



Oldham
Goodwin

COMMERCIAL LAND | FOR SALE 4.85 AC ON STILLHOUSE LAKE ROAD

Stillhouse Lake Road | Harker Heights, TX 76548



PROPERTY HIGHLIGHTS

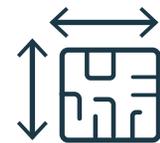
- Excellent location in the center of growth
- Multiple new subdivisions being developed in the immediate area
- Multiple points of ingress and egress on multiple streets



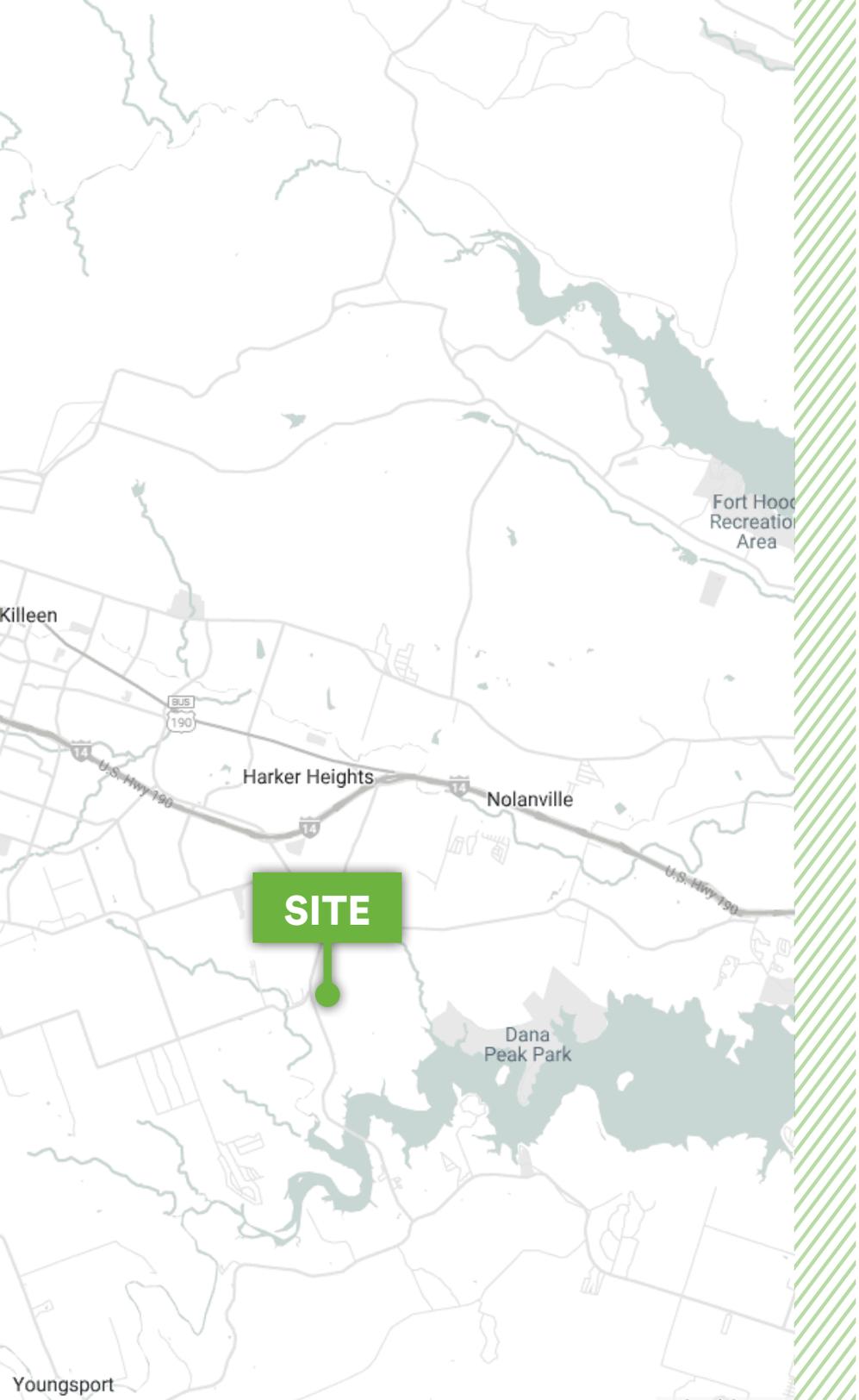
SALES PRICE
\$3,790,000



PRICE/SF
\$17.94/SF



LAND SIZE
4.85 AC



PROPERTY INFORMATION

Size	4.85 AC
Legal Description	A0579BC, H Morrell, 4.85 AC
ID Number	433991
Access	Access via Stillhouse Lake Road and Cedar Knob Circle
Frontage	~510' along Stillhouse Lake Road and ~515' along Cedar Knob Circle
Zoning	B-3, Local Business District
Utilities	Electric, Water/Sewer
Flood Plain	None
Traffic Counts	~13,192 VPD (2021)

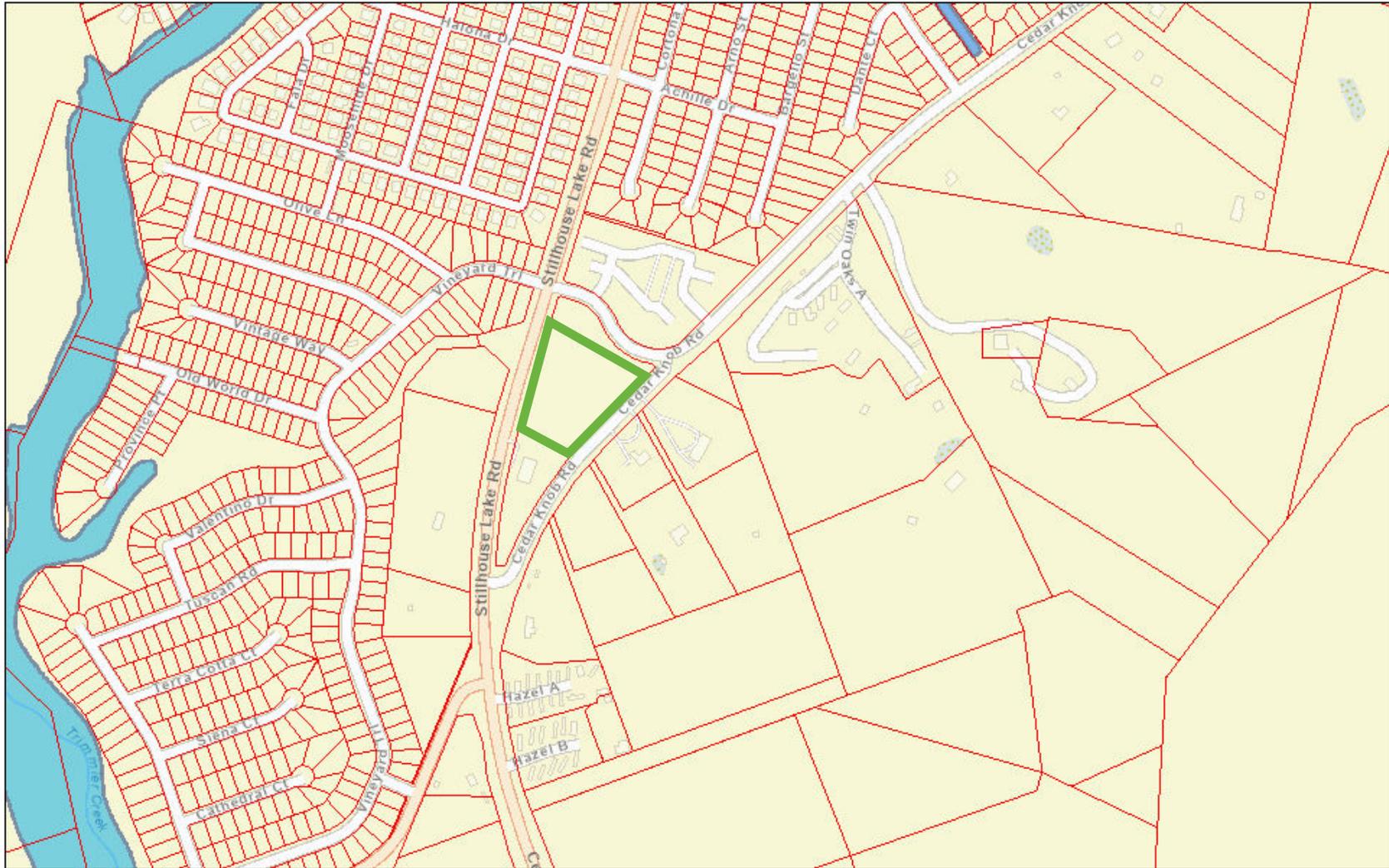




Cedar Knob Circle

Stillhouse Lake Road

Bell CAD Flood Plain Map



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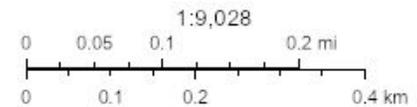
Parcels

Flood Hazard Area

A - Areas with a 1% annual chance of flooding.

AE Floodway - Regulatory Floodway

X - Area of Minimal Flood Hazard



Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin,

Bell County Appraisal District, BIS Consulting - www.bisconsulting.com

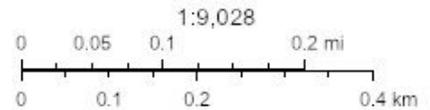
This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

City of Harker Heights Zoning Map



1/3/2023, 3:20:25 PM

- | | | | |
|--------|---|---|---|
| Zoning | ■ B-4 | ■ R-2 | City Streets |
| | ■ B-2 | ■ PDR | — City Street |
| | ■ B-3 | ■ R-MH | — Farm to Market |
| | ■ R-1 | □ HHParcels | |



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



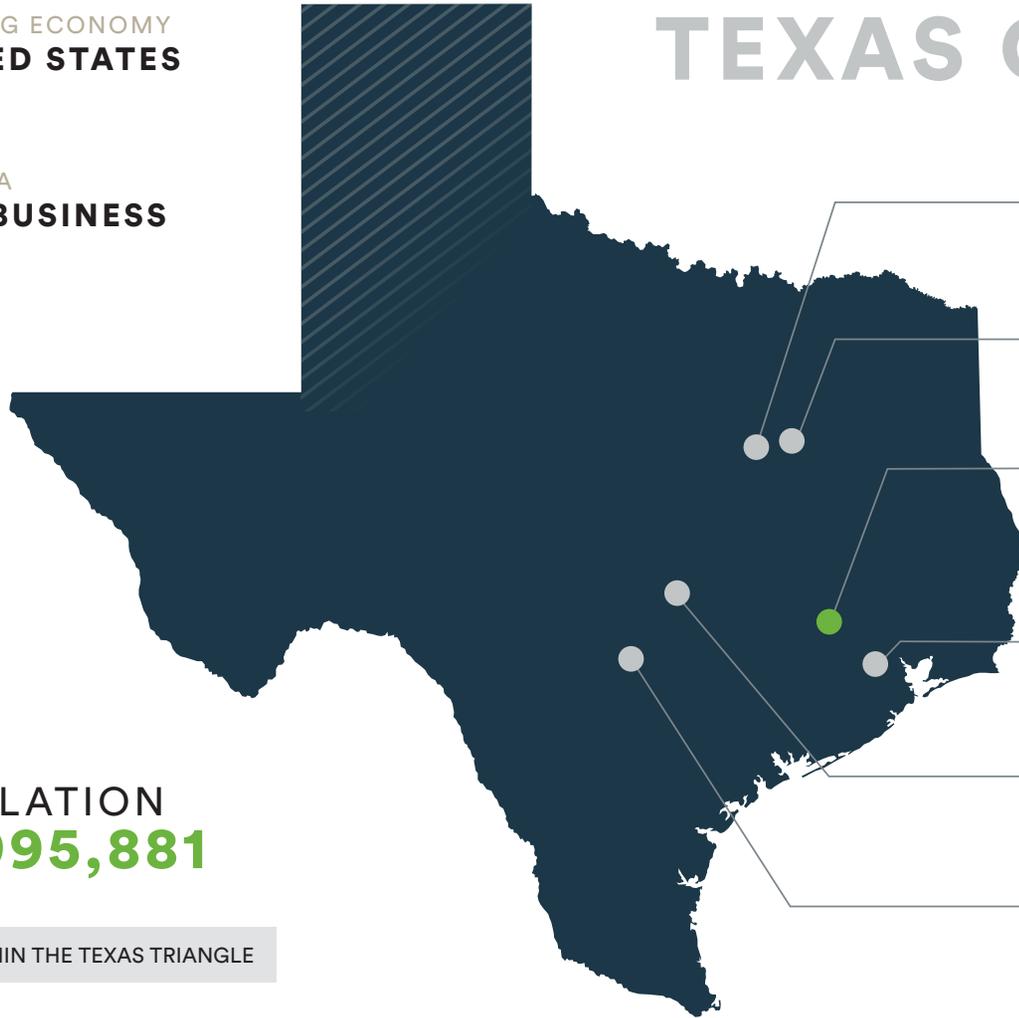
LARGEST
MEDICAL CENTER



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

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

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

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 metropex 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

DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

5.5K

HOUSEHOLD
INCOME

\$113K

CONSUMER
SPENDING

\$65M

3 MILE

ESTIMATED
POPULATION

45K

HOUSEHOLD
INCOME

\$107K

CONSUMER
SPENDING

\$518M

5 MILE

ESTIMATED
POPULATION

84K

HOUSEHOLD
INCOME

\$92K

CONSUMER
SPENDING

\$930M

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.

11-03-2025



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



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



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O: 281.256.2300

San Antonio

1901 NW Military Highway, Suite 201
San Antonio, Texas 78213
O: 210.404.4600

Waco/Temple

O: 254.255.1111



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