

Long Branch Park

FOR SALE

MULTIFAMILY DEVELOPMENT SITE

Century Plaza
Apartments
(Built 1966)

Country Place
Apartments
(Built 1996)

Approx.
4.26 +/-
Acres

Zoned
R-3

E Rancier Ave

N 46TH St

Self
Storage



Creekwood
Apartments
(Built 1975)

3320 E RANCIER AVE, KILLEEN, TX

CALL FOR PRICING

Satellite imagery and images may not represent actual property. All boundary lines are approximate and for illustration purposes only.

BRAD WETZEL
Investment Sales & Leasing
254-709-9703
BradWetzelRE@gmail.com

400 ft

TABLE OF CONTENTS

| | |
|--|-------|
| <i>PROPERTY SUMMARY</i> | 1 |
| <i>OVERHEAD VIEW OF SITE</i> | 2 - 4 |
| <i>LOCAL AMENITIES & ATTRACTIONS MAP</i> | 5 |
| <i>KILLEEN BUSINESS PARK</i> | 6 |
| <i>ZONING</i> | 7 |
| <i>TAX INCREMENT REINVESTMENT ZONE</i> | 8 |
| <i>FEMA FLOOD MAP</i> | 9 |
| <i>DEMOGRAPHICS</i> | 10 |
| <i>PUBLIC TRANSPORTATION</i> | 11 |

DISCLAIMER

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Kelly, Realtors, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions and estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Kelly, Realtors, its agents or subagents, recommends to any Seller or Landlord, Purchaser or Tenant, to retain any legal, financial or consulting professional to assist in reviewing, analyzing or completing any documents or property review and analysis associated with the transaction.

Kelly, Realtors, its agents or subagents make no representations expressly or implied regarding legally permissible uses of the property and the condition of the property, including but not limited to any physical, environmental, mechanical, electrical or plumbing system or characteristic. Kelly, Realtors recommends that any prospective purchaser or tenant retain qualified inspectors and/or engineers to assess the suitability and condition of the property. Additionally, Kelly, Realtors recommends that any prospective purchaser or tenant personally verify any land use restrictions or zoning compliance issues and utility availability with the appropriate authority and/or governing office which may impact the intended or future use of the property.

In accordance with the law, this property is offered without respect to race, color, and creed, sex, and national origin, physical or familial status. Kelly Realtors 1229 N. Valley Mills Drive Waco, TX 76710 Phone 254-741-1500 Fax 254-741-1506

PROPERTY SUMMARY

Lot Information:

| | |
|------------------|---------------------------|
| Lot Size: | 4.26 Acres +/- |
| Street Frontage: | ~254.57 Ft |
| Lot Depth: | ~756.12 Ft |
| Lot Character: | Relatively Flat / Cleared |
| Current Zoning: | R-3 - 'Multifamily' |
| Current Use: | Vacant / Un-used |

Utilities:

| | |
|--------------|---------------------------------|
| Water: | City of Killeen - 8" Water Line |
| Sewer: | City of Killeen - 8" Sewer Line |
| Electric: | Oncor / Deregulated |
| Natural Gas: | Atmos Energy |

Tax Information: (2022)

| | |
|------------------------|----------|
| Bell County: | 0.316000 |
| Central Texas College: | 0.096000 |
| Bell County Road: | 0.023300 |
| Killeen ISD: | 1.016600 |
| City of Killeen: | 0.623300 |
| Clearwater U.W.C.D.: | 0.002708 |
| Bell County WCID #6: | 0.026600 |
| Total Tax Rate: | 2.104508 |

School District Information:

| | |
|------------------|---------------------|
| School District: | Killeen ISD |
| Elementary: | Killeen Elementary |
| Middle School: | Manor Middle School |
| High School: | Killeen High School |

Potential Uses - Current Zoning: (R-3 - 'Multifamily Residential')

Any use permitted in district "R-2"

Multifamily

Boarding & lodging houses

Student dormitories

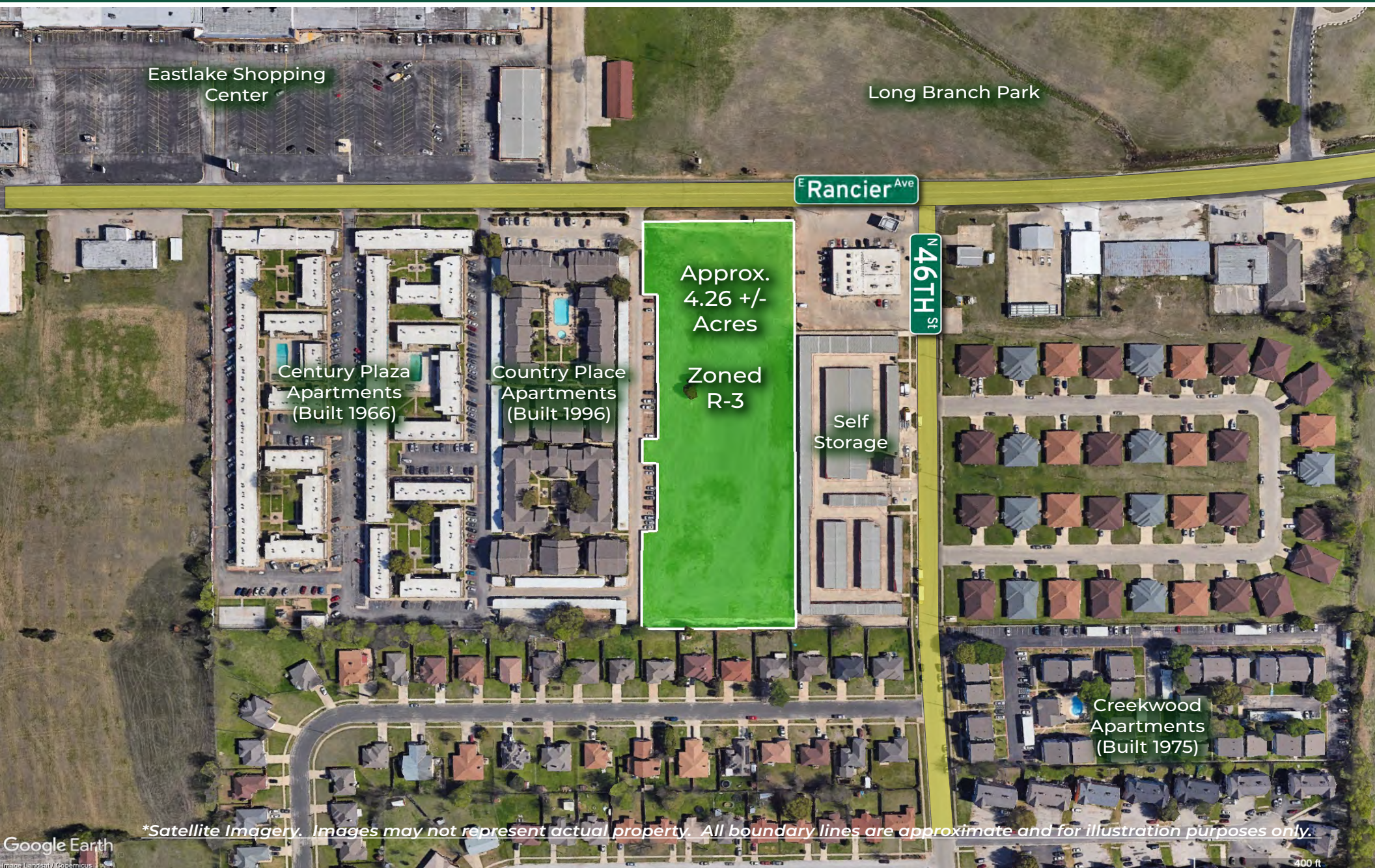
Fraternity/sorority houses

Religious, educational

Link to Zoning Ordinance:

[Click here](#)

OVERHEAD VIEW OF SITE



**Satellite Imagery. Images may not represent actual property. All boundary lines are approximate and for illustration purposes only.*

Google Earth
Imagery captured 7/20/2018 10:51

OVERHEAD VIEW OF SITE



Killeen High School

Country Place Apartments (Built 1996)

Century Plaza Apartments (Built 1966)

~756.12 ft

~254.57 ft

N 46TH ST

E Rancier Ave

*Satellite Imagery. Images may not represent actual property. All boundary lines are approximate and for illustration purposes only.

70 ft

OVERHEAD VIEW OF SITE



Killeen Business Park

Killeen High School

Creekwood Apartments
(Built 1975)

Country Place Apartments
(Built 1996)

E Rancier Ave

~756.12 ft

~254.57 ft

70 ft

**Satellite Imagery. Images may not represent actual property. All boundary lines are approximate and for illustration purposes only.*

Google Earth

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

LOCAL AMENITIES AND ATTRACTIONS



- 1 mile from Killeen Business Park
- Less than 1 mile from Killeen HS
- 2 miles from Killeen Community Center and Walking/Riding Trails, Softball Fields
- 2.6 miles from Killeen Mall and major retailers along IH-14
- 2 miles from Downtown Killeen
- 3 miles from Fort Cavazos

INTERSTATE 14
Along IH-14

Black Bear Diner

BLACK RIFLE COFFEE COMPANY

Tilted Kilt PUB & EATERY

BEST BUY

WELLS FARGO

CHASE

Academy SPORTS+OUTDOORS

Panera BREAD

Canes CRISPER FRENCH

IN-N-OUT BURGER

TEXAS ROADHOUSE

MOD

Chick-fil-A

WHATABURGER

CHIPOTLE MEXICAN BELL

TARGET

THE HOME DEPOT

LOWE'S

Walmart

H-E-B

...AND MORE!

*Satellite Imagery. Images may not represent actual property. All boundary lines are approximate and for illustration purposes only.

KILLEEN BUSINESS PARK



The Killeen Business Park is a major job center for the area and is expanding rapidly. The Killeen Business Park is owned/managed by the Killeen Economic Development Corporation. The business park currently comprises approximately 361 acres with plans to expand with the acquisition of an additional 300 acres as part of the TIRZ #2 financing plan.

Some of the companies currently in the business park:

- [Dongjin Semichem Texas Inc.](#) - Global manufacturing company and the company's first manufacturing plant in the United States. Currently building a 91,000 sf plant in the business park.
- [USAMM](#) - Military uniform manf. Expanding their current footprint with a 25,000 sf manufacturing facility in the park.
- [MGC Pure Chemicals America Inc.](#) - Produces products for the semiconductor industry.
- [Harrington Industrial Plastics LLC - Piping systems distributor.](#)
- [Z-Modular - Modular building manufacturer](#)
- [Bell Glass](#)
- [Atmos Energy](#)
- [Teleperformance](#)
- [Pepsi Vending](#)
- [Ferguson Enterprises](#)
- AND MORE...

Source: Killeen Economic Development Corporation Website

ZONING

This site is located in the
R-3 - 'Multifamily Zoning' District

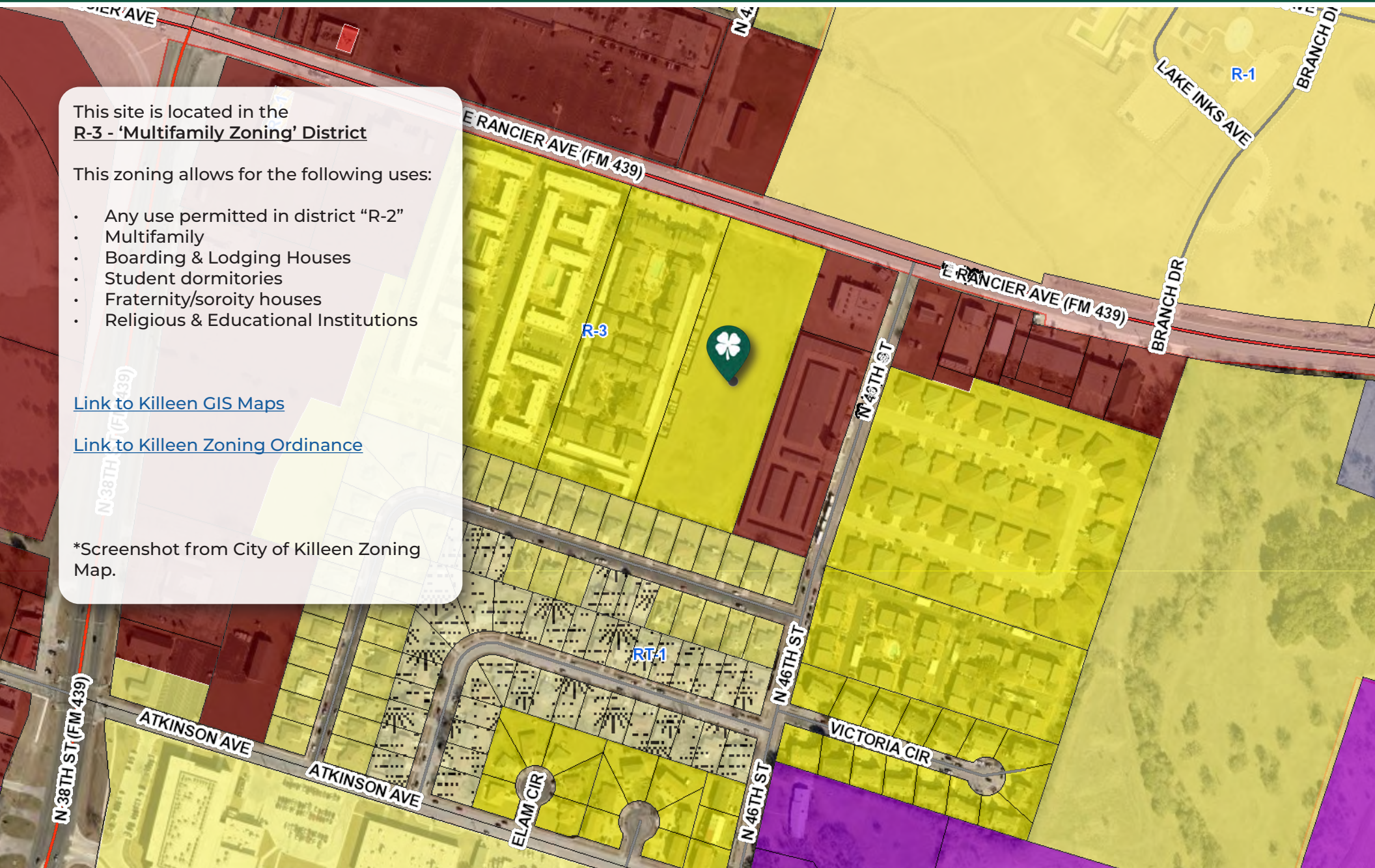
This zoning allows for the following uses:

- Any use permitted in district "R-2"
- Multifamily
- Boarding & Lodging Houses
- Student dormitories
- Fraternity/soroity houses
- Religious & Educational Institutions

[Link to Killeen GIS Maps](#)

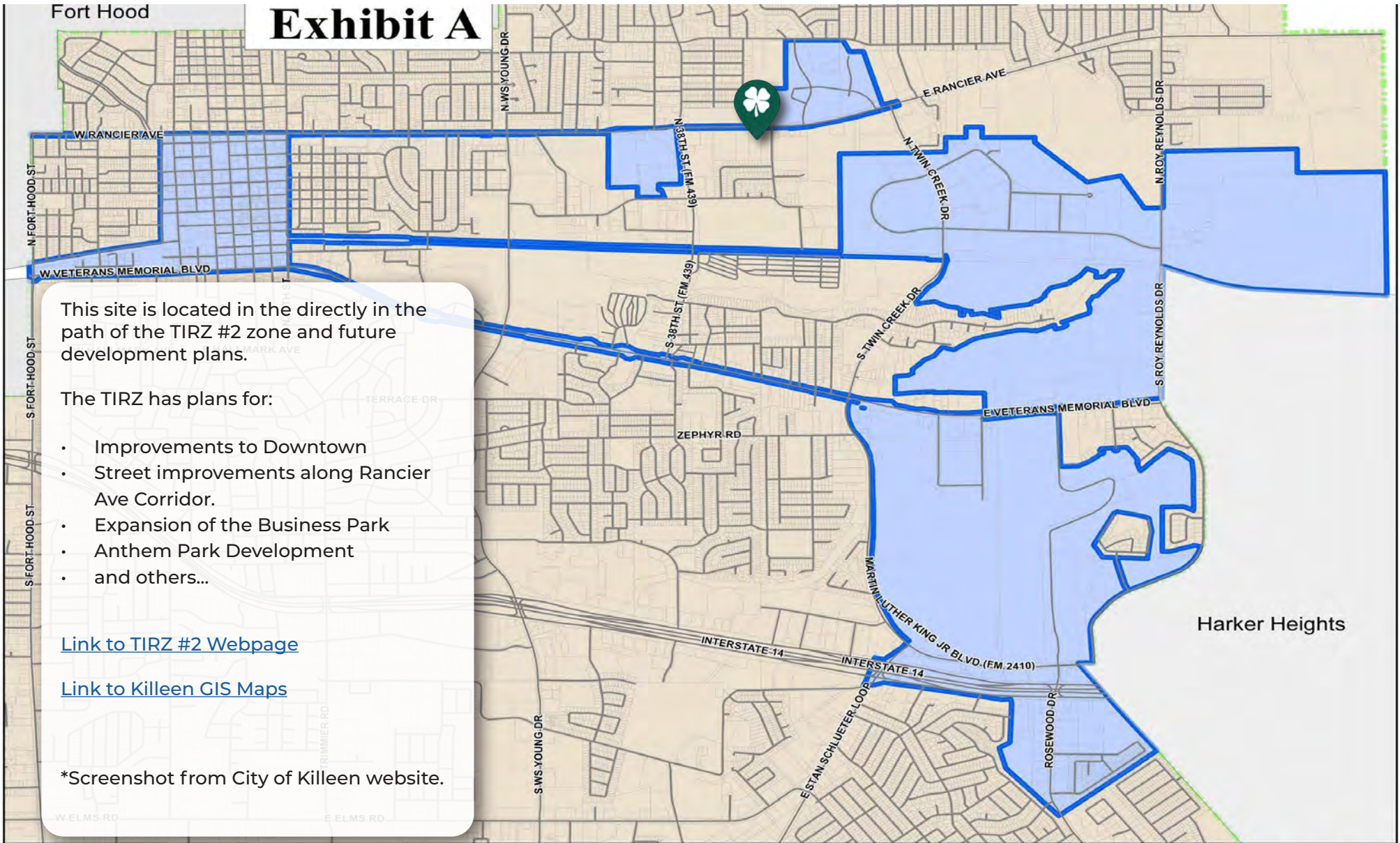
[Link to Killeen Zoning Ordinance](#)

*Screenshot from City of Killeen Zoning Map.





TAX INCREMENT REINVESTMENT ZONE (TIRZ #2)

Exhibit A



TIRZ #2 Boundary

 TIRZ #2 Boundary 2471.13 Acres
 Citylimits



FEMA FLOOD MAP - NOT IN FLOOD ZONE

National Flood Hazard Layer FIRMeTte



97°41'57"W 31°7'13"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

| | | |
|-----------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| MAP PANELS | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| OTHER FEATURES | | Limit of Study |
| | | Jurisdiction Boundary |
| OTHER FEATURES | | Coastal Transect Baseline |
| | | Profile Baseline |
| OTHER FEATURES | | Hydrographic Feature |
| | | Digital Data Available |
| MAP PANELS | | No Digital Data Available |
| | | Unmapped |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/22/2023 at 1:34 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

DEMOGRAPHICS (3 mile radius)

POPULATION TRENDS AND KEY INDICATORS

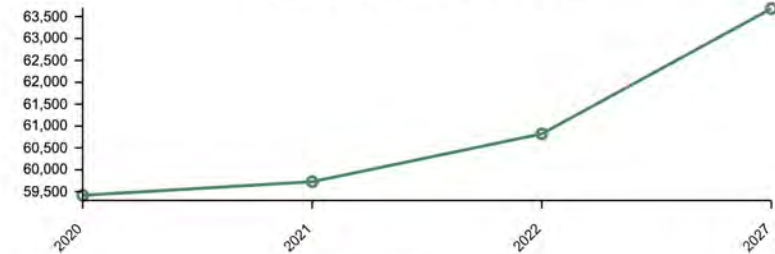
3320 E Rancier Ave, Killeen, Texas, 76543
Ring of 3 miles

| | | | | | | | | |
|---------------|---------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 60,822 | 25,152 | 2.38 | 30.7 | \$40,722 | \$128,218 | 34 | 117 | 85 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

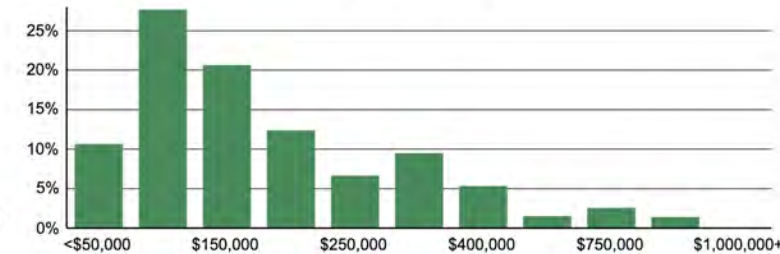
MORTGAGE INDICATORS

| | |
|---|---|
|  |  |
| \$5,564 | 18.9% |
| Avg Spent on Mortgage & Basics | Percent of Income for Mortgage |

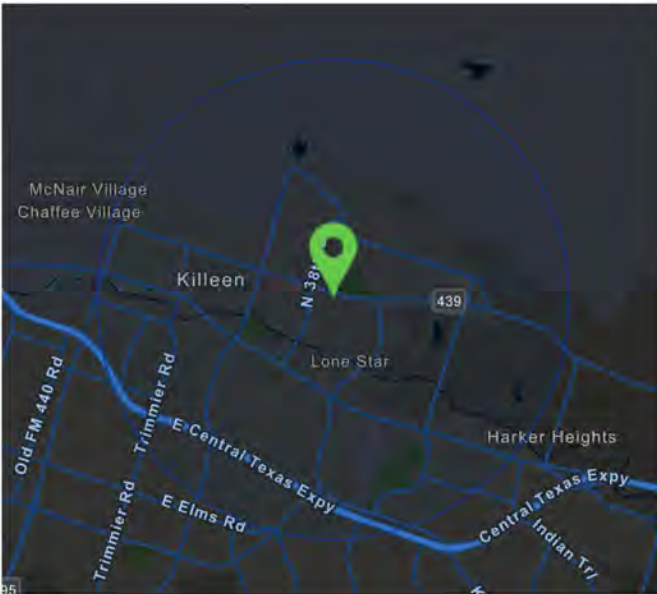
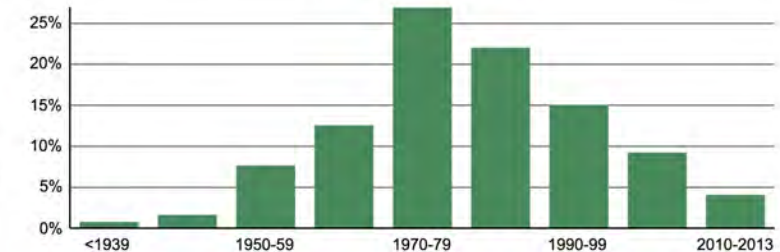
Historical Trends: Population



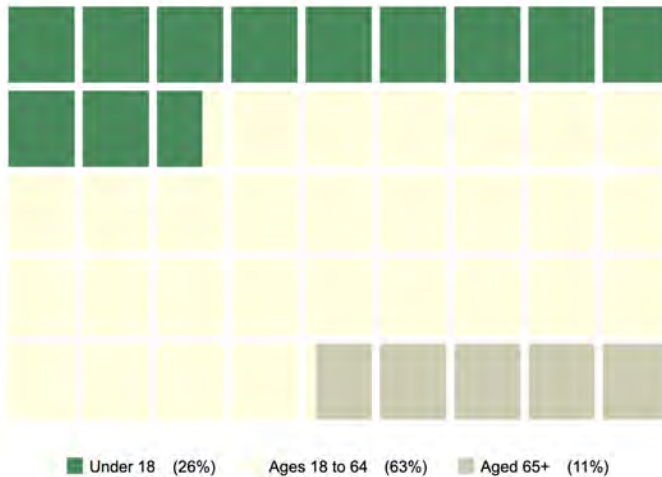
Home Value









Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION

| | | |
|---|--|---|
|  |  |  |
| 2.6% | 13.2% | 14.0% |
| Greatest Gen: Born 1945/Earlier | Baby Boomer: Born 1946 to 1964 | Generation X: Born 1965 to 1980 |
|  |  |  |
| 31.5% | 27.0% | 11.6% |
| Millennial: Born 1981 to 1998 | Generation Z: Born 1999 to 2016 | Alpha: Born 2017 to Present |

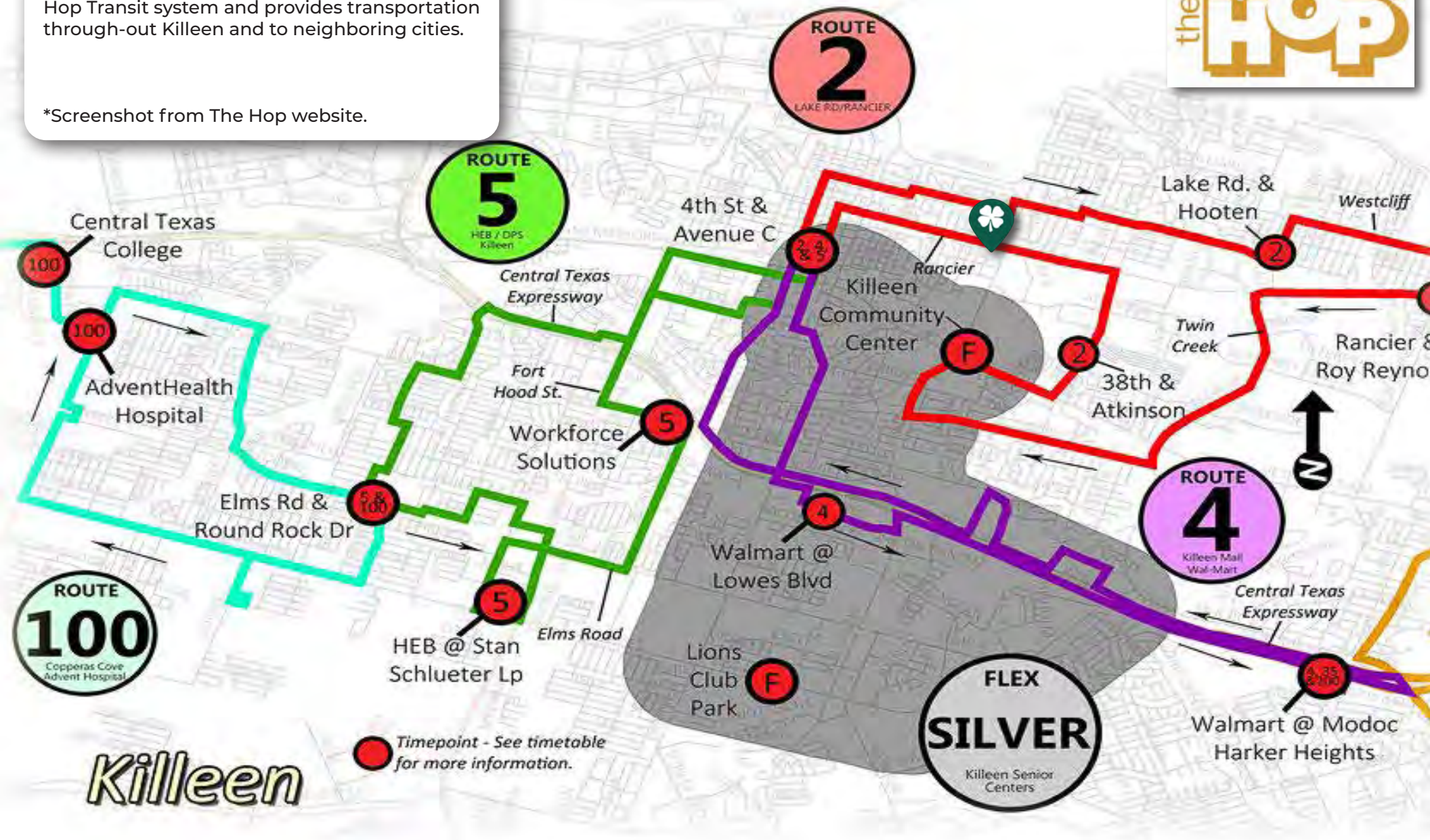


This infographic contains data provided by Esri, Esri-U.S. BLS, ACS
The vintage of the data is 2023, 2028, 2017-2021 © 2023 Esri

PUBLIC TRANSPORTATION

Public transportation available through The Hop Transit system and provides transportation through-out Killeen and to neighboring cities.

*Screenshot from The Hop website.



● Timepoint - See timetable for more information.

Killeen



BRAD WETZEL
INVESTMENT SALES/LEASING

254-709-9703
BRADWETZELRE@GMAIL.COM

EXCLUSIVELY LISTED



1229 N Valley Mills Dr. Waco, TX 76710

KellyRealtorsCommercial.com

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Kelly, Realtors, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. We include projections, opinions, or assumptions estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

| | | | |
|---|---------------|-------------------------------|----------------------|
| Stewart R Kelly Real Estate Inc (dba Kelly Realtors) | 485811 | | (254)741-1500 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Leah Cox | 509469 | lcox@kellyrealtors.com | (254)741-1500 |
| Designated Broker of Firm | License No. | Email | Phone |
| Leah Cox | 509469 | lcox@kellyrealtors.com | (254)741-1500 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Bradley Wetzel | 694170 | bradwetzelre@gmail.com | (254)709-9703 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date