



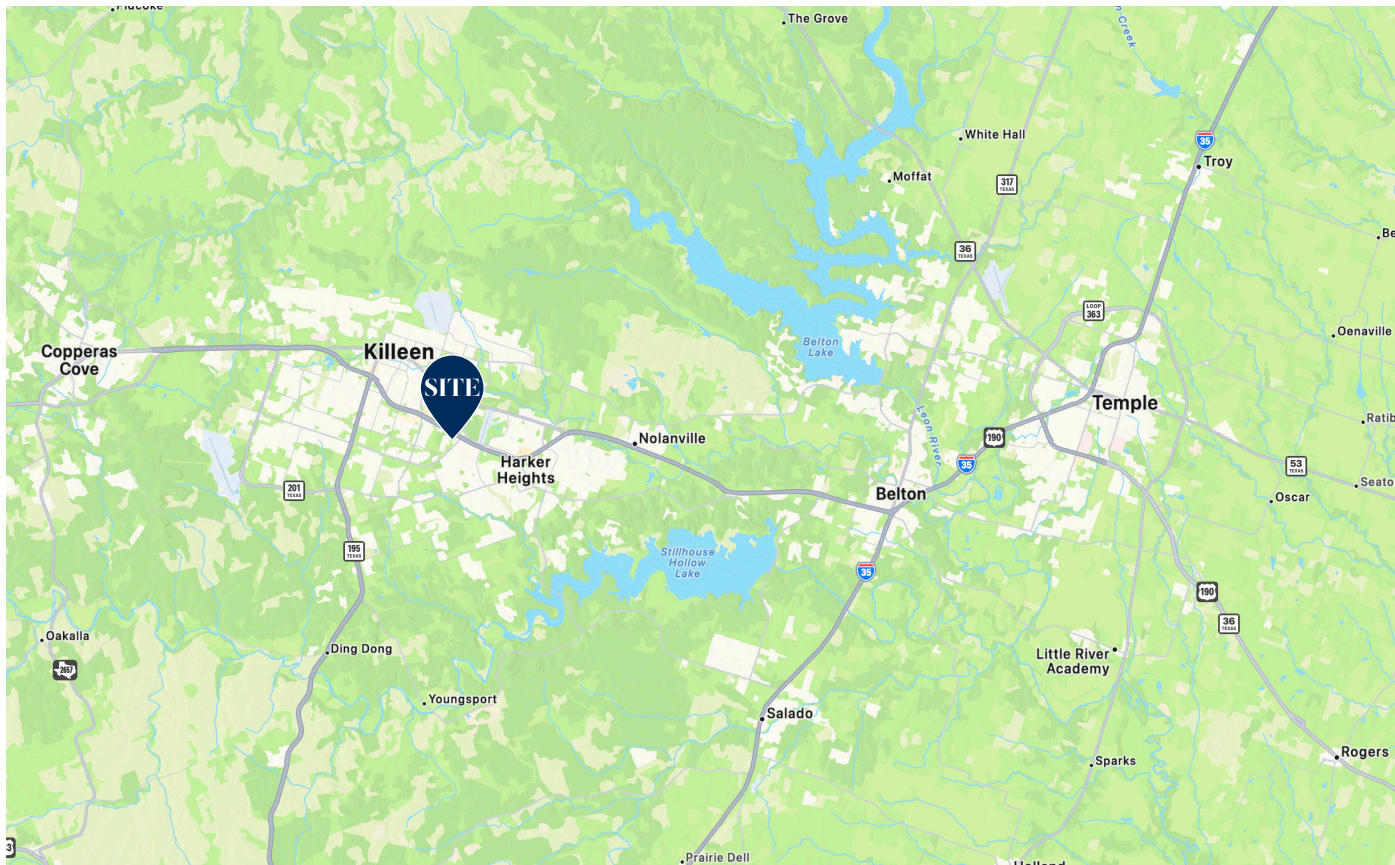
COMMERCIAL DIVISION

Briggs
Freeman

Sotheby's
INTERNATIONAL REALTY

OPPORTUNITY TO ACQUIRE A STABILIZED RETAIL CENTER IN A PRIME LOCATION

KILLEEN, TEXAS

**LOCATION**

3210-3300, 3310 Central Texas Expy
Killeen, Texas 76542

AVAILABLE SPACE

± 3.308 AC lot | ± 29,601 SF building

OCCUPANCY

95.2%

TRAFFIC COUNTS

U.S. 190	54,959 VPD
Central Texas Expy	39,614 VPD

FRONTAGE

± 739 feet along U.S. 190

PRICE

Upon Request

BY THE NUMBERS**Median Household Income**

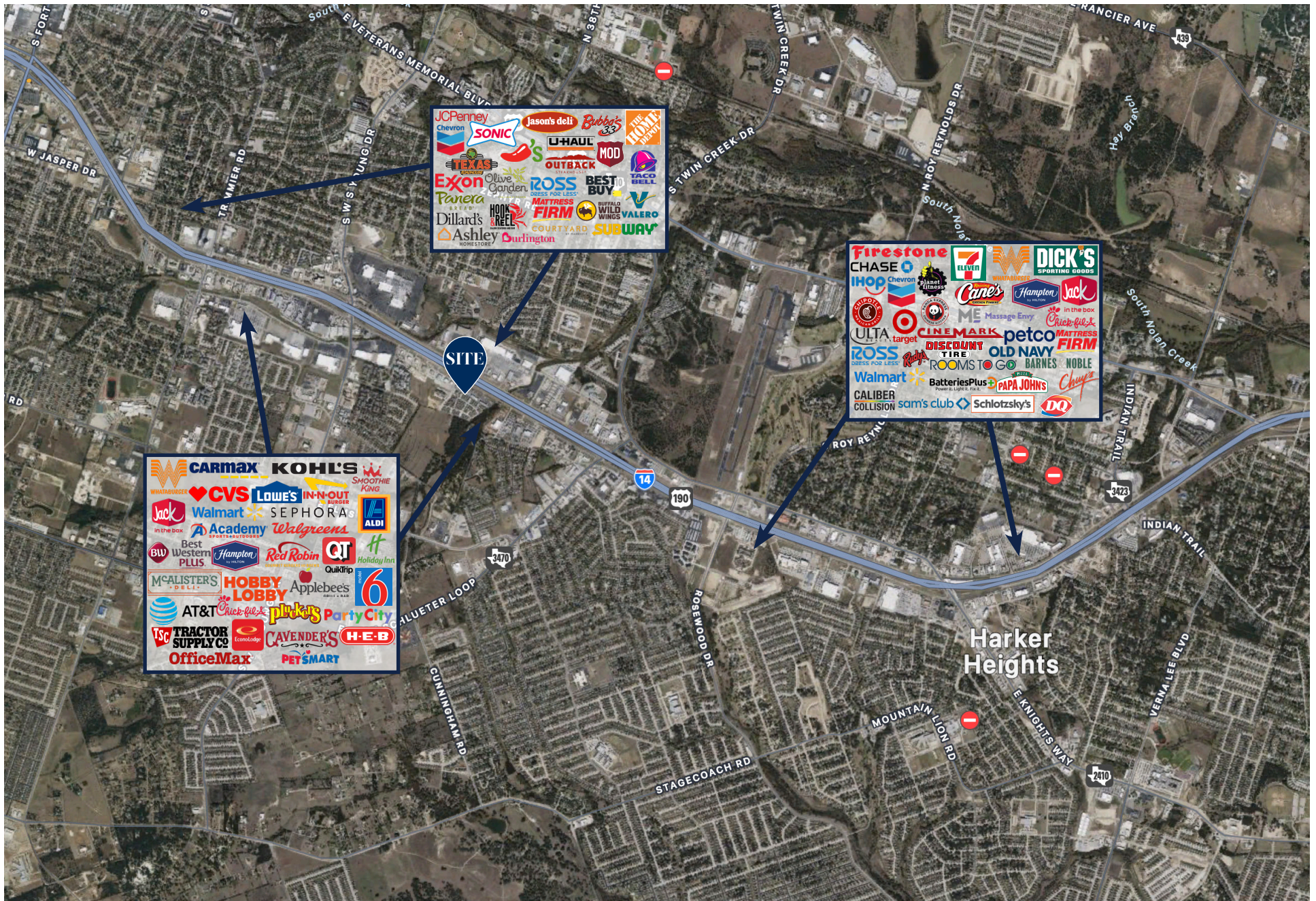
1-mile	3-miles	5-miles
\$58,100	\$55,700	\$58,100

Population

1-mile	3-miles	5-miles
22,400	132,000	203,000

HIGHLIGHTS

- Ideal retail center offering of a stabilized asset in Killeen, Texas
- Property includes an income producing hi-rise billboard on a ground lease
- This sale consists of 3 buildings with a tenant mix of retail shops, professional and medical offices
- Includes a large monument sign with great visibility along the main highway
- NNN leases with minimal landlord responsibilities
- Excellent location on the main highway in Killeen surrounded by retail centers
- Killeen is the principal city of the Killeen-Temple-Fort Hood metropolitan area
- Landlord responsibilities: roof, parking lot and common areas



JCPenney | **SONIC** | **Jason's Deli** | **Bubba's** | **THE HOME DEPOT**
Chevron | **TEXAS ROADHOUSE** | **U-HAUL** | **MOD** | **TACO BELL**
Exxon | **Panera** | **Olive Garden** | **ROSS** | **BEST BUY** | **MATTRESS FIRM** | **WILD WINGS** | **VALERO**
Dillard's | **HOOD REEL** | **COURTYARD** | **SUBWAY** | **Ashley HOME STORE** | **Durlington**

Firestone | **7-ELEVEN** | **DICK'S SPORTING GOODS**
CHASE | **Planet Fitness** | **WANTAGE** | **Hampton** | **Jack in the box**
CVS | **Target** | **ME Massage Envy** | **Crick-fish** | **MATTRESS FIRM**
ULTA | **target** | **CINEMARK** | **petco** | **OLD NAVY**
ROSS | **DISCOUNT TIRE** | **ROOMS TO GO** | **BARNES & NOBLE**
Walmart | **BatteriesPlus** | **PAPA JOHN'S** | **Chuggs**
CALIBER COLLISION | **sam's club** | **Schlotzsky's** | **DQ**

CARMAX | **KOHL'S** | **SMOOTHIE KING**
WHATABurger | **CVS** | **LOWE'S** | **IN-N-OUT BURGER** | **ALDI**
Jack in the box | **Walmart** | **SEPHORA** | **Walgreens**
BW Best Western PLUS | **Hampton** | **Red Robin** | **QT** | **Holiday Inn**
McALISTER'S DELI | **HOBBY LOBBY** | **Applebee's** | **6**
AT&T | **Crick-fish** | **plaza Party City**
TRACTOR SUPPLY CO | **Lenox** | **CAVENDER'S** | **HEB**
OfficeMax | **PET SMART**

Harker Heights



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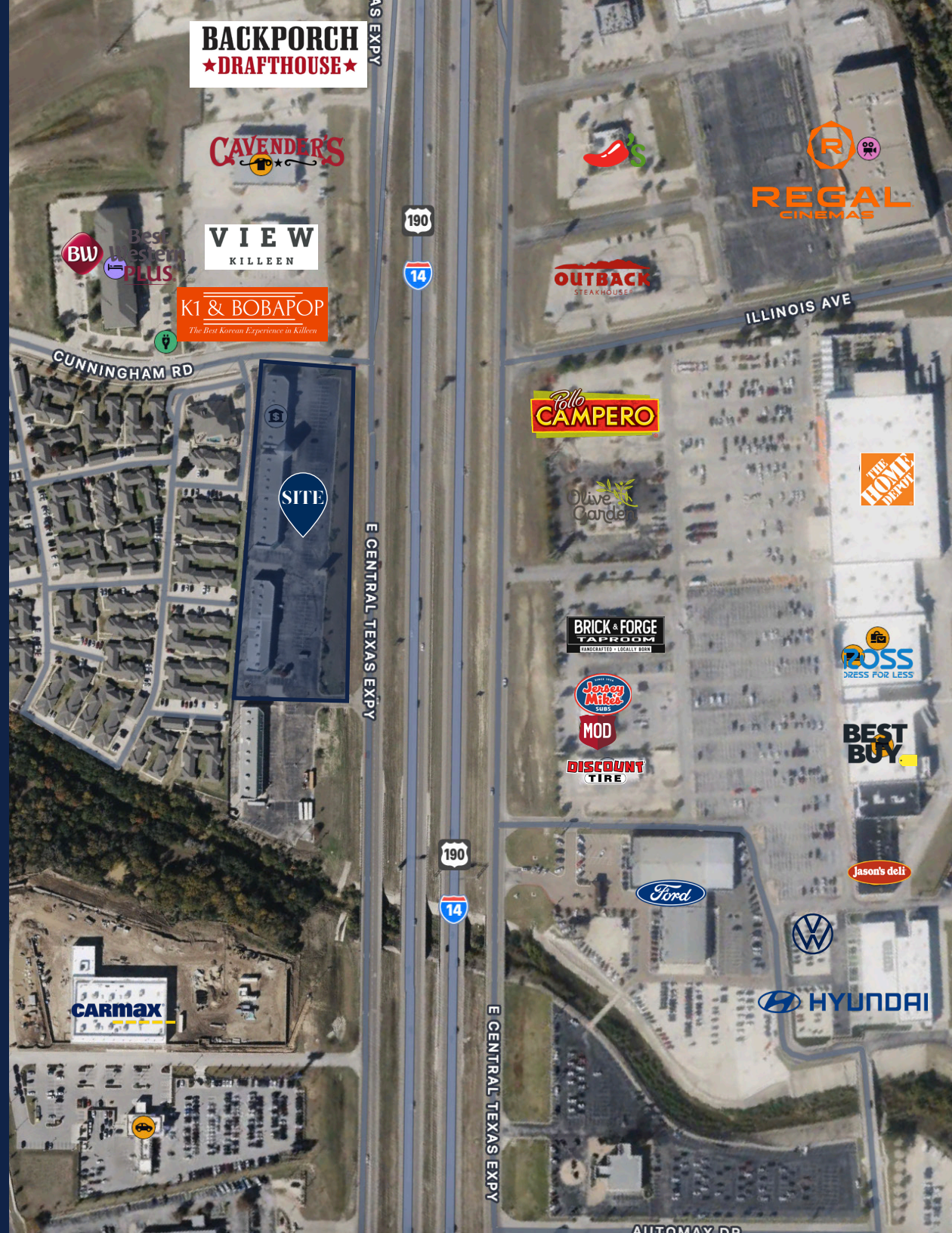
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INFORMATION ABOUT BROKERAGE SERVICES

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.

Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Designated Broker of Firm

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