

INDUSTRIAL SITE

 4751 Roy J Smith Drive
Killeen, TX 76543
2.19 acres

"The Killeen EDC is dedicated to providing prime developable land investments with secure incentives and profitable opportunities."



2.19 acres



**Interstate +
Highway
Access**



**Business
Park
Community**



Contact Us
+1 (254) 526-9551



INDUSTRIAL SITE

(Killeen Business Park - Block 1, Lot 2)



4751 Roy J Smith Drive
Killeen, TX 76543

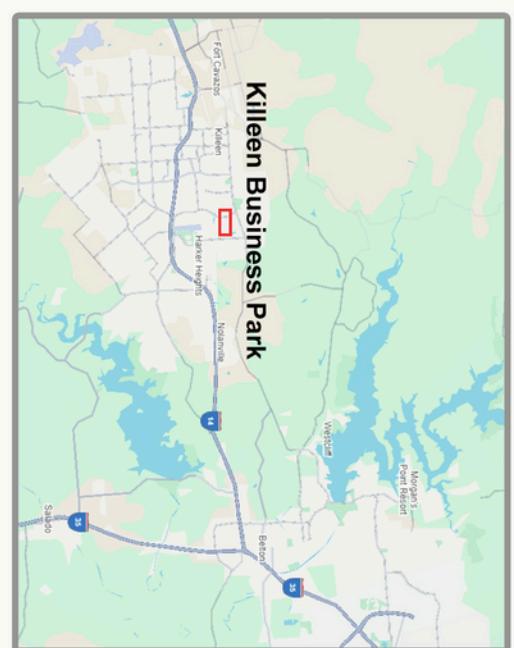
4751 Roy J Smith Drive sits on 2 acres of developable greenfield land located in the heart of the Killeen Business Park. This site has undergone Phase 1 engineering to ensure feasibility for industrial development and is surrounded by well established businesses indicating its potential for growth.

Parcel Size	2.191 acres	Interstate Access	Interstate 14 (I-14): 2.5 miles Interstate 35 (I-35): 12.5 miles
Road Frontage	Roy J Smith Drive: 192.86' Progress Drive: 371.16'	Highway Access	Business 190 (I-14): .85 miles State Highway 195: 6 miles
Zoning	M1 (Manufacturing)	Major MSA Access (City Limits)	Austin: 43.5 miles San Antonio: 105 miles Dallas: 130 miles Houston: 170 miles
Special Zoning Incentives	This site is within an Enterprise Zone, Opportunity Zone, and Tax Incremental Reinvestment Zone (TIRZ)	Commercial Airport Access	Skylark Airfield: .85 miles Killeen Regional Airport: 9.25 miles Austin-Bergstrom Intl: 62.5 miles
Tax Rate	2.02843%	Deepwater Port Access	Port of Houston: 170 miles Port of Freeport: 205 miles Port of Texas City: 205 miles Port of Galveston: 210 miles
Taxing Entities	Clearwater UWCD, Bell County WCID #6, Killeen ISD, Central Texas College, The City of Killeen, Bell County Road, Bell County	Intermodal Rail Facility Access	Union Pacific Dallas Intermodal Terminal (Dallas, Texas): 115 miles Union Pacific East Yard (San Antonio, Texas): 120 miles
Topography	Relatively flat	Electricity	Electricity is provided by Oncor
Purchase Price	\$175,200	Water Main Size	12"
		Sewage Main Size	15"
		Natural Gas	Gas line present
		Fiber	Killeen is served by a fiber loop



Tyler Robert,
Vice President of Economic Development
(903) 767-7295

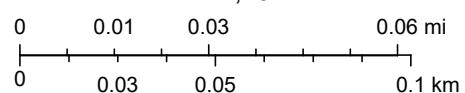
KILLEEN BUSINESS PARK



4751 Roy J Smith Drive



1:2,257



KEDC
INDUSTRIAL SITE

**4751 Roy J Smith Drive
(Killeen Business Park)
Killeen, Texas 76543**



Image 1. General site conditions from **Roy J Smith Drive** facing **north**



Image 2. General site conditions from **Roy J Smith Drive** facing **northwest**



Image 4. General site conditions from **Progress Drive** facing **northwest**



Image 4. General site conditions and utility infrastructure from **Progress Drive** facing **west**



Image 5. General site conditions from neighboring property facing **south**



Image 6. General site conditions and utility infrastructure from neighboring property facing **south**

CenTex Valuation LLC
LOCATION MAP ADDENDUM

File No. 31222-SGG
Case No.

Borrower N/A

Property Parcel 3-4751 Roy J. Smith Dr. & Progress Dr.

Address	Coun	Bell	Stat	TX	Zip	76543
Vendor/Clien	Killeen EDC/Chamber, C/O Phyllis Gogue, VP of ED	Addre	1 Santa Fe Plaza Dr., Killeen, TX 76543	Code		
ent		ss				



