

FOR LEASE

# PECAN PLAZA

180 & 200 SOUTH MAIN STREET  
NOLANVILLE, TEXAS 76559

Oldham  
Goodwin **OG**



**AVAILABILITY**  
1,265 SF



**TRAFFIC**  
67,670 VPD



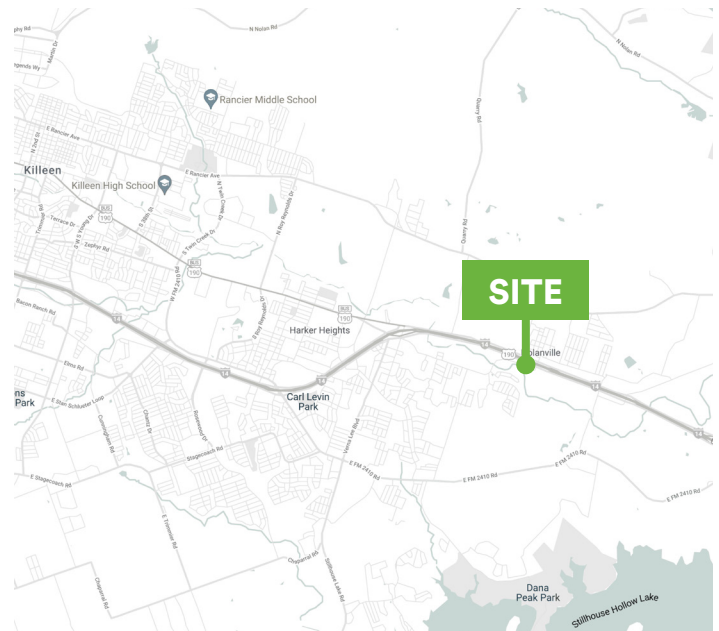
**PARKING**  
6.15/1,000 SF



**RENTAL RATE**  
CALL FOR PRICING

## PROPERTY HIGHLIGHTS

- Located between the growing cities of Killeen (4 miles) and Belton (4.25 miles) along Interstate 14, and less than 1 mile from Harker Heights
- High visibility from Interstate 14
- Multiple access points from I-14 / Central Texas Expressway and South Main Street (Harker Heights)
- Located within the east/west corridor growth path of Central Texas
- Located 0.75 miles from both Nolanville Elementary School to the southwest and Richard E. Cavazos Elementary School to the northeast





FOR LEASE

# PECAN PLAZA

180 & 200 SOUTH MAIN STREET  
NOLANVILLE, TEXAS 76559



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Total Population	6,070	24,793	59,565
2029 Total Population	6,929	27,945	66,894
2024-2029 Growth Rate	14.15%	12.71%	12.30%
2024 Households	2,123	9,035	20,950
2029 Households	2,428	10,203	23,585
2024 Median Home Value	\$208,911	\$232,037	\$237,275
2024 Average Household Income	\$85,888	\$88,826	\$89,115
2024 Total Consumer Spending	\$67,352,991	\$282,411,760	\$663,328,999
2029 Total Consumer Spending	\$84,167,021	\$347,339,630	\$812,225,571



67,670 VPD  
W US Highway 190



11,507  
Employees



# PECAN PLAZA

180 & 200 SOUTH MAIN STREET  
NOLANVILLE, TEXAS 76559

## SITE PLAN

HIGHWAY 14 FRONTAGE ROAD



BUILDING	SUITE	AVAILABILITY	RSF
A	A,B,C & D	Love Liquors	~3,320
A	E	Green Apple Smoke Shop	~1,080
B	A	Java Kiss	1,100
B	B & C	Available	1,265
B	D & E	Sura Korean & Sushi	1,835

FOR LEASE

# PECAN PLAZA

180 & 200 SOUTH MAIN STREET  
NOLANVILLE, TEXAS 76559





FOR LEASE

# PECAN PLAZA

180 & 200 SOUTH MAIN STREET  
NOLANVILLE, TEXAS 76559





FOR LEASE

## PECAN PLAZA

180 & 200 SOUTH MAIN STREET  
NOLANVILLE, TEXAS 76559

## TEXAS OVERVIEW



**NO STATE  
INCOME TAX**

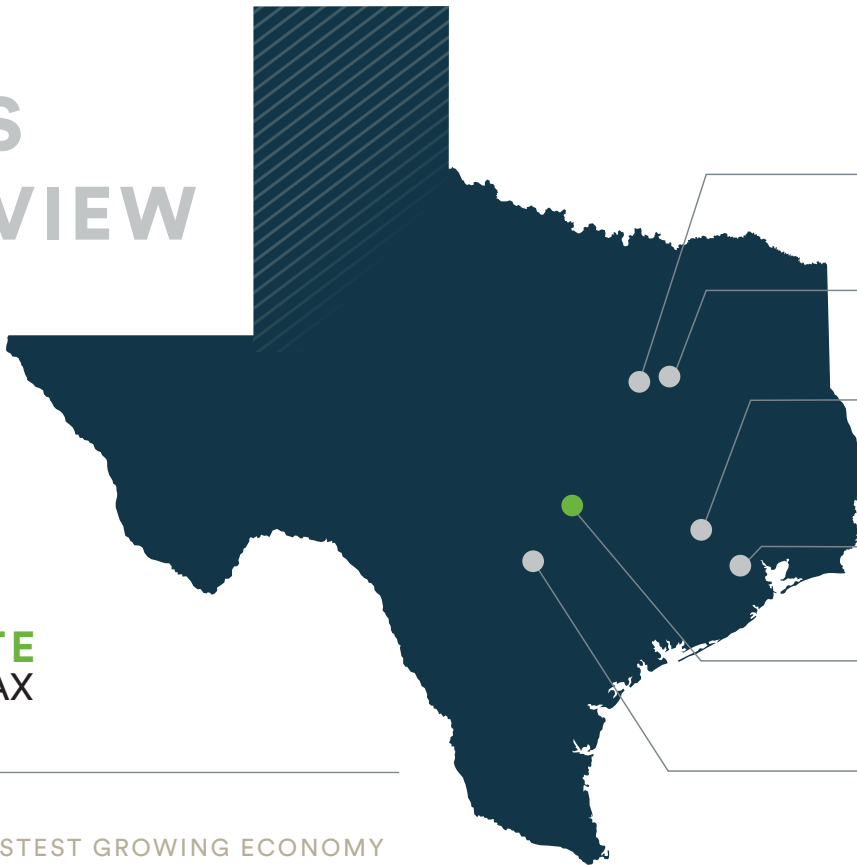
**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



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

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME



**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**



FOR LEASE

# PECAN PLAZA

180 & 200 SOUTH MAIN STREET  
NOLANVILLE, TEXAS 76559

## TEMPLE/BELTON/KILLEEN, TEXAS

Temple, Belton, and Killeen comprise a metropolitan statistical area in Central Texas that covers three counties: Bell, Coryell, and Lampasas. Referring to the Dallas-Fort Worth metroplex in North Texas, locals sometimes refer to this area as the Centroplex.

Killeen is known for the Fort Cavazos military base which includes the 1st Cavalry Museum, featuring an outdoor exhibition of historic military vehicles. Its economy depends on the activities of the post, and the soldiers and their families stationed there. It is known as a military "boom town" because of its rapid growth and high influx of soldiers.

Temple's primary economic drivers are the extensive medical community mostly due to Baylor Scott & White Medical Center, and goods distribution based on its central location between the Dallas-Fort Worth, San Antonio, and Houston metropolitan areas.

Belton is home to the University of Mary Hardin-Baylor, a private Christian university founded in 1845. The city maintains 13 city parks, and houses the Leon River, Belton Lake, and Stillhouse Hollow Lake.



KILLEEN/TEMPLE METRO AREA

**POPULATION**

**432,797**

**#8**

BEST PLACE TO  
START A BUSSINESS  
IN TEXAS

**#50**

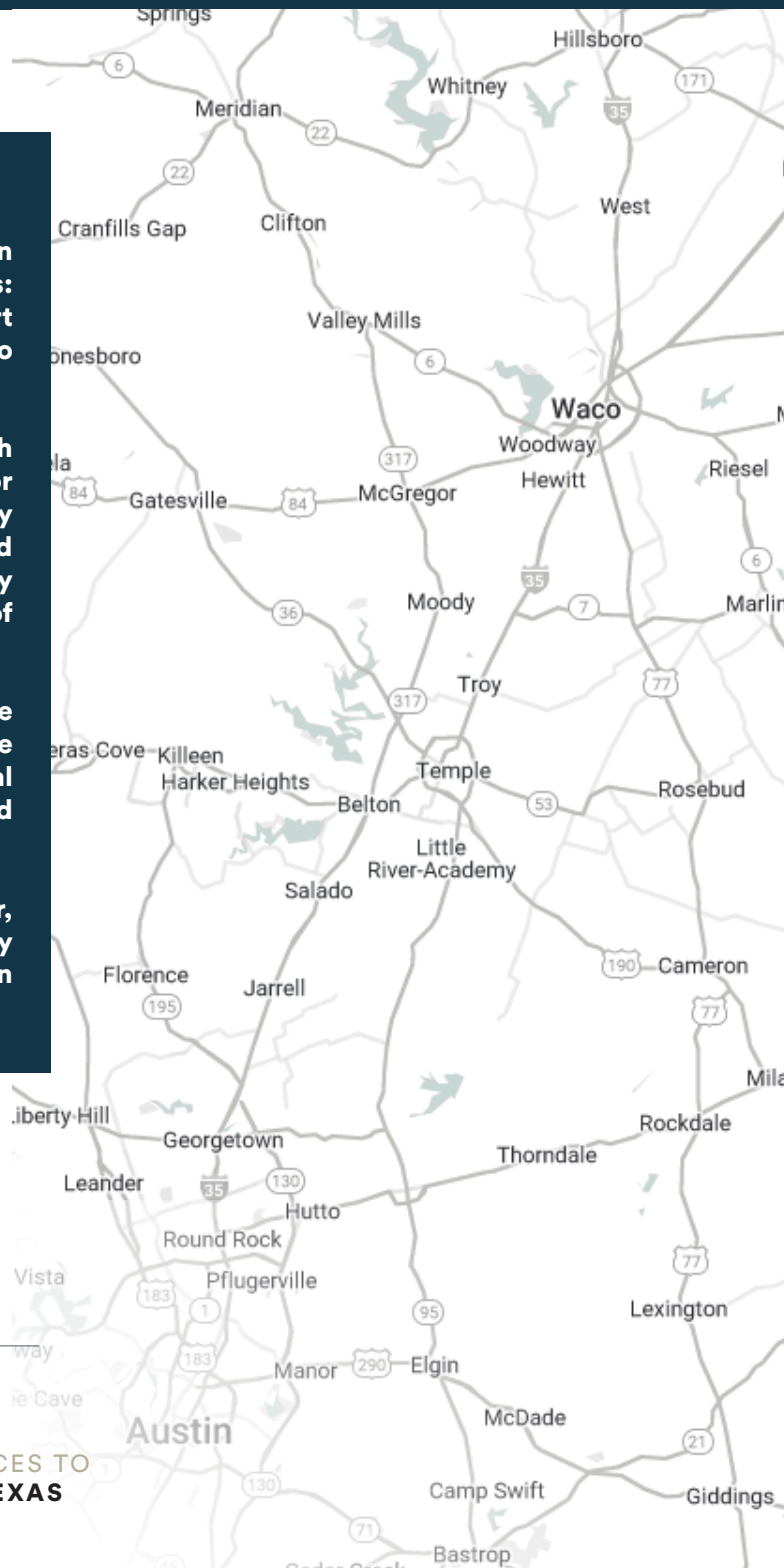
BEST PLACES TO  
LIVE IN TEXAS



HOME TO  
MARY HARDIN-BAYLOR  
UNIVERSITY



HOME TO  
FORT CAVAZOS MILITARY  
TRAINING POST





# PECAN PLAZA

180 & 200 SOUTH MAIN STREET  
NOLANVILLE, TEXAS 76559

## 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. **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.

**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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

(979) 268-2000  
Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



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



**Derek Tanksley**

Associate | Brokerage Services

**D:** 254.651.0620 **C:** 254.913.2859

[Derek.Tanksley@OldhamGoodwin.com](mailto:Derek.Tanksley@OldhamGoodwin.com)

## Waco/Temple

18 South Main Street, Suite 500 | Temple, Texas 76501

BRYAN | HOUSTON | SAN ANTONIO | FORT WORTH



[OLDHAMGOODWIN.COM](http://OLDHAMGOODWIN.COM)