



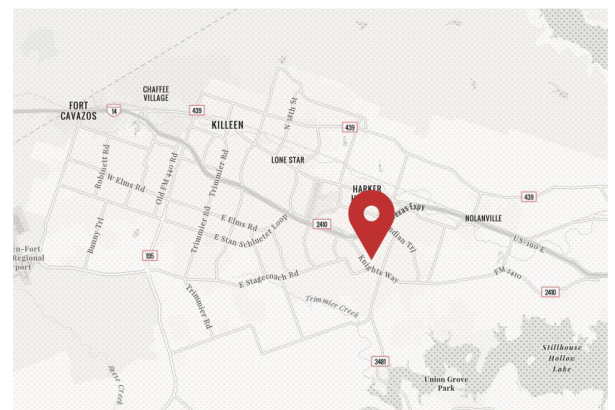
High-Traffic Pad Sites

601 Farm to Market 2410, Harker Heights, TX

Property Features

- 5.38 AC Retail Development site with prime frontage along Knights Way, a major arterial road in Harker Heights, TX
- The site has been subdivided into 1-2 AC pad sites. The final site is available for Ground Lease or Build-to-Suit. Owner would consider an offer to purchase.
- The site features excellent visibility with over 1,100 FT of frontage and has 2 curb cuts signed off by TXDOT

Area Retailers & Businesses:

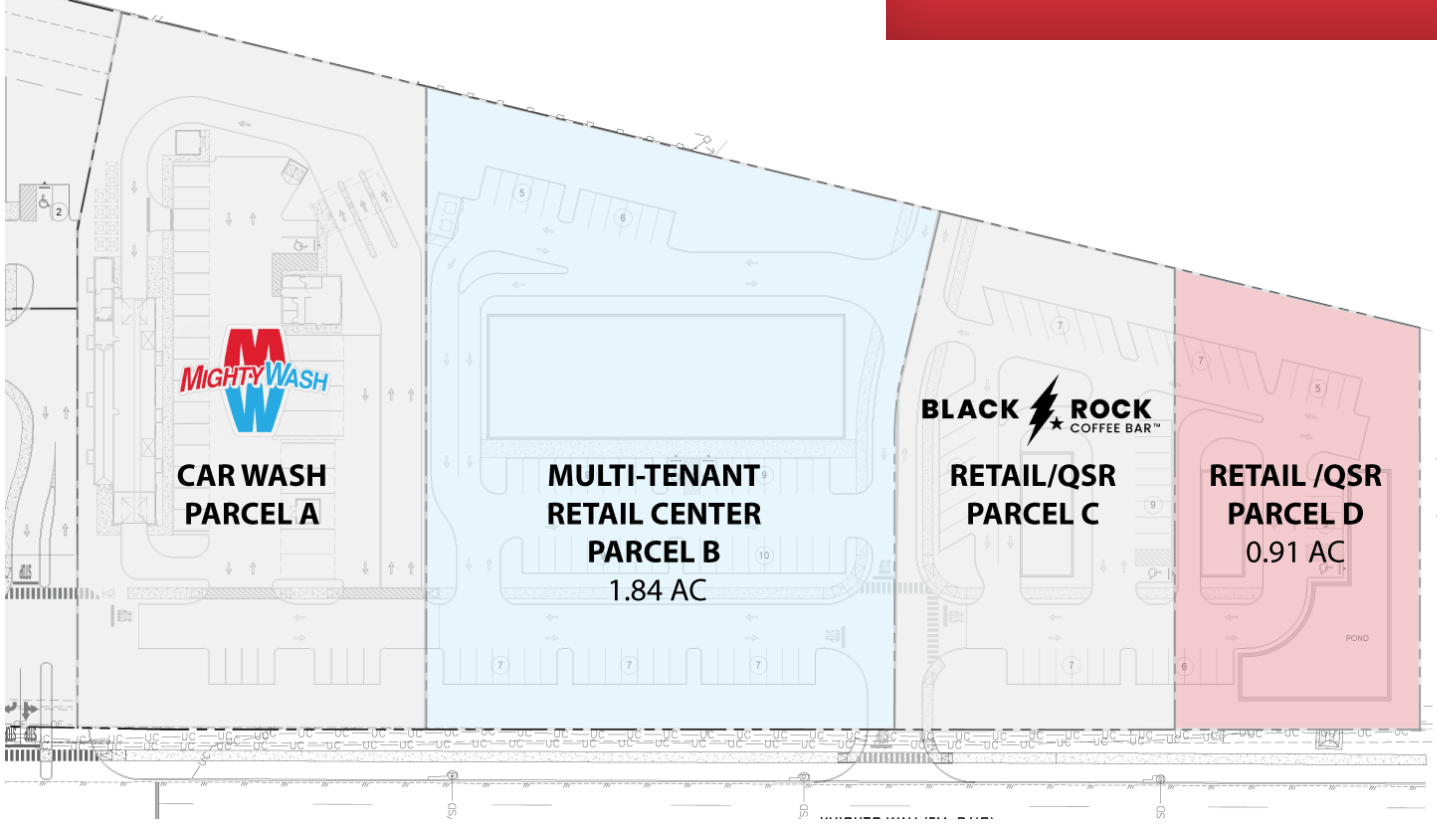


SPACE AVAILABLE	0.91 AC
TOTAL LOT SIZE	5.38 AC
RATE:	Contact Broker

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Zach Stepp
 zach@naiwheelhouse.com
 +1 806 790 7588
 naiwheelhouse.com

THE SITE



AVAILABLE FOR SALE OR LEASE

THE AREA

Population: 156,261

70,000+ Military Personnel & Family

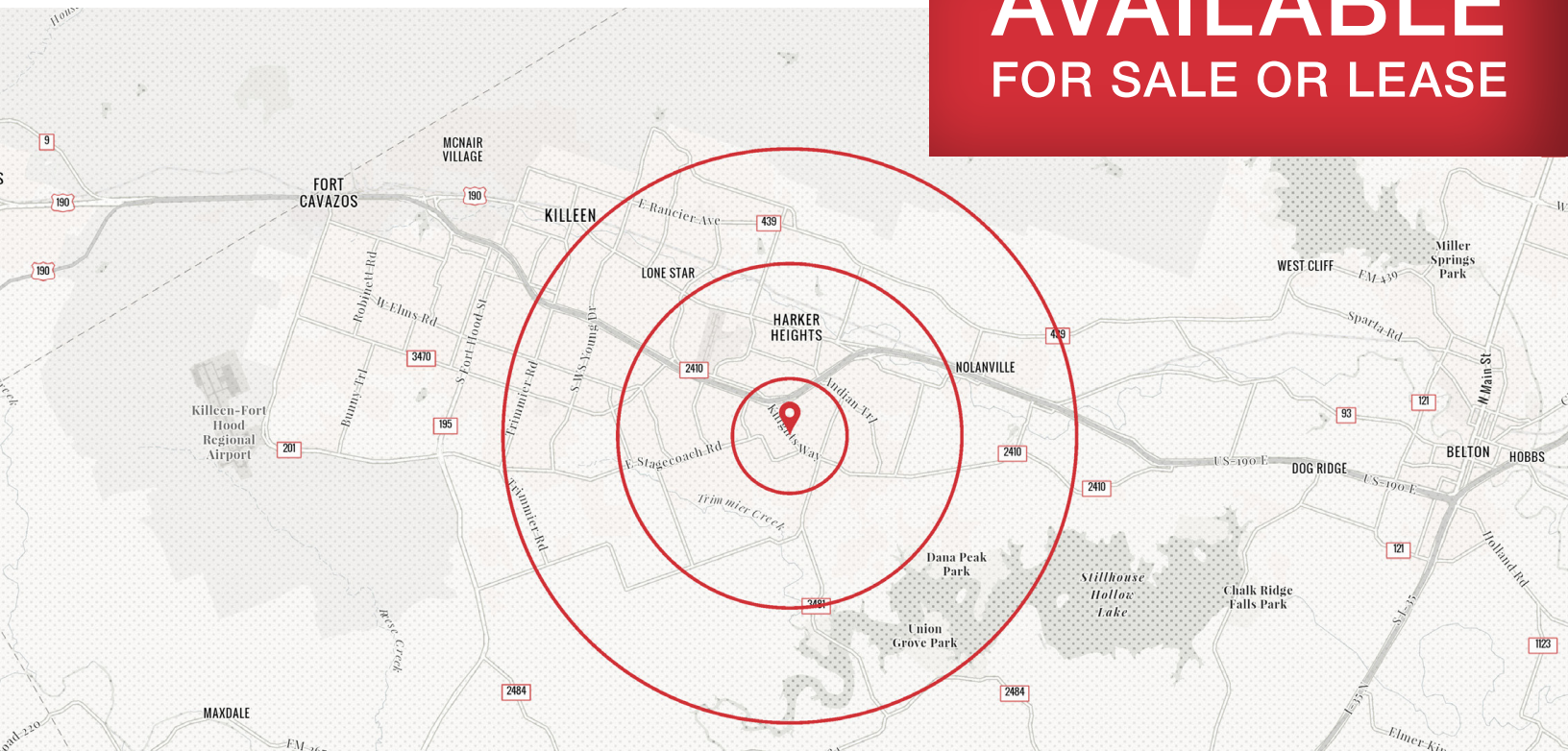
SITE

Fort Cavazos, Lone Star, Harker Heights, Nolanville, Maxdale



Zach Stepp
zach@naiwheelhouse.com
+1 806 790 7588
naiwheelhouse.com

**AVAILABLE
FOR SALE OR LEASE**



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	9,601	57,027	113,064
AVG HH INCOME	\$102,931	\$94,929	\$82,480
HOUSEHOLDS	3,134	19,805	41,812
MEDIAN AGE	34.1	33.7	32.6

Location Advantages

- Located directly on Knights Way, the main arterial road of Harker Heights, a booming city bordering Killeen, TX
- Many national tenants are in the area and along Knights Way, bringing traffic and energy to the area
- Located in the heart of central Texas, Killeen is a family-friendly city with a thriving economy fueled by Fort Hood, one of the largest military bases in the country