - 2,500 Students)
- Strong retail trade area with nearby tenants including Starbucks, Orange Theory Fitness, Walmart, and Advent Health

ASKING PRICE
Call Broker

TRAFFIC
17,500 VPD

LAND SIZE
1.79 AC


INTERSTATE
TEXAS
14
Chick-fil-A
target
DISCOUNT TIRE
IHOP
RESTAURANT
TEXACO
WHATABURGER
WING STOP
SHIPLEY DO-NUTS
TACO BELL
Freddy's
STEAKBURGERS
DUNKIN' DONUTS
BaylorScott&White
HEALTH
KFC
DOLLAR GENERAL
DUTCH BROS
LIONS
DOLLAR TREE
Church's
UNION GROVE
GRIZZLIES
BURGER KING
HARKER HEIGHTS
Walmart
Skipcha
Elementary
Kane
Heating And Air Conditioning
SITE
orangetheory
FITNESS
Harker Heights
Community Park
Knight's Way / FM 2410 Road: 14,058 VPD
Stillhouse Lake Road: 17,500 VPD

PROPERTY INFORMATION

Size	1.79 AC
Legal Description	Part of 5.570 AC, A0413 BC J T & W J Hallmark 7 & A0837 BC R W Tom
ID Number	Bell CAD 461598
Access	Ingress/Egress via Prospectors Trail
Frontage	Approx. 270’ of frontage along Stillhouse Lake Road
Zoning	B-5 - General Business District
Utilities	All Utilities in Area
Traffic Counts	Stillhouse Lake Road: 17,500 VPD Prospector Trail: 2,300 VPD Hudson Blvd: 1,687 VPD

DEMOGRAPHICS

	ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
1 MILE	9K	$102K	$105K
3 MILE	49K	$100K	$606K
5 MILE	105K	$81K	$1.16M

TEXAS OVERVIEW

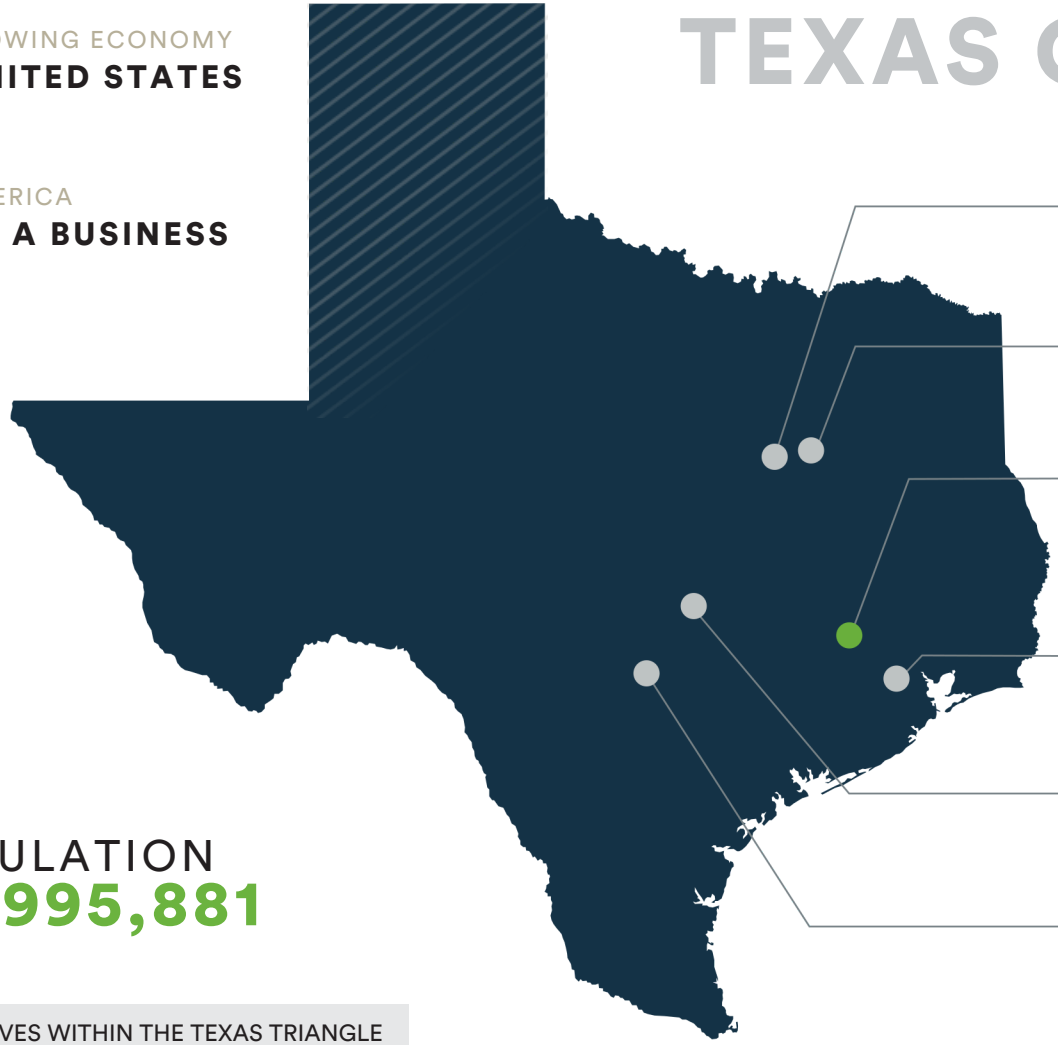
2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

LARGEST
MEDICAL CENTER

POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth
TOP CITY FOR SALES GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION GROWTH IN 2020

Bryan/College Station
#1 BEST SMALL PLACES FOR BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN THE U.S.

Austin
NAMED BEST CITY TO START A BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY IN THE NATION

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

BEST STATE
FOR BUSINESS

TOP STATE
FOR JOB GROWTH

NO STATE
INCOME TAX

Oldham Goodwin OG

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

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San Antonio

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This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.

INFORMATION ABOUT BROKERAGE SERVICES

11-03-2025

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
  - Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone