

MLS#: **450624 (Active)**

List Price: **\$2,100,000**

3804 W Stan Schlueter Loop Killeen, TX 76549



Commercial-Improved

List Price: **\$2,100,000** First Right Refusal Option: **N/A**
 Orig Price: **\$3,000,000**
 Price/SQFT: **\$395.70** Subdivision: **Kyoung Comm Add**
 County: **Bell** School District: **Killeen ISD**
 Type: **Business/Professional Park, Office Building, Restaurant/Bar, Retail/Shop**
 #Stories: **One** Waterfront: **No**
 #Buildings: **1** Apx Acreage: **0.864**
 Zoned: **Yes** Lot Dimensions: **.864**
 Zoning Type: **B-5** Year Built: **2014**
 Apx SqFt: **5,307** Year Built Src: **Owner/Seller**
 Source SqFt: **Appraisal District** In City Limits: **Yes**
 Construction Status: **Complete Construction**

Schedule a Showing

Legal Description: **KYOUNG COMMERCIAL ADDITION, BLOCK 001, LOT PT 1, (N PT OF 1), 0.864AC**
 Property ID: **467796** Geo ID: **0195283804** Lot/Block: **1/1**
 Road Frontage: **210 Feet** Apx Office SqFt: **5,307** Apx Retail SqFt:
 Avg Ann Gross Inc: Avg Ann Grs Exp: Lease Basis: **Yearly** Apx Whse SqFt:
 Bldg Center Name: **S.K. Plaza** Lease Type: Net Pass Thru:
 Access: **Other-See Remarks** Lease Rate: Pass Thru Basis:
 Front Faces: **East** FEMA Flood Plain: **Yes** ETJ: **No**
 Sprinkler System: **No** Current Gross:

Owner(s) Legal Name: **Kyoung Enterprises Inc.**
 ByrAgyComp: **2.5%** Sub Agy Comp: **0%**
 Earnest Money: Also For Rent: **No** Additional MLS#: Currently Leased: **Yes**
 Documents on File: **Aerial Photos**
 Financing Avail: **None**
 Possession: **Closing, Funding** Sale Type: **Resale**
 Var Compensation: **No** Prospects Exempt: **No** Short Sale:
 Agent Disclosure: **None** Commission Payable:
 Community Web:
 Exemptions: **None**
 Listing Type: **Exclusive Right to Sell**
 Multiple PID #'s: **467796**
 Sale Type: **Resale**
 Taxed by Mult Counties: **No** Estimated Tax: **\$21,108.00** Tax Annl Amt: **\$21,108**
 Tax Rate: **1.89** Tax Year: **2023**

Parking: **16+ Spaces**
 Constr Materials: **Rock/Stone/Veneer, Stucco**
 Foundation: **Slab** Roof: **Fiber Cement**
 Heat: **3+ Units, Central, Electric** Flooring: **Concrete-Stained, Tile**
 A/C: **3+ Units, Central, Electric** Rail Service: **No**
 Water/Sewer: **City Water, Public Sewer** Attic: **Access Only**
 Amenities: **Security Lighting**
 Disability Feat: **Entry Slope Less Than 1ft**
 Other Utilities: **City Electric, City Garbage, High Speed Internet, Propane/Butane Tank-Leased, Separate Meters, Telephone Available**
 Water Features/View: **None**
 Topo/Land Desc: **.5-1 Acres**
 Sale Includes: **Building(s), Land**
 Lease Includes: **Building(s)**
 Access/Road Surface: **Paved**

Lockbox Type: **None**
 Lockbox Loc: **Call Listing Agent, None**

Public Remarks:
The S.K Plaza Is Located Just West Of Walmart Super Center On Stan Schlueter Loop. This Commercial Center Comes Complete With 4 Individual Rental Spots [101, 102, 103, 104]; Plus An Electronic Bill Board Sign, An ATM Machine, An Ice Machine, Three Food Truck Rentals AND 43 Parking Spots. The Lot Behind S.K. Plaza Is Also For Sale & Listed Separately.: [It Is An Additional 2 Acre Lot MLS 529749 - Property Address 3704 W Stan Schlueter Loop, Killeen TX 76549] 2.104 Acres and Has The Potential For A 2nd Phase Of 14,000 Square Feet Building! The Building Sits On .864 Acre Lot. Gross Income Available Upon Request!

Agent Only Remarks:

Agents This is For Tax Parcel {467796} 1) Property ID: 467796 is .864 Acres 2) 2nd Property 3704 W Stan Schlueter Loop Is Sold Separately - Immediately Behind - MLS 529749 This is an Additional 2.104 Acre Lot For Expansion!! Contact Listing Agent For An Appointment (254)289-5905

Directions:

From Ft Hood: East On I-14; Exit Hwy 195; Right (South) On Hwy 195; Right (West) On Stan Schlueter Loop; The Property Is Just Past The Walmart Super Center . The Commercial Center is called The S.K. Plaza. Look For The Ice Cream Shop!

Showing Instructions:

Appointment Only

Showing Phone: **254-289-5905** Show Phone 2: **254-200-3800**

DOM: **87** CDOM: **87** IDX: **Yes** Internet: **Yes** Disp Addr: **Yes** Allow AVM: **Yes** Allow Cmts: **Yes**
List Date: **10/13/2023** Expire Date: **10/31/2025** Off Market Date: Pending Date:

Currently Lsd: **Yes**

Listing Office: [\(H7955140\) Coldwell Banker Realty](#)
Office Phone: **(254) 200-3800**

List Agent: [Vernon MacHardy](#)
Agent Email: vmachardy@cbunited.com
Contact #: **(254) 289-5905**

Prepared By: Vernon MacHardy

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Information Deemed Reliable But Not Guaranteed