



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



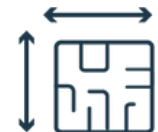
ASKING PRICE

**\$250,580**



PRICE/SF

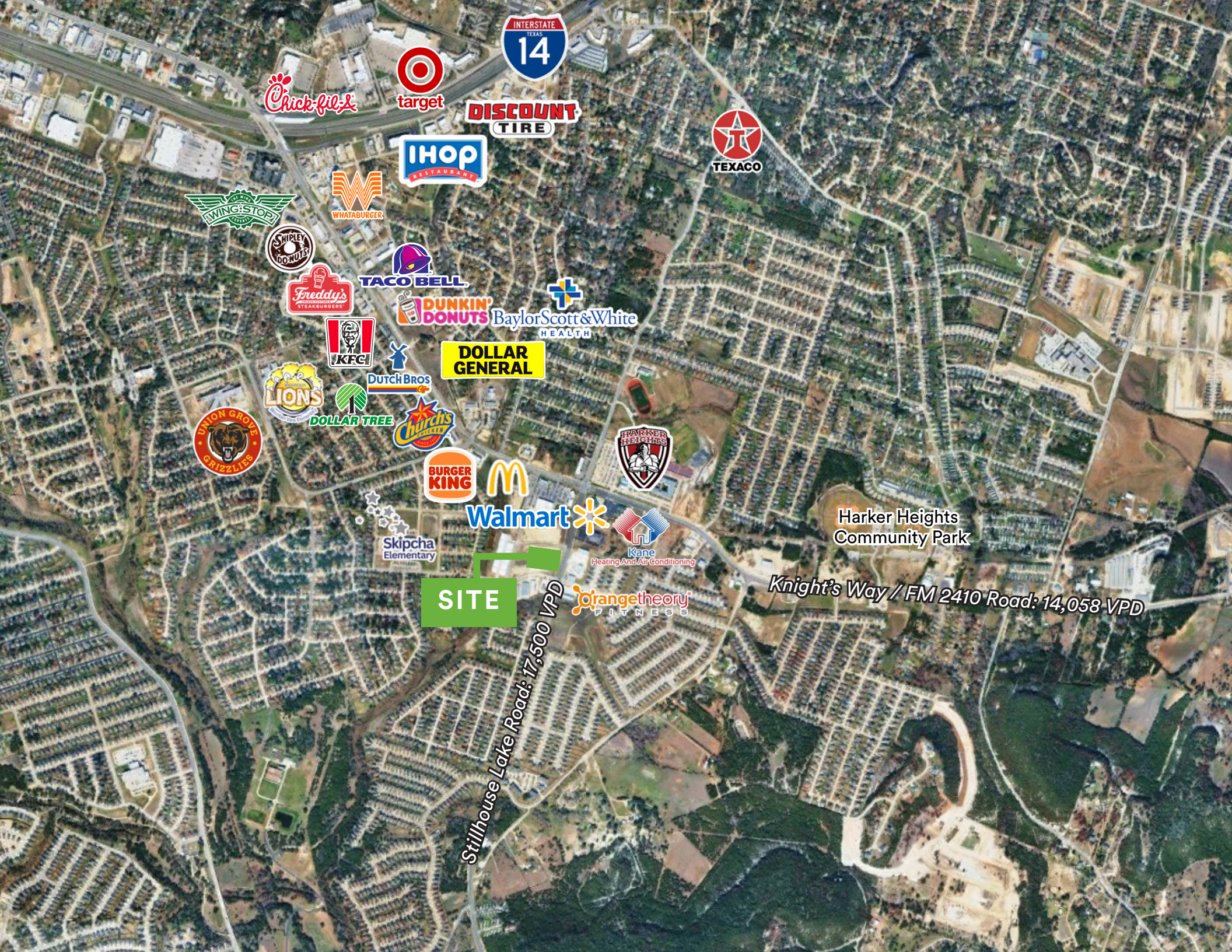
**\$22,000/AC**



LAND SIZE

**1.79 AC**





Chick-fil-A

target

INTERSTATE  
TEXAS  
14

DISCOUNT  
TIRE

IHOP  
RESTAURANT

TEXACO

WINGSTOP

WHATABURGER

SHIPLEY  
DONUTS

Freddy's  
STEAKBURGERS

TACO BELL

DUNKIN'  
DONUTS

Baylor Scott & White  
HEALTH

KFC

DOLLAR  
GENERAL

LIONS

DUTCH BROS

DOLLAR TREE

Church's  
CHICKEN

UNION GROVE  
GRIZZLIES

BURGER  
KING

McDonald's

Walmart

HARKER  
HEIGHTS

Harker Heights  
Community Park

Skipcha  
Elementary

Kane  
Heating And Air Conditioning

SITE

Orangetheory  
FITNESS

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

1 MILE

ESTIMATED  
POPULATION

9K

HOUSEHOLD  
INCOME

\$102K

CONSUMER  
SPENDING

\$105K

3 MILE

ESTIMATED  
POPULATION

49K

HOUSEHOLD  
INCOME

\$100K

CONSUMER  
SPENDING

\$606K

5 MILE

ESTIMATED  
POPULATION

105K

HOUSEHOLD  
INCOME

\$81K

CONSUMER  
SPENDING

\$1.16M



**2<sup>ND</sup>** 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

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

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME



**BEST STATE**  
FOR BUSINESS

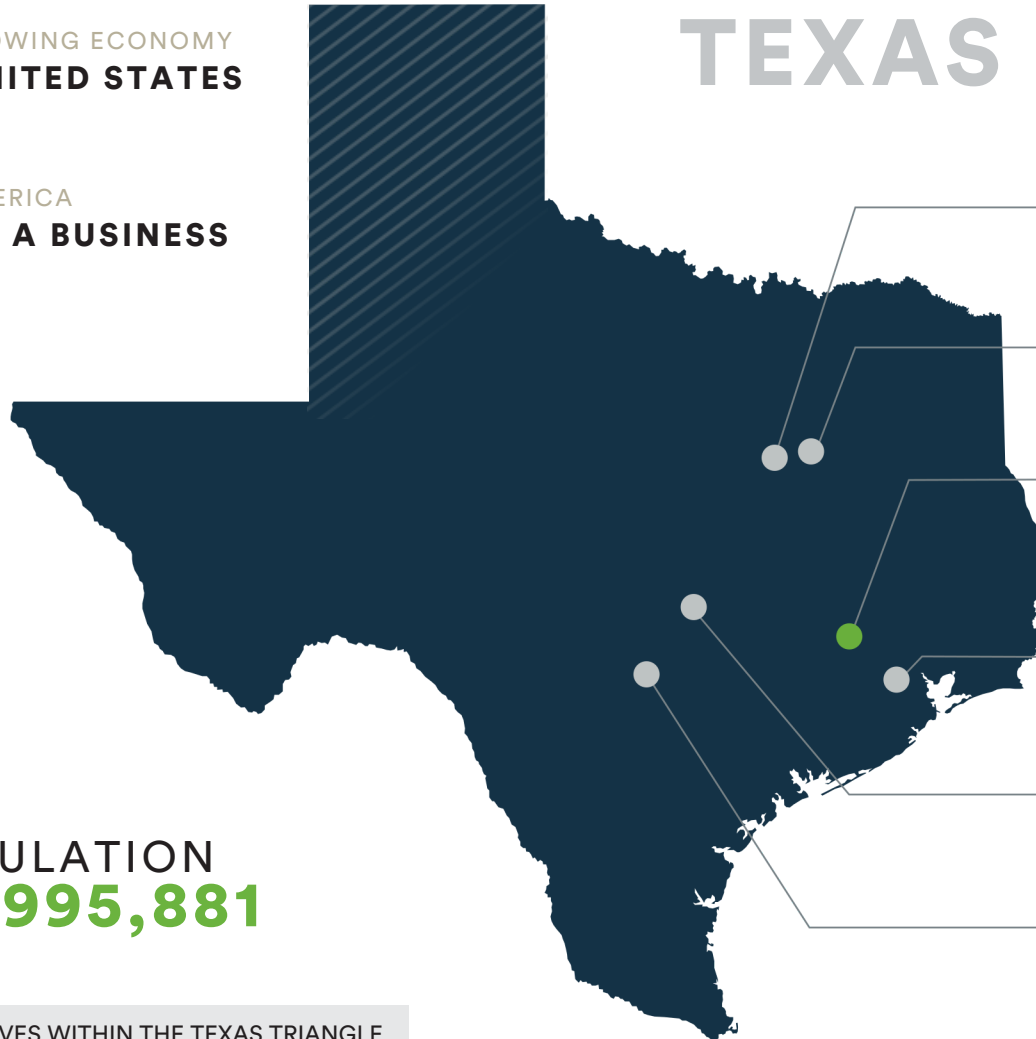


**TOP STATE**  
FOR JOB GROWTH



**NO STATE**  
INCOME TAX

# TEXAS OVERVIEW



## 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

# 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

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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  
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## San Antonio

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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.

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