



RANCIER FREESTANDING BUILDING

NEC OF W RANCIER AVE & N GILMER ST
719 WEST RANCIER AVE, KILLEEN, TX 76541



**FOR SALE
AND LEASE**

AVAILABLE SPACE
4,738 SF

SALE PRICE
Call for Pricing

LEASE RATE
Call for Pricing

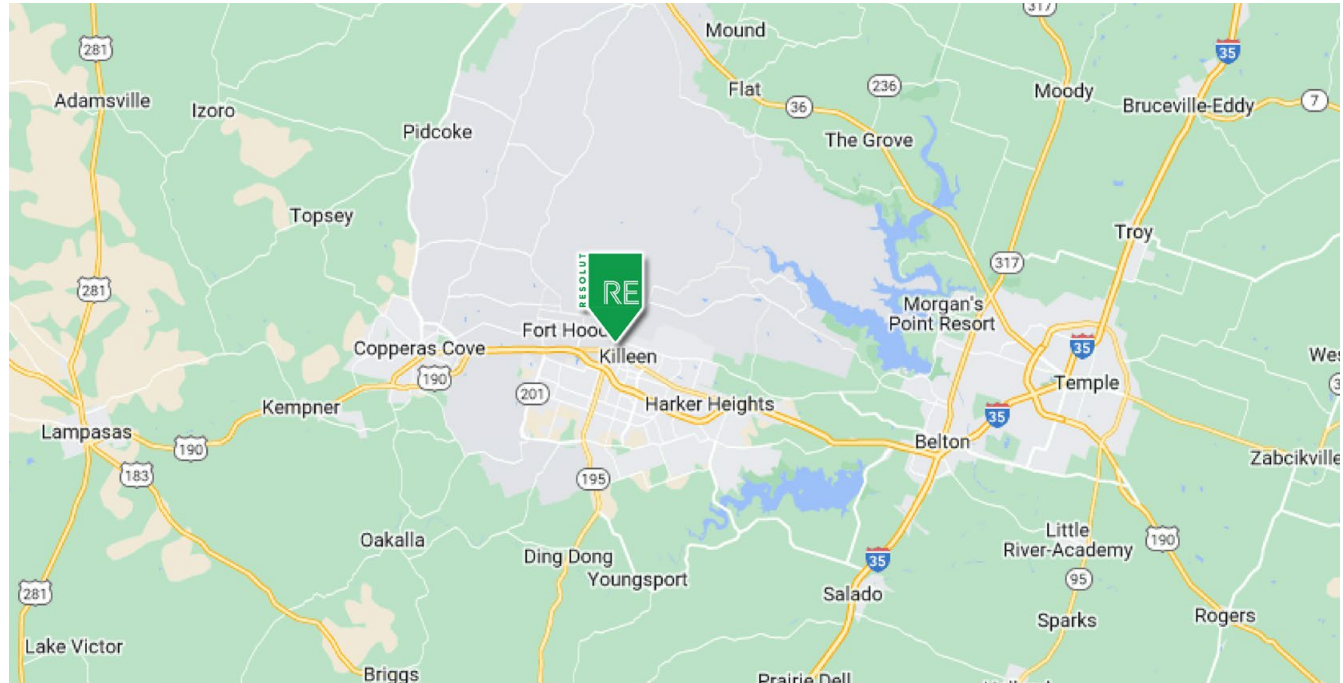
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PROPERTY HIGHLIGHTS

- Freestanding building
- Hard Corner Signalized intersection
- Large Pylon Sign Available
- B-5 Zoning
- Located less than half a mile from entrance to Fort Cavazos
- Fort Cavazos employs over 60,000 people and contributes over \$35 Billion to the Texas Economy annually



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



70,609
POPULATION
3-MILE RADIUS



\$69,395.00
AVG HH INCOME
3-MILE RADIUS



29,350
DAYTIME POPULATION
3-MILE RADIUS

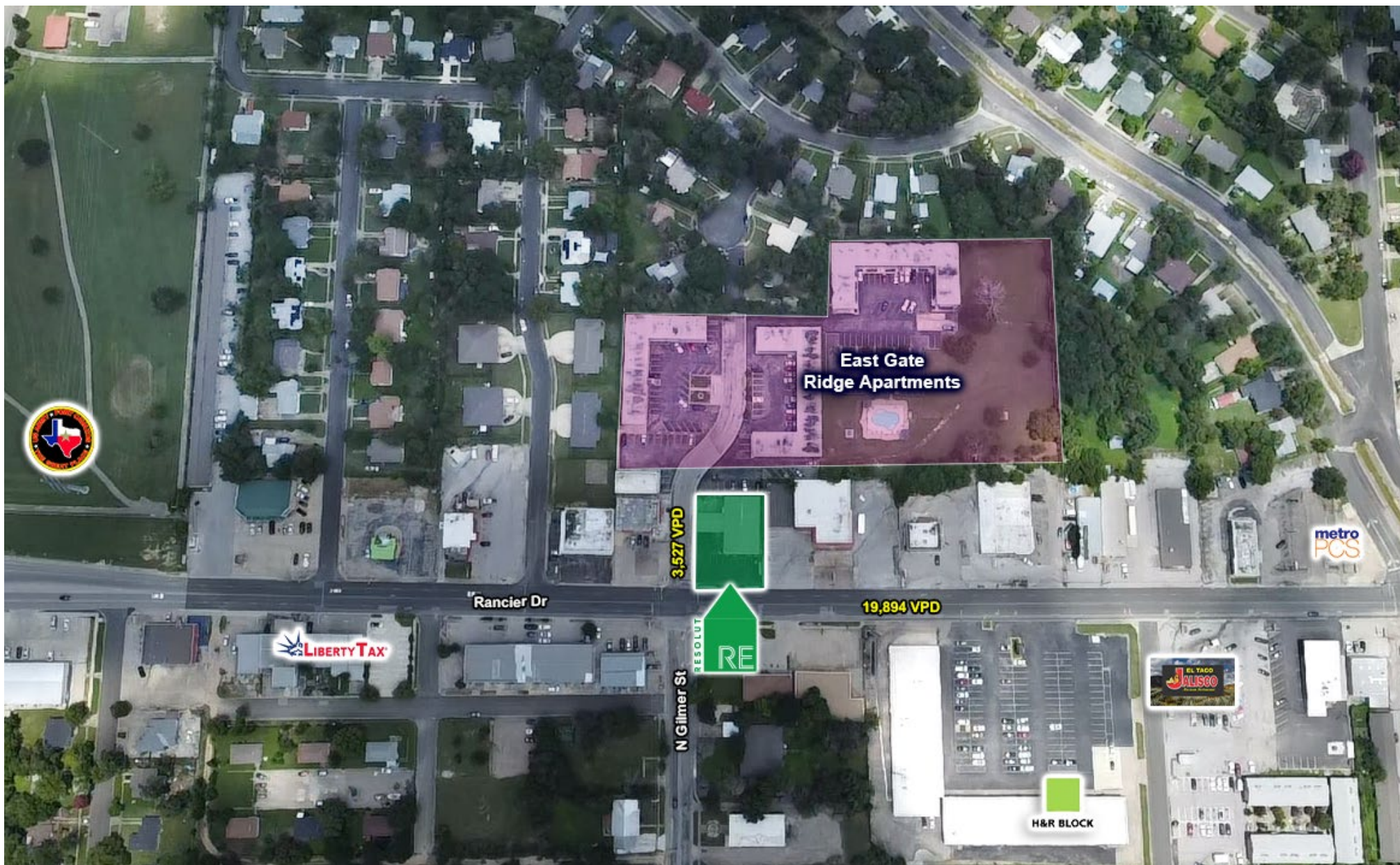


TRAFFIC COUNTS
W Rancier: 19,894 VPD
N Fort Hood St: 23,865 VPD
(Costar 2025)

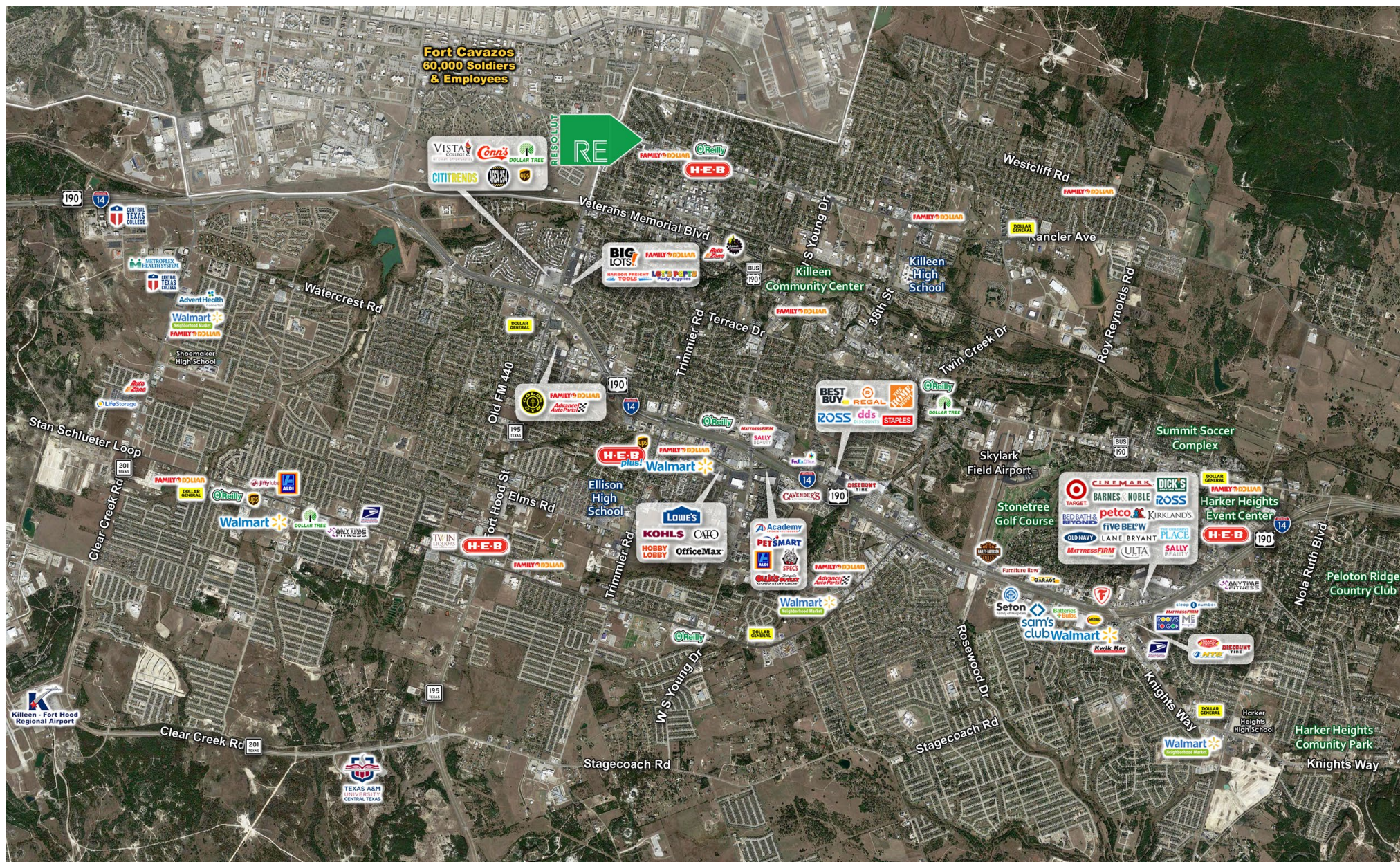
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No. 04

DOWNTOWN REVITALIZATION

Preserve, Rehabilitate and Promote, a Unique and Thriving Downtown.

Authenticity

"Authenticity comes from several aspects of a community - historic buildings, established neighborhoods, a unique music scene, or specific cultural attributes. It comes from the urban grit alongside renovated buildings, from the commingling of young and old, long-time neighborhood characters and yuppies, fashion models and 'bag ladies'."

-Richard Florida,
The Rise of the Creative Class

Authenticity is that essential quality that defines and makes each community special and different.

Through its diversity of food and culture, Killeen can provide unique and authentic experiences in the downtown.

Finding Authenticity

Killeen should seek opportunities to celebrate one of its greatest resources, its diversity.

- ✓ Facade improvement and quality rehabilitation.
- ✓ Incentives for investment in downtown
- ✓ Seek opportunities to celebrate diversity

FINDING THIRD PLACES

No. 1

Preservation & Rehabilitation

Facade improvement and quality rehabilitation of the city's historic resources.

No. 2

Public Spaces

Initiate a downtown transformation by creating needed parks, plazas, streetscaping and other visual improvements.

No. 3

Incentives & Standards

Standards that increase investor confidence and incentives that promote appropriate investment.

Third Places

"Third Places are neither home nor work - the first 'two places' - but venues like coffee shops, bookstores and cafes in which we find less formal acquaintances" - Ray Oldenburg, *The Good Great Places*

Third Places are the heart of a community's social vitality.

The downtown area of Killeen, as the historic center, is the ideal place for these desired "third places".

Opportunities to develop public spaces and pedestrian areas should be pursued in order to reinvigorate the downtown area and provide a venue for community events, concerts, festivals, and community interaction.

Greater Killeen Chamber of Commerce

- Creation of Place Designs Team

killeenchamber.com/place




Source: <https://killeenchamber.com/4-DowntownRevitalization>



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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