



< 3 miles to Ft. Cavazos (formerly Ft. Hood)

ELMS RD

1.7 Acres
Killeen Land

New Retail
Plaza

New Extra
Space Storage

STEFEK DR

H-E-B

195
TEXAS



801 STEFEK DRIVE 1.7 ACRE RETAIL DEVELOPMENT OPPORTUNITY

Killeen, TX 76542

OFFERING MEMORANDUM

partners

PARTNERS AUSTIN
+ 512 580 6025
901 S MoPac Expy, Bldg 1, Ste 550
Austin, Texas USA 78746
PARTNERSREALESTATE.COM



PRIMARY CONTACTS



Gary Hebert
Vice President

 **512 660 5681**

 gary.hebert@partnersrealestate.com



Brandt Basso
Associate

 **512 660 5683**

 brandt.basso@partnersrealestate.com

AUSTIN

+1 512 580 6025
901 South MoPac Expressway
Building 1, Suite 550
Austin, TX 78746

DALLAS

+1 214 550 2990
1717 McKinney Ave, Suite 1480
Dallas, TX 75202

HOUSTON

+ 713 629 0500
1360 Post Oak Blvd, Suite 1900
Houston, TX 77056

SAN ANTONIO

+1 210 446 3655
1020 NE Loop 410, Suite 810
San Antonio, TX 78209

partners

PARTNERSREALESTATE.COM

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PROPERTY DETAILS

■ RETAIL DEVELOPMENT OPPORTUNITY

- 801 Stefek Drive: 1.7 acres
- B-5 Zoning (Business District)
- Potential C-store/gas station, car wash, QSR (fast food), traditional retail, and medical
- Parcel #463369
- Hwy 195 - 33,172 VPD and Elms Rd - 17,276 VPD
- Off-site detention

■ UTILITIES

- City of Killeen

PROPERTY SITE



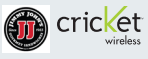
< 3 miles to Ft. Cavazos (formerly Ft. Hood)

1.7 Acres
Killeen Pad

New Retail Plaza

New Extra Space Storage

Extra Space Storage



195 TEXAS



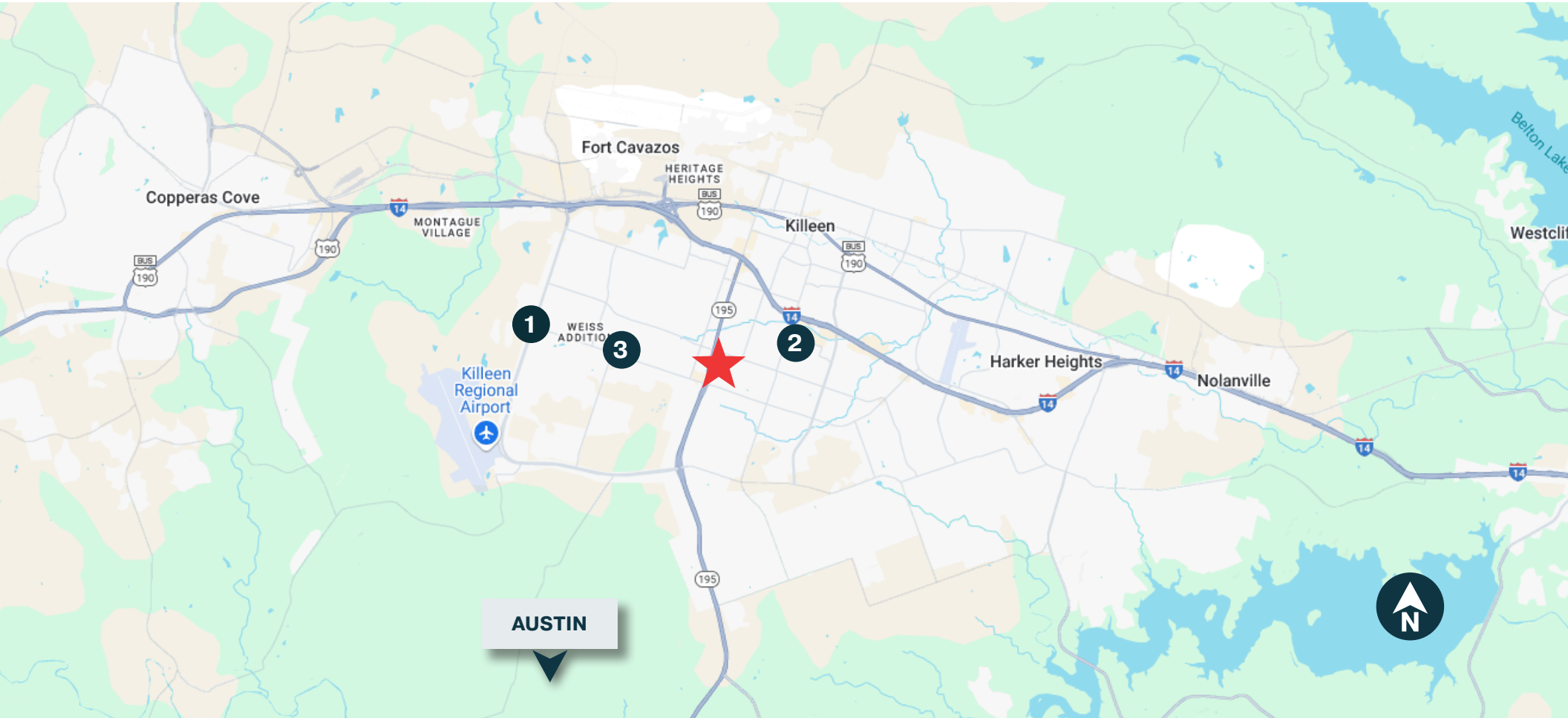
ON-MARKET COMPARABLES

	1	2	3
Address	3705 E Central Texas Expy	2803 Stan Schlueter Loop	550 Central Texas Expy
Acres	1.09	1.83	1.41
Land Area SF	47,567	79,715	61,420
Status	On-Market	On-Market	On-Market
Asking Price	\$1,300,000	\$1,195,722	\$921,294



SOLD COMPARABLES

	1	2	3
Address	3301 W Stan Schlueter Loop	2608 Trimmier Rd	4601 S Clear Creek Rd
Acres	1.04	1.47	1.09
Land Area SF	45,302	64,033	47,567
Sold Date	3/2023	10/2022	1/2023
Asking Price	\$1,100,000	\$1,050,800	\$1,008,196




AERIAL OVERVIEW



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Associate

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 brandt.basso@partnersrealestate.com

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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

PCR Brokerage Houston, LLC dba Partners	9003949	licensing@partnersrealestate.com	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gary Hebert	730341	gary.hebert@partnersrealestate.com	512-660-5681
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____