

FOR SALE OR LEASE

**INTERACTIVE
MARKETING PACKAGE**



VACANT INDUSTRIAL
61 N GILMER ST | KILLEEN, TX 76541

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BROKER OF RECORD

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INVESTMENT SUMMARY



\$1,250,000
LIST PRICE



CONTACT AGENT
LEASE RATE



±1.34 AC
LOT SIZE



±23,445 SF
BUILDING SF



14
BAY DOORS



±17,600
VPD



INVESTMENT HIGHLIGHTS

- **INVESTOR / OWNER USER OPPORTUNITY:** ±3,000 SF of air conditioned office and retail space with ±20,000 SF of warehouse space with 14 rolling overhead bay doors and sprinkler systems throughout.
- **LIMITED INDUSTRIAL SPACE IN AREA:** Only ±1.5M SF of industrial space in the Killeen market with sub 1% vacancy rates.
- **PROXIMITY TO FORT CAVAZOS:** ±2 miles from Fort Cavazos, one of the most expansive US Army training facilities spanning 214,000 acres, with an estimated economic impact of \$28.8 billion on the Texas economy.
- **ACCESS TO MAJOR THOROUGHFARES:** Just off W Veterans Memorial Blvd, which sees traffic of over 17,600 vehicles per day.
- **CENTRAL TEXAS LOCATION:** Situated 58 miles south of Waco, 60 miles north of Austin and 125 miles from both Dallas and San Antonio, Killeen's strategic position provides centralized access to service the entire state of Texas.



BUDDY'S
HOME FURNISHINGS

Conn's

CITITRENDS

FAMILY DOLLAR

FORT CAVAZOS

± 4 MILES AWAY



Cane's

TECHNIQUE
TIRE & SERVICE

STRATUS SUITES
BOUTIQUE HOTEL

NATIONAL AUTO SALES

CALIBER
COLLISION

TEXAS TIRES KILLEEN

CARL R. DARNALL ARMY MEDICAL CENTER
128 BEDS

McDonald's

verizon

HARBOR FREIGHT
QUALITY TOOLS - LOWEST PRICES

BIG! LOTS

RIVERA'S AUTO REPAIR

Bill's
MUFFLER
SHOP

ALL OUT AUDIO

kebab-istan
NOT JUST FOOD WE SERVE PASSION...
grill

Killeen
Parts Today

O'Reilly AUTO PARTS
PROFESSIONAL PLUS SERVICE

OMART

W VETERANS MEMORIAL BLVD ± 17,600 VPD

SUBJECT PROPERTY

CLEMENTES TIRE SHOP

ZIP CLEANERS - RENTAL DIVISION
UNIFORM AND LINEN RENTAL

ZIP CLEANERS LAUNDRY
SEWING - ALTERATIONS - DRY CLEANING

N GILMER ST

761ST TANK BATTALION AVE

ARTIE'S
HEATING & AIR CONDITIONING

U-HAUL

KILLEEN MALL

JCPenney **Dillard's** **Burlington** **DISCOUNT TIRE** **OfficeMax**
Walmart **Party City** **W**
ROSS **LOWE'S** **HOBBY LOBBY** **Rainbow**
KOHL'S **CVS pharmacy** **Wendy's** **PET SMART** **Academy** **ALDI**
TRACTOR SUPPLY CO **Wendy's** **IN-N-OUT** **CVS pharmacy**



PLATINUM AUTOPLEX

PAPA JOHN'S

SPECTACULAR PAINT & BODY

NITES INN

L & L PHAT DOS BEAUTY SALON & SUPPLIES

BELL COUNTY AUTO SUPPLY

SUBJECT PROPERTY

LONE STAR COLLISION

MORGAN'S AUTOMOTIVE SERVICE CENTER

Furniture World

WEST END AUTO SALES

ROCA AUTO SERVICES & TIRES

AAA DRIVE THRU WINDOW TINT

W VETERANS MEMORIAL BLVD ± 17,600 VPD

CLEMENTES TIRE SHOP

W AVENUE G

Bill's MUFFLER SHOP

N GILMER ST

761ST TANK BATTALION AVE

HAPPY ST

ZIP CLEANERS





DEMOGRAPHIC ANALYSIS



POPULATION

	1-MILE	3-MILE	5-MILE
2020 Census	11,042	79,484	157,288
2024 Estimate	11,363	81,667	164,624
2029 Projection	11,695	83,734	172,094
Annual Growth 2020-2024	2.91%	2.75%	4.66%
Annual Growth 2024-2029	2.92%	2.53%	4.54%
Median Age	29.73	28.80	29.15



HOUSEHOLD

	1-MILE	3-MILE	5-MILE
2020 Census	4,609	29,218	55,461
2024 Estimate	4,792	30,232	58,225
2029 Projection	4,980	31,227	61,087
Annual Growth 2020-2024	3.97%	3.47%	4.98%
Annual Growth 2024-2029	3.92%	3.29%	4.92%
Owner Occupied Households	792	9,846	23,473
Renter Occupied Households	4,000	20,386	34,752



INCOME

	1-MILE	3-MILE	5-MILE
Avg Household Income	\$44,765	\$55,698	\$66,113
Median Household Income	\$33,405	\$43,547	\$52,988

AREA OVERVIEW

KILLEEN, TX

In the heart of central Texas, Killeen is best known for Fort Cavazos, formerly Fort Hood, one of the largest military bases in the nation. Proud of its connection to the armed forces, Killeen has a strong military presence that is celebrated around town. Renters looking for apartments or homes will find flags and historical markers with mentions of the military. The town is home to thousands of active-duty soldiers, veterans, and military families and friends. When you're out and about, it's common to see soldiers wearing camouflage.

Fort Cavazos molds a thriving economy and a diverse, family-oriented community. As a result, there is a wide range of international restaurants available in town. Local popular restaurants include Tham Rab Thai, Arepitas, Chau's Café, Takorea, Hierba Fresca, and Killeen Sunugal African Restaurant. Renting in Killeen also affords you the opportunity to make a splash at the Lions Club Aquatics Park, browse the many retail offerings at Killeen Mall, watch a performance at Vive Les Arts Theatre, and hit the trails at Dana Peak Park. For even more allure, the cost of living here is low.

Temple, Waco, and Austin are all within an hour's drive of Killeen, making options for a weekend getaway plentiful. With access to Highway 190 and Killeen-Fort Hood Regional Airport, commuting and traveling from Killeen is simple. Killeen is an excellent city to call home whether you're military family or a single person looking to be surrounded by international cultures.



DISTANCE MAP



FORT CAVAZOS MILITARY BASE

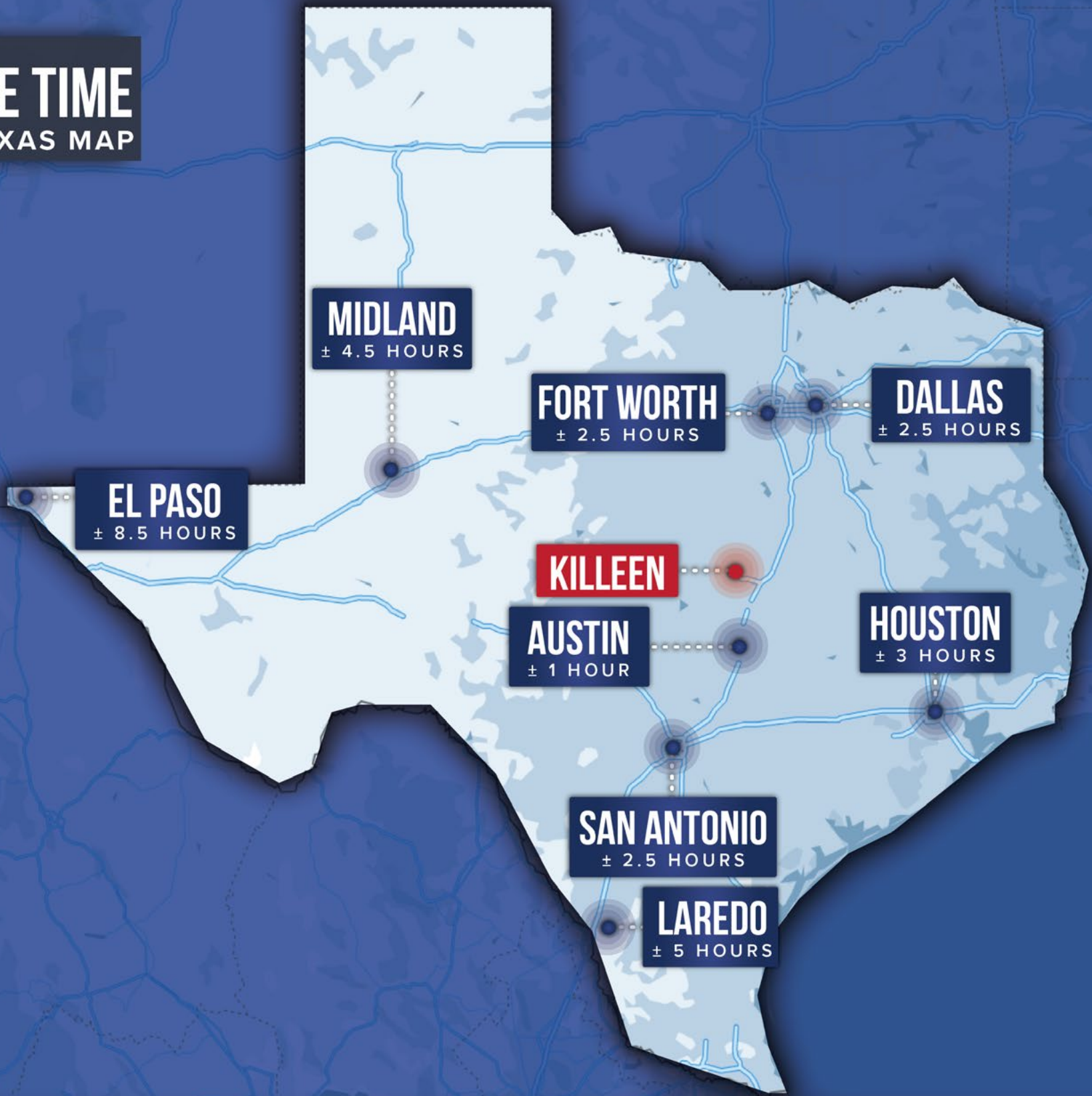
Fort Cavazos, formerly known as Fort Hood, is a United States Army post located near Killeen, Texas. It is a large installation, covering approximately 340 square miles of Central Texas, making it the only post in the country capable of stationing and training two armored divisions. The post was originally established in 1942, to provide domestic support and training for troops during WWII. Today, Fort Cavazos remains an essential training ground for the U.S. Army, and serves as the headquarters of both III Armored Corps and First Army Division West. The post also plays a crucial role in mobilizing, training, deploying, and demobilizing Reserve and National Guard Soldiers. In total, it's home to over 83,000 people, including more than 34,500 Soldiers and Airmen and 48,500 family members.

Fort Cavazos has expansive training facilities, as well as amenities and services for soldiers and their families, including: housing, schools, hospitals, shopping centers, and recreational facilities. The surrounding communities of Killeen, Copperas Cove, Harker Heights, Belton, Gatesville, Temple, and Lampasas are also very supportive of the military, providing additional opportunities for socialization and recreation. Fort Cavazos propels many local economies and contributes over \$35B to the Texas economy.



DRIVE TIME

TEXAS MAP



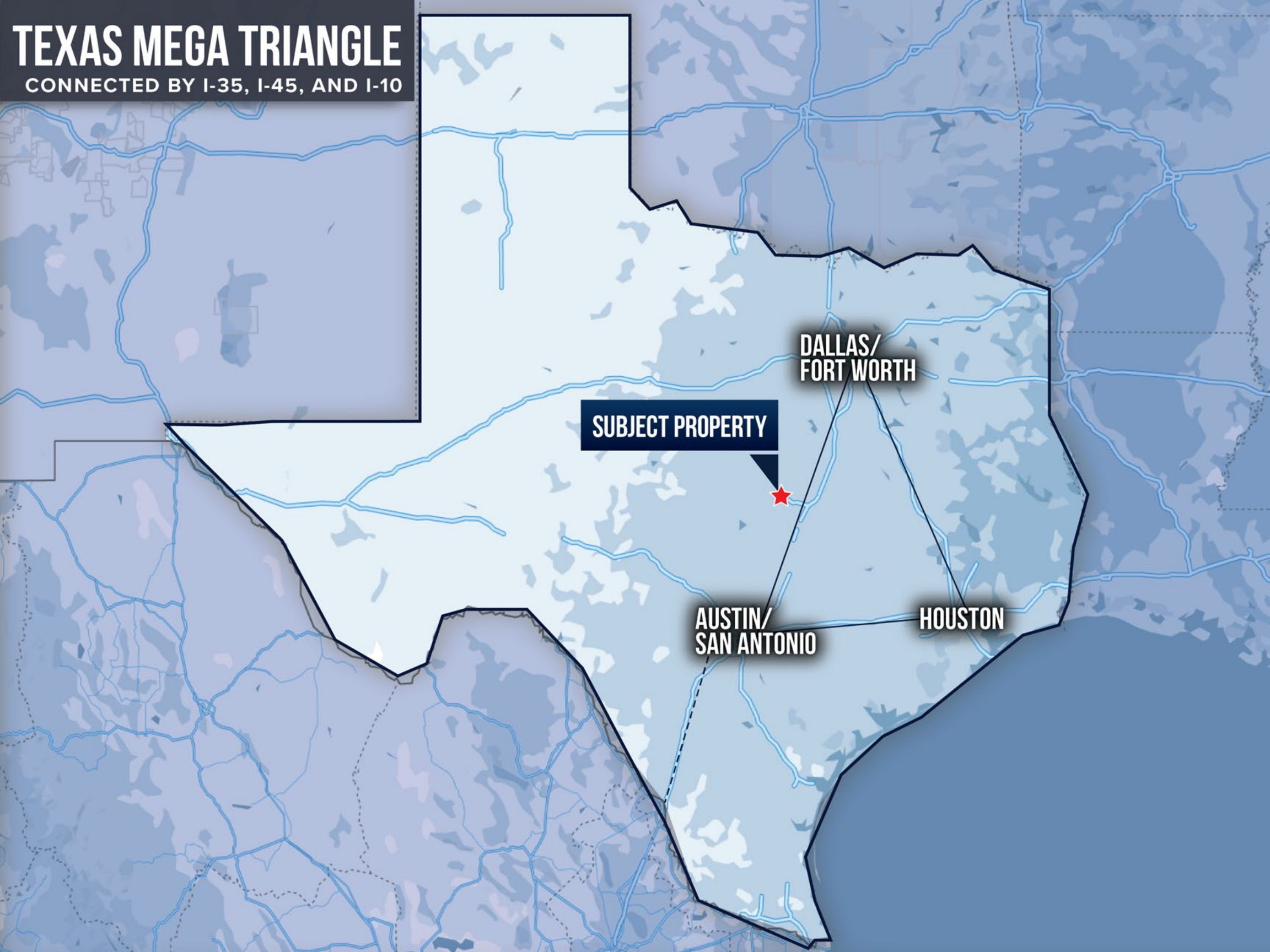
SHIPPING RADIUS

KILLEN, TX



TEXAS MEGA TRIANGLE

CONNECTED BY I-35, I-45, AND I-10



DALLAS/
FORT WORTH

SUBJECT PROPERTY

AUSTIN/
SAN ANTONIO

HOUSTON

TEXAS INNOVATION CORRIDOR MAP

MAJOR EMPLOYERS

Employer	# of Employees
Baylor Scott & White Health	7,110
Central Texas Veterans Healthcare	3,000
McLane Company Inc.	1,733
BNSF Railway Company	1,500
Wilsonart International	1,000
HEB Retail Distribution Center	900

SUBJECT PROPERTY

KILLEEN

TEMPLE

30 MILE RADIUS FROM KILLEEN

45 MILE RADIUS FROM KILLEEN

AUSTIN

WACO



183

130

35

14

14

35

35

CONFIDENTIALITY AND AGREEMENT STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1 N Gilmer St, Killeen, TX 76541** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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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.

11-2-2015



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date