

|                   |                    |
|-------------------|--------------------|
| <b>Sale Price</b> | <b>\$6,750,000</b> |
|-------------------|--------------------|

### OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Building Size: | 30,927 SF   |
| Lot Size:      | 4.962 Acres |
| Price / SF:    | \$242.51    |
| Year Built:    | 2001        |
| Zoning:        | B-5         |
| Market:        | Austin      |
| Submarket:     | Killeen     |



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### COMPASS COMMERCIAL



### PROPERTY DESCRIPTION

Now available for the first time from the original owner, this well-maintained and highly visible auto dealership sits on nearly 5 fully developed acres in the vibrant heart of Killeen, Texas. Located directly adjacent to Fort Cavazos (formerly Fort Hood), the largest military installation in the U.S., this property offers unmatched access to a dynamic and expanding market. Fort Cavazos supports a total population of over 285,000, including active-duty soldiers, civilian staff, contractors, retirees, and family members.

#### Unbeatable Location & Visibility

With 292 feet of direct frontage on eastbound I-14, one of America's newest and most traveled interstates, the property enjoys incredible traffic counts and exposure. Situated at the nexus of high-volume roads including WS Young Drive, Lowes Boulevard, and Trimmier Road, this is a location with premium drive-by visibility and accessibility.

#### A Community on the Rise

Killeen is experiencing significant economic growth fueled by regional development. Major nearby projects such as the Samsung semiconductor factory in Taylor and the completed Tesla Giga factory are drawing increased investment and talent to Central Texas—adding even more momentum to an already thriving area.

#### Versatile Improvements & Spacious Facilities

The property is fully developed and optimized for a variety of commercial uses. Whether continuing its automotive legacy or repositioning for retail, light industrial, or other commercial ventures, the space offers endless potential.

#### Total building area: 30,927 square feet

**Showroom & Office Space:** First Floor: 9,577 SF including a showroom, 7 private offices, a parts department with 3 service counters, waiting area, 2-story storage, and two ADA-compliant restrooms

Second Floor: 4,850 SF featuring a large conference room, break area, additional offices, and restroom facilities

**Service Facilities:** 16,500 SF including 17 service bays, two large access points, a drive-through inspection/pickup area, and dedicated parts storage and delivery zones

**Ample Parking & Premium Paving:** 130,000 SF of asphalt-paved area & Over 11,000 SF of concrete paving

**Efficient site layout with no wasted space for retention, maximizing usability for customers, deliveries, and inventory.**

**Whether you're an established auto dealer looking to expand or an investor seeking a high-visibility property in a fast-growing Texas market, this rare opportunity in Killeen checks all the boxes.**

Contact us today for more information or to schedule a private tour.

### LOCATION DESCRIPTION

#### Unmatched Location & Visibility

Centrally located, 292 feet of direct frontage on Central Texas Expressway and I-14, the site provides premium visibility and access. High-volume nearby thoroughfares such as Stan Schlueter, WS Young Drive, Lowes Boulevard, and Trimmer Road along side major malls, shopping plazas, two college campuses, hospitals, and the largest Military Installation in the free world, Fort Cavazos.

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### PROPERTY HIGHLIGHTS

- Total building area: 30,927 square feet
- Showroom & Office Space – 14,427 SF Total:
- First Floor (9,577 SF): Includes a modern showroom, 7 private offices, a parts department with 3 service counters, waiting area, 2-story storage space, and two ADA-compliant restrooms
- Second Floor (4,850 SF): Features a large conference room, break area, multiple offices, and a restroom
- Service Bay: An attached 2,500 SF drive-through area designed for inspections, quick services, and parts pickup, adding convenience for both staff and customers
- Expansive Service Capabilities
- Service Area: 14,000 square feet
- 17 service bays with large access points, dedicated parts storage, and two delivery bays
- Efficient flow and layout for high-volume service operations
- Extensive Paved Grounds
- 130,000 square feet of asphalt paving
- 11,000+ square feet of concrete paving
- Entire 5-acre site is fully developed with no space wasted on retention, ensuring optimal use for parking, customer access, and operational efficiency



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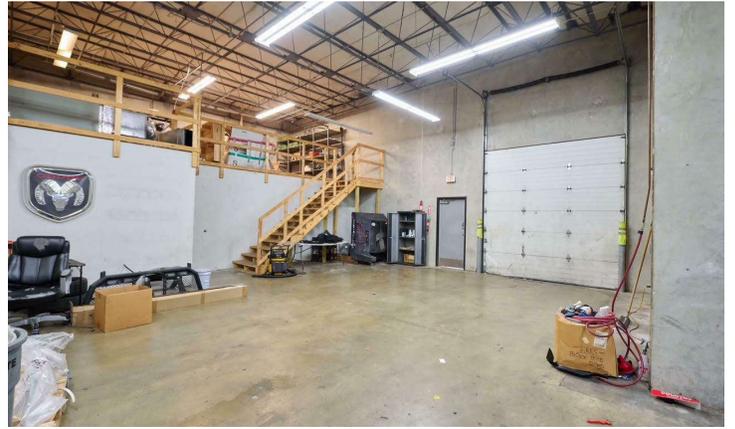


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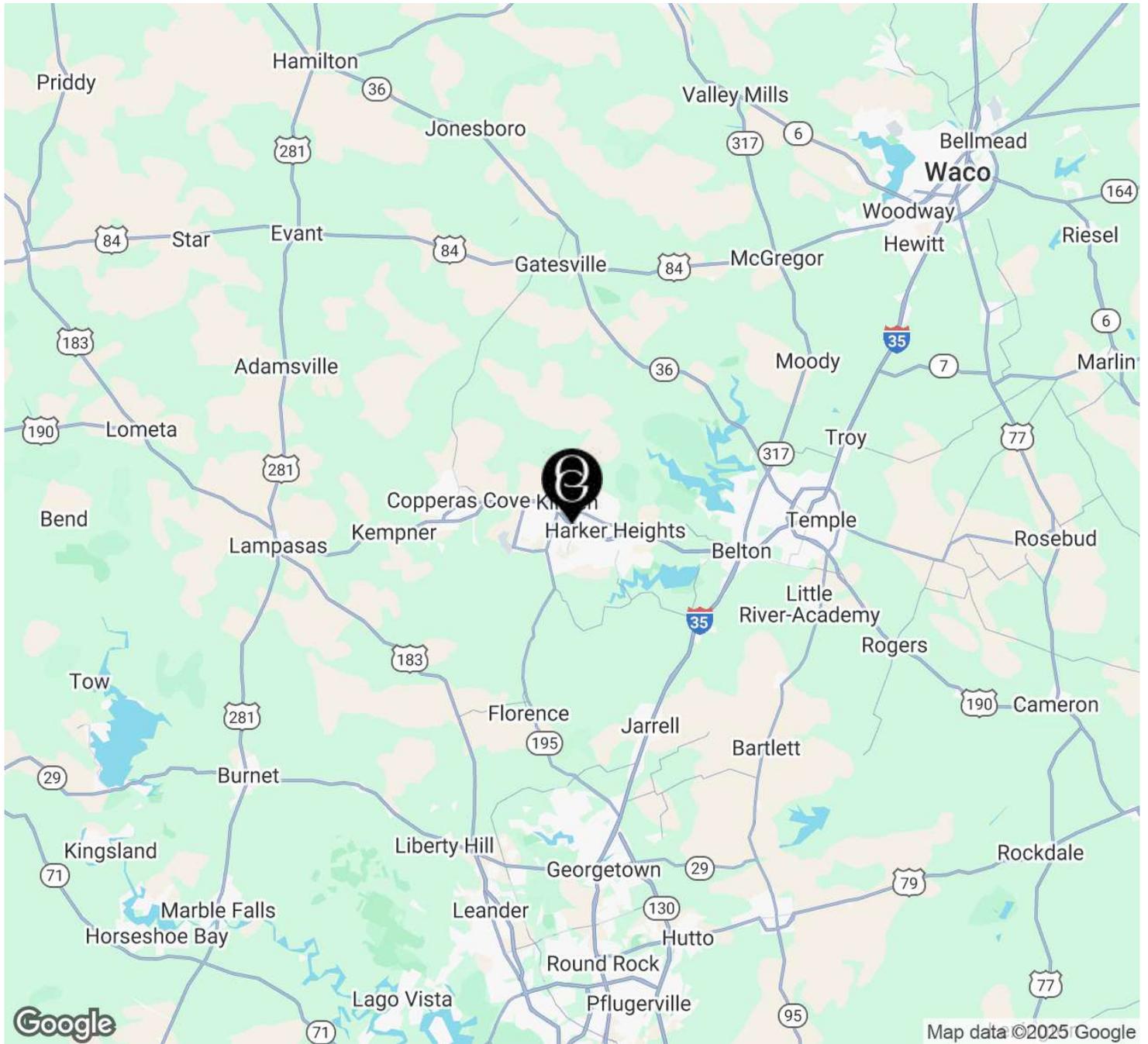
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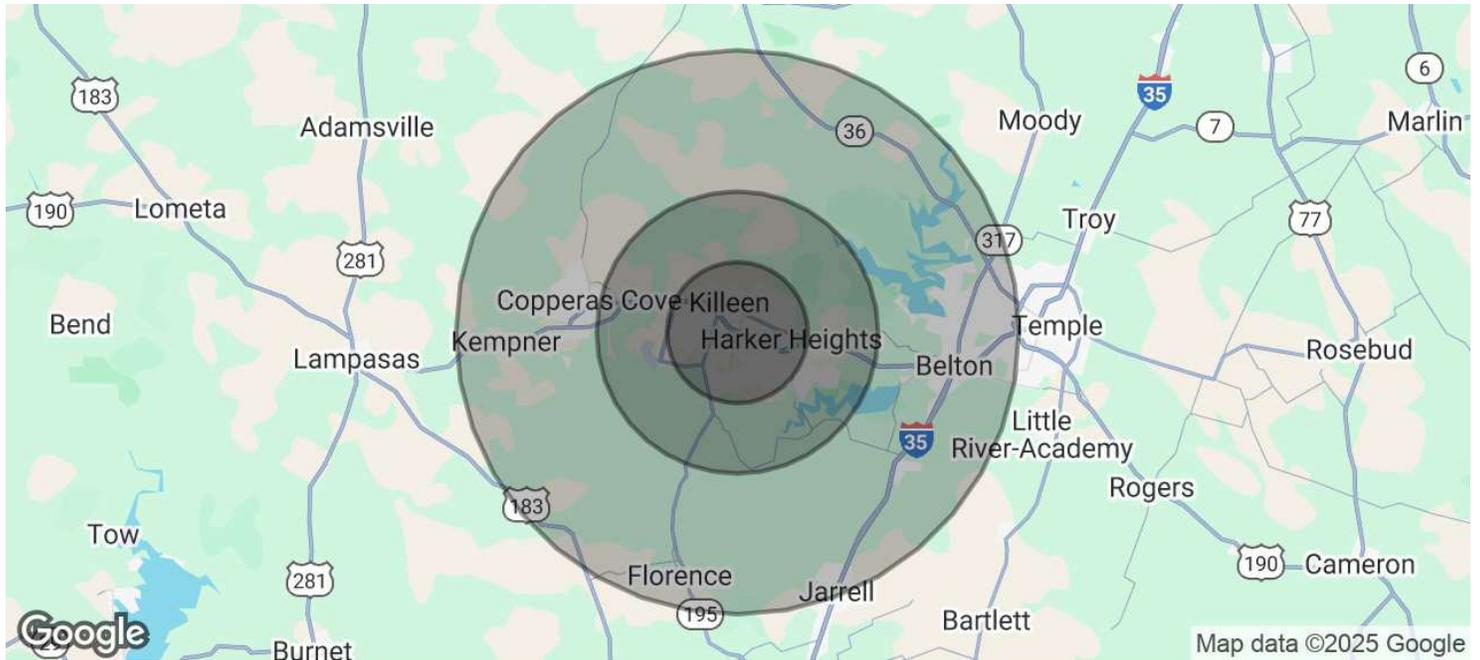
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| POPULATION           | 5 MILES | 10 MILES | 20 MILES |
|----------------------|---------|----------|----------|
| Total Population     | 183,980 | 243,327  | 387,655  |
| Average Age          | 33      | 33       | 35       |
| Average Age (Male)   | 32      | 32       | 34       |
| Average Age (Female) | 34      | 34       | 36       |

| HOUSEHOLDS & INCOME | 5 MILES   | 10 MILES  | 20 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 65,320    | 84,196    | 136,679   |
| # of Persons per HH | 2.8       | 2.9       | 2.8       |
| Average HH Income   | \$74,383  | \$78,147  | \$85,516  |
| Average House Value | \$220,795 | \$246,274 | \$270,371 |

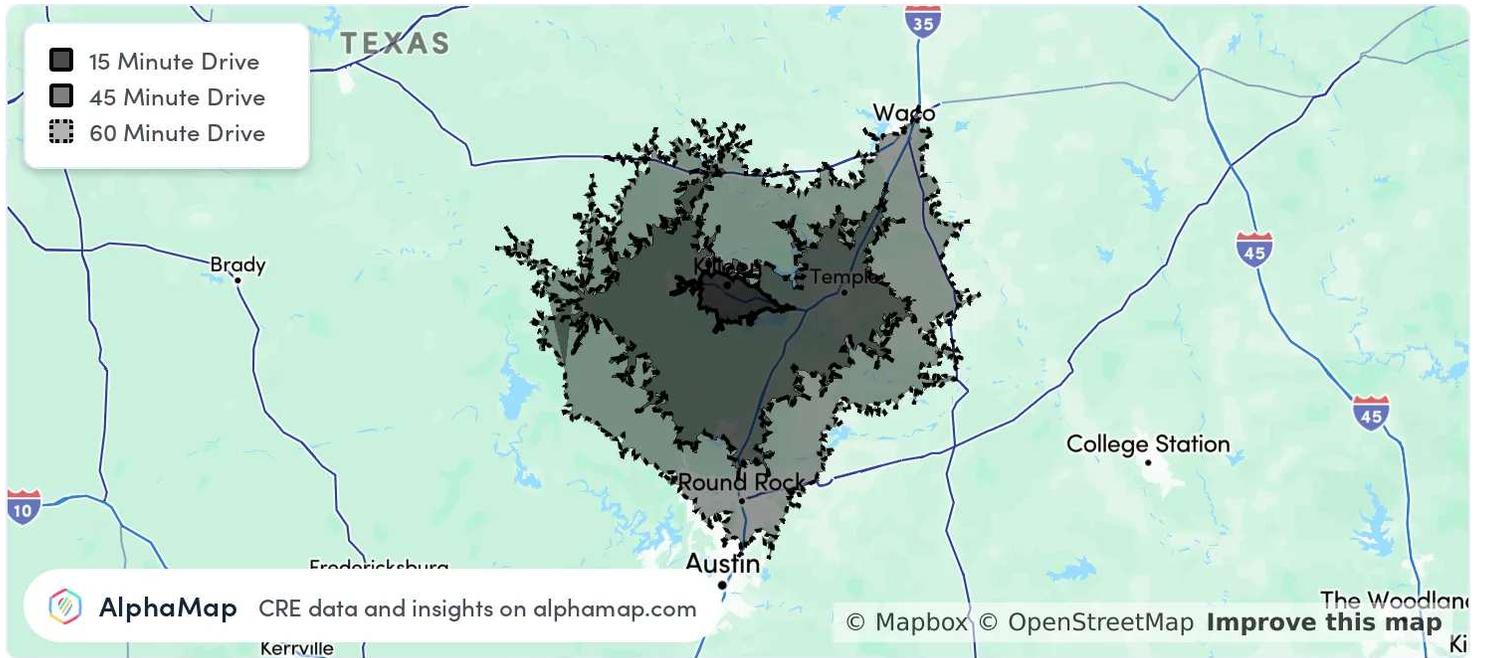
Demographics data derived from AlphaMap

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| POPULATION           | 15 MINUTES | 45 MINUTES | 90 MINUTES |
|----------------------|------------|------------|------------|
| Total Population     | 246,379    | 576,585    | 2,674,334  |
| Average Age          | 33         | 38         | 38         |
| Average Age (Male)   | 32         | 37         | 37         |
| Average Age (Female) | 34         | 38         | 38         |

| HOUSEHOLD & INCOME  | 15 MINUTES | 45 MINUTES | 90 MINUTES |
|---------------------|------------|------------|------------|
| Total Households    | 86,298     | 212,015    | 1,032,290  |
| Persons per HH      | 2.9        | 2.7        | 2.6        |
| Average HH Income   | \$77,263   | \$92,863   | \$115,596  |
| Average House Value | \$239,268  | \$309,103  | \$454,604  |
| Per Capita Income   | \$26,642   | \$34,393   | \$44,460   |

Map and demographics data derived from AlphaMap

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