



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE

**FOR SALE**

# LARGE RESTAURANT

**3201 W. STAN SCHLUETER LOOP | KILLEEN, TEXAS**



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE

**CONTACT:**

Michael Boyd, Director  
michael@ind-re.com  
254.319.7744

Erik Ray, Broker  
erik@ind-re.com  
254.239.9299



## AVAILABLE

3,152 SF + 0.29 AC Undeveloped  
±1.39 AC Total

## HIGHLIGHTS

- » Built in 2022
- » Large dining room w/ fans & fully furnished kitchen
- » 2-lane covered drive-thru w/ sliding door
- » Tall windows, sizable managers office, tiled bathrooms, & dedicated chemical storage
- » Ample parking w/ pylon sign
- » Price: \$2,600,000

## TRAFFIC COUNTS

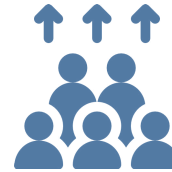
Stan Schlueter Loop: 28,061 VPD ('24)

## TRAFFIC GENERATORS



### TOTAL POPULATION

1 MILE	16,755
3 MILE	78,704
5 MILE	145,657



### 2030 POPULATION

1 MILE	17,470
3 MILE	81,841
5 MILE	150,729



### TOTAL HOUSEHOLDS

1 MILE	5,767
3 MILE	27,920
5 MILE	50,857



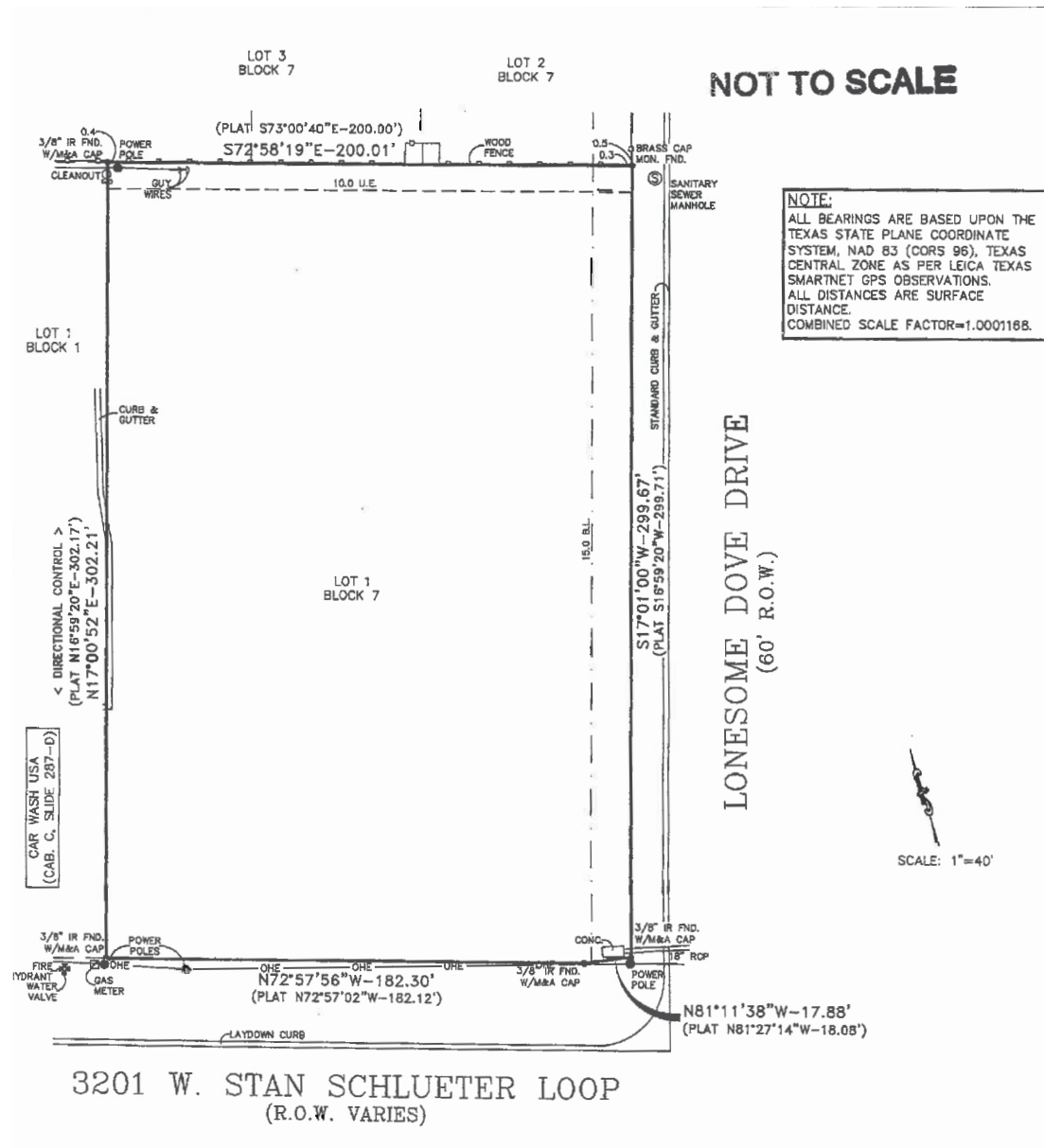
### AVERAGE HH INCOME

1 MILE	\$83,538
3 MILE	\$80,235
5 MILE	\$76,347

# LARGE RESTAURANT | PROPERTY OVERVIEW



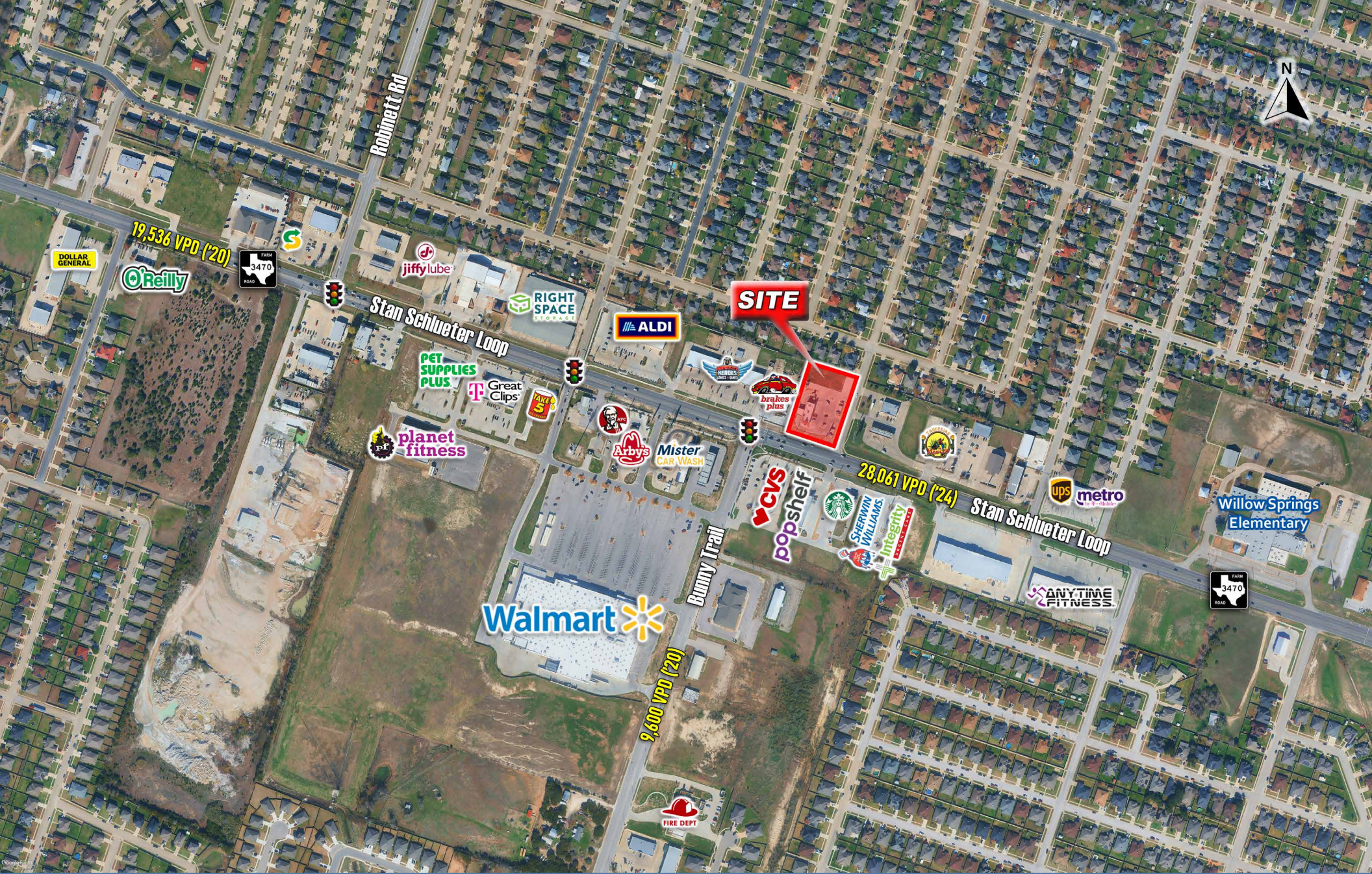
**INDEPENDENCE**  
COMMERCIAL REAL ESTATE



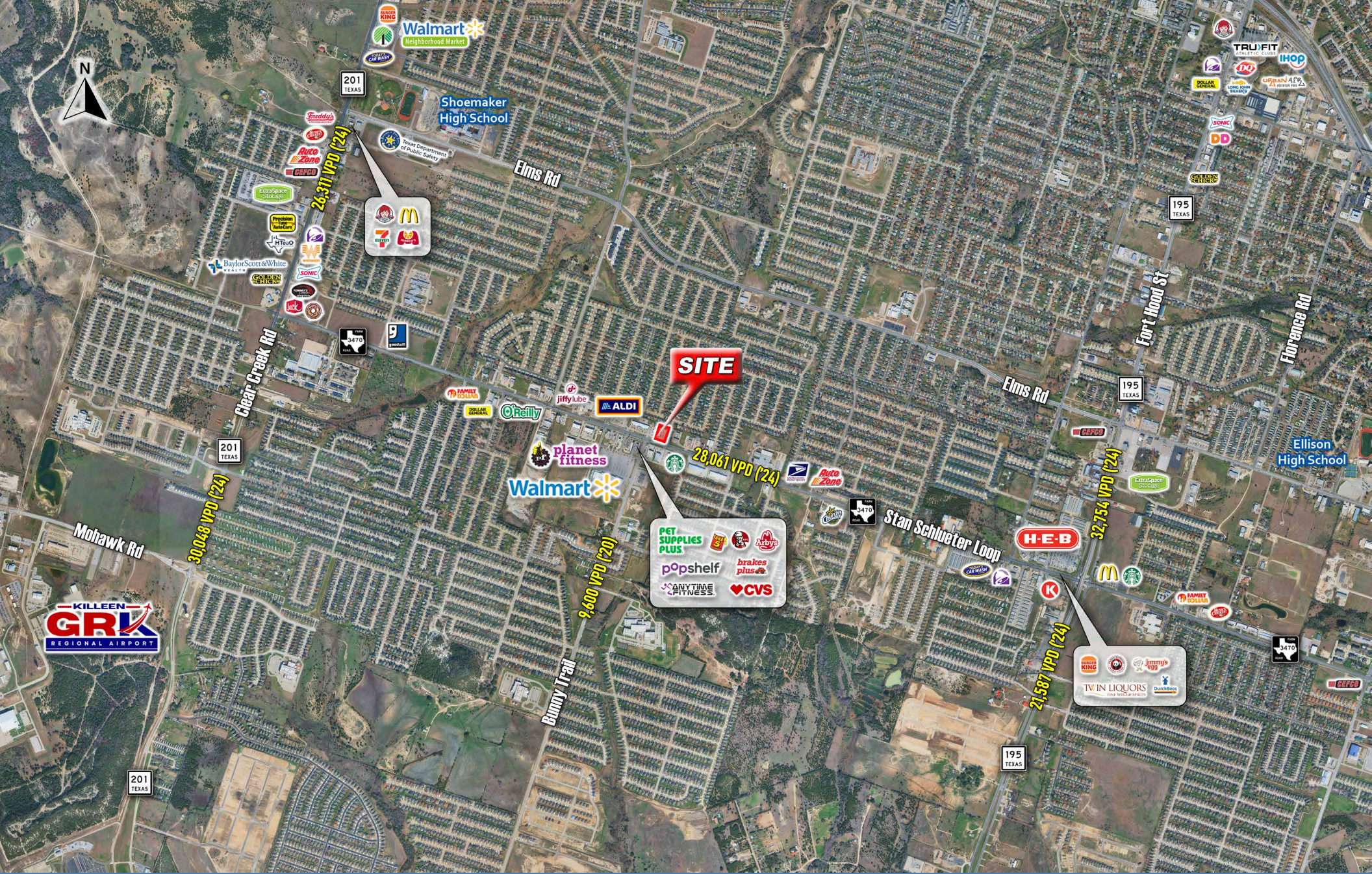
## LARGE RESTAURANT | SURVEY



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE



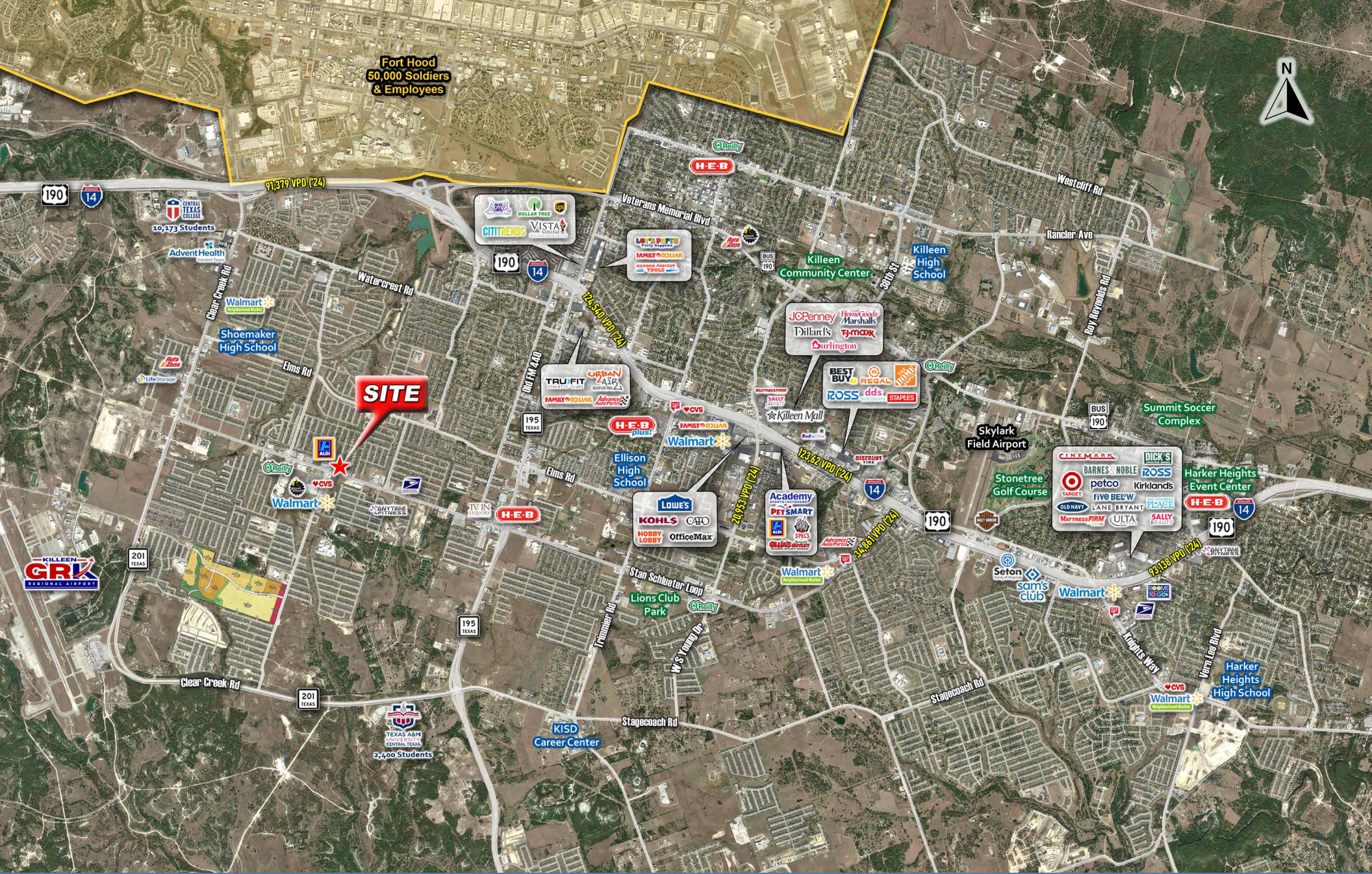
# LARGE RESTAURANT | SITE AERIAL



# LARGE RESTAURANT | WIDE AERIAL



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE



# LARGE RESTAURANT | MARKET AERIAL



## LARGE RESTAURANT | EXTERIOR PHOTOS



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE



# LARGE RESTAURANT | EXTERIOR PHOTOS



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE

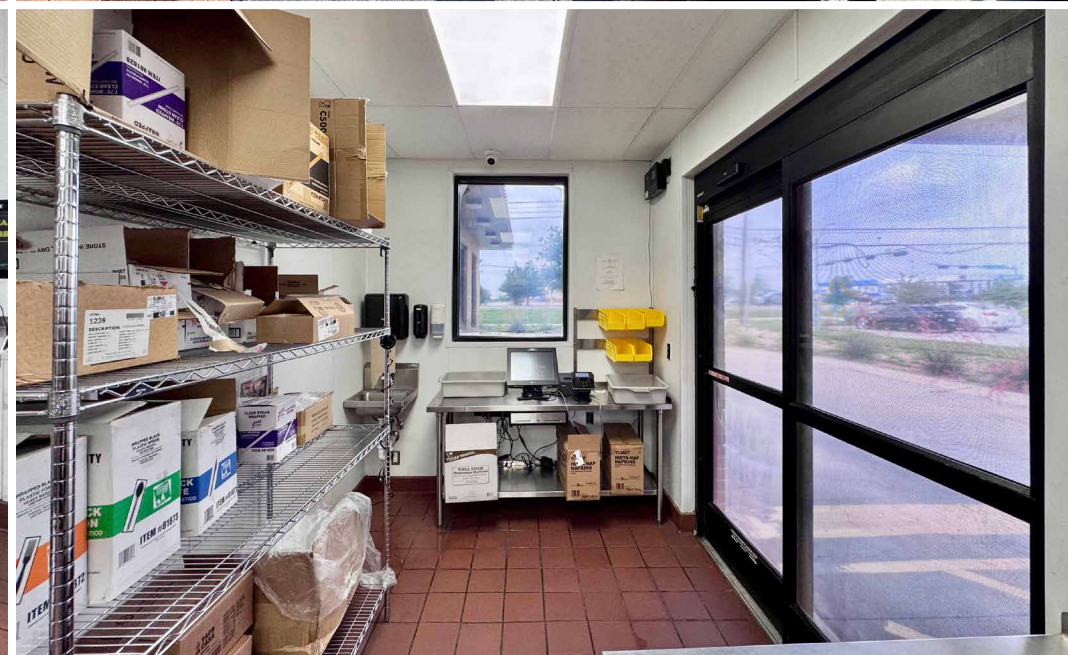
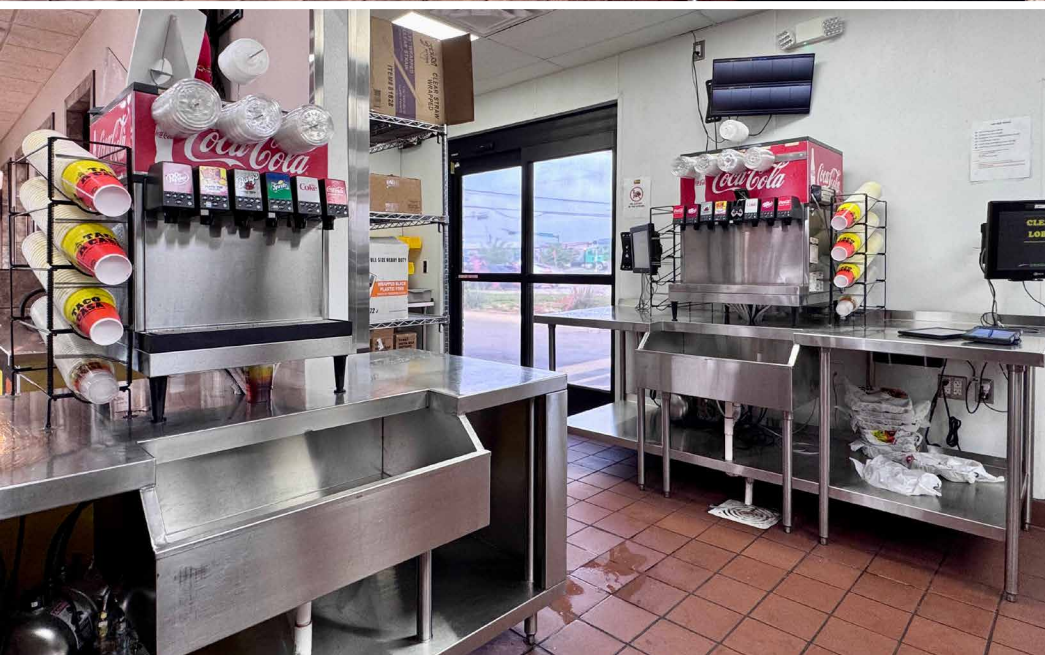




## LARGE RESTAURANT | INTERIOR PHOTOS



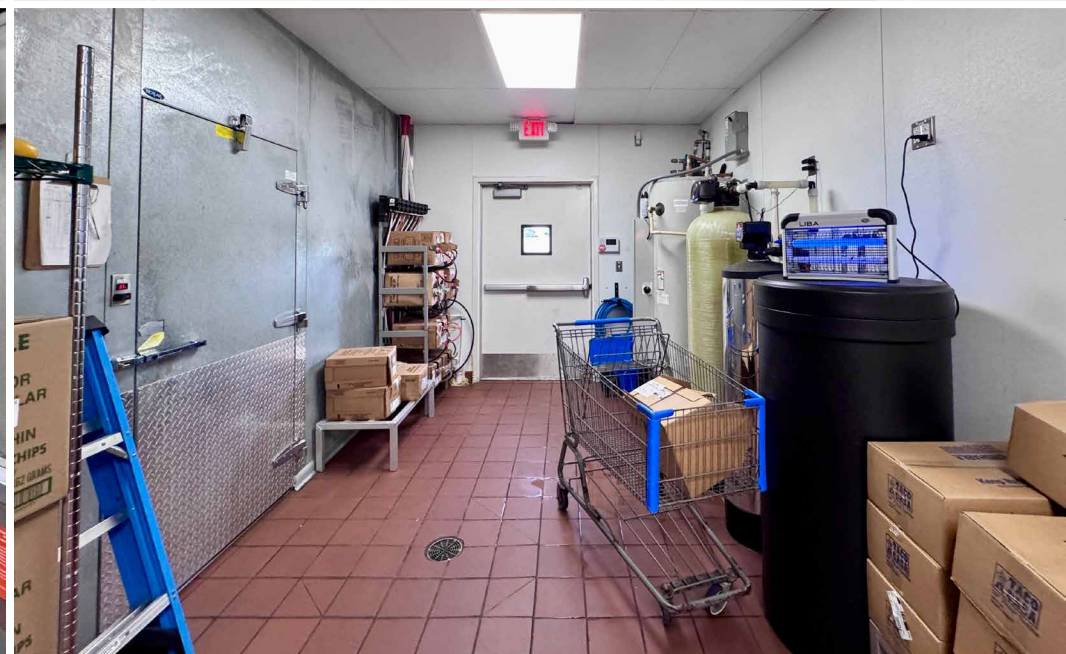
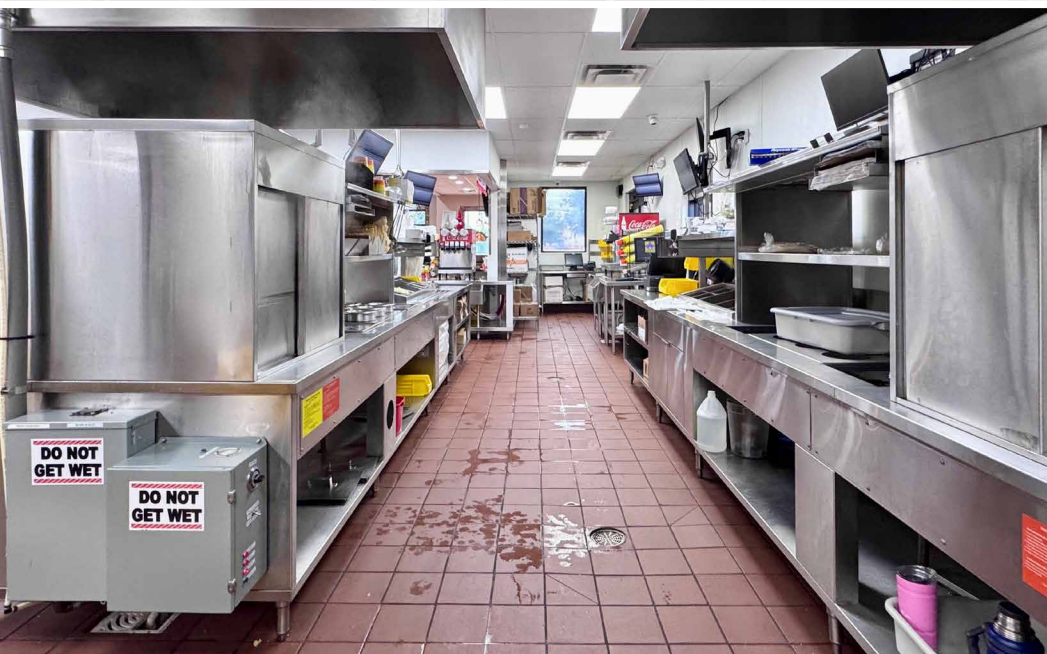
**INDEPENDENCE**  
COMMERCIAL REAL ESTATE



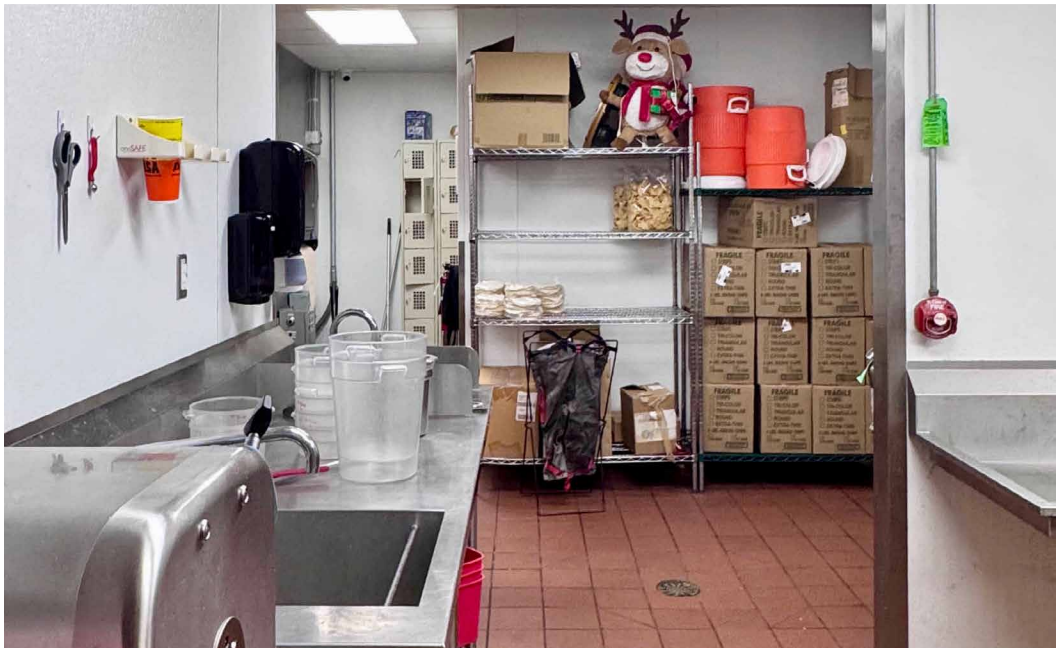
## LARGE RESTAURANT | INTERIOR PHOTOS



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE



# LARGE RESTAURANT | INTERIOR PHOTOS



## LARGE RESTAURANT | INTERIOR PHOTOS



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE



0.29 Acre  
Undeveloped

# LARGE RESTAURANT

3201 W. STAN SCHLUETER LOOP | KILLEEN, TEXAS

**CONTACT:**

**Michael Boyd, Director**  
michael@ind-re.com  
254.319.7744

**Erik Ray, Broker**  
erik@ind-re.com  
254.239.9299



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE

ind-re.com

The information herein was obtained from third parties and has not been independently verified by Independence CRE. Any and all interested parties should have their choice of experts inspect the property and verify all information. Independence CRE makes no warranties or guarantees as to the information given to any prospective buyer or tenant.