

For Sale: \$7,500,000

Rent Option Available: \$1.50/Ft NNN



Realtor Name

Property Address

Property Alias

Michael Linnemann
michael@linnemannrealty.com
2602 SW WS Young Dr.
Killeen, TX 76542
254.535.6186

Address: 1902 E. Central Texas Expressway, Killeen, TX. 76542
Legal Desc: Dodge Country Addition, Lot 1, Block 2, 4.962 acres
Total acreage: 4.962
Year built: 2001

**Dodge
Country**



IMPROVEMENTS

Showroom & offices:

1st floor: Showroom, 7 offices, parts department with 3 service counters, waiting area, 2-story storage room, and two ADA bathrooms, 9,577 square feet plus 2,500 square feet of service area with 2 offices and a service counter.

2nd floor: 4,850 square feet, conference room, break area, offices and bathroom.
 Building total: 14,427 square feet

Service area: 14,000 square feet, 17 service bays, 2 large access points, parts storage and two delivery bays.

Total building area: 30,927

Grounds: 130,000 feet of asphalt paving, over 11,000 feet of concrete paved area, 292 feet of frontage on eastbound I-14, great visibility

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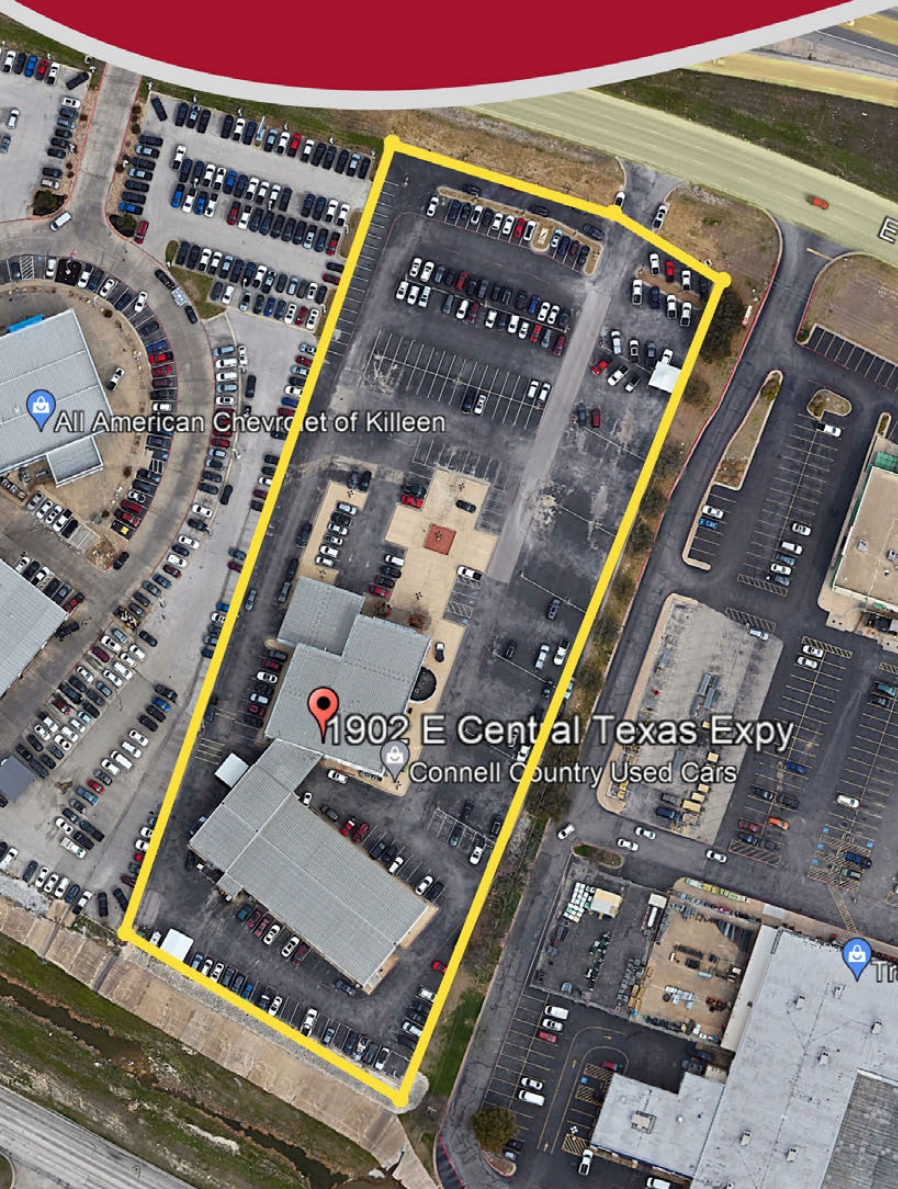
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PROPERTY DESCRIPTION



The Connell family remains legendary in the Central Texas automotive industry, having pioneered the trade right here at Ft. Cavazos decades ago. They have always been known for having beautiful car dealerships in prime locations, and the former Connell Country Used Cars is no exception to that long-standing tradition.

Set on almost 5 acres in the epicenter of activity in Killeen, the location gives this investment prime visibility along its 292 feet of frontage on the nation's newest interstate, I-14. Traffic counts are through the roof on I-14 and nearby on WS Young, Lowes Blvd., and Trimmier Road. The entire 5 acres is developed, with no wasted space for retention, leaving ample room for parking, deliveries, and customers.

The improvements total 30,927 square feet, with 14,427 square feet for showroom, offices, and the parts department, and 16,500 square feet between two service areas, one hosting 17 bays and the other a convenient drive-through area for inspections and parts pickup.

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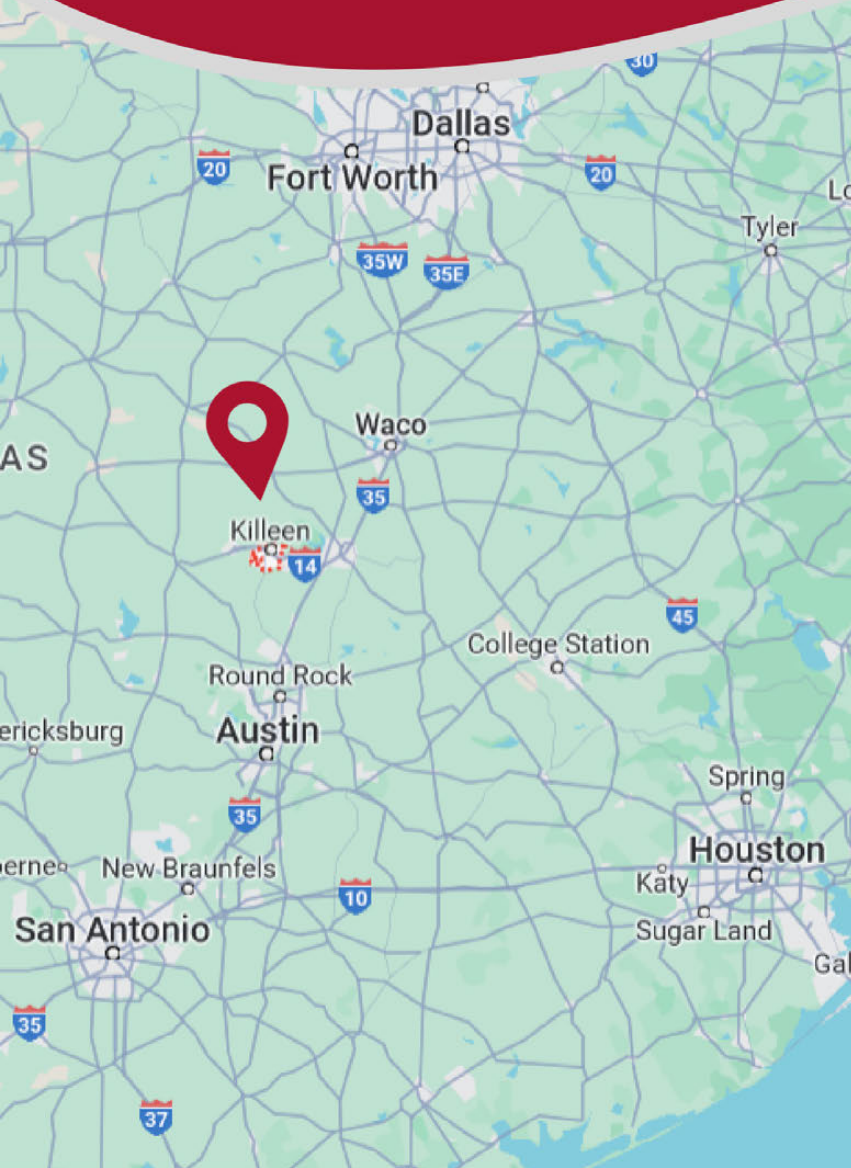
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GENERAL AREA DESCRIPTION



Killeen, Texas, has been ranked among the fastest growing cities in the US, one of the most affordable cities in the US, and is now the largest city between Austin and Dallas. The growth of this state is already a commonly-known fact, with families moving here in droves to take advantage of the thriving economy. The explosive population growth has centered itself within the triangle formed by San Antonio, Dallas, and Houston, with Killeen sitting right in the middle on the newly-minted interstate 14. With the new Tesla facility in Austin, and now with the monolithic new Samsung plant under construction in Taylor, Killeen has been singled out by suppliers and manufacturers servicing both of these endeavors as the perfect location for their manufacturing facility. As a result, the Killeen Business Park is now full, forcing the Killeen EDC to purchase adjacent acreage for a much needed expansion as demand from these new businesses continues to surge.

While still a military town, with Ft. Cavazos being one of the largest military installations in the free world, our recent growth in technology and manufacturing has helped this area reshape its local economy, now with both public and private industry thriving together.

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**DEMOGRAPHICS NEAR
 DODGE COUNTRY**

	1 MILE	3 MILE	5 MILE
2023 Total Population	10,960	101,635	193,611
2028 Population	11,464	107,030	204,344
Pop Growth 2023-2028	+ 4.60%	+ 5.31%	+ 5.54%
Average Age	34	33	32
2023 Total Households	4,738	39,508	69,565
HH Growth 2023-2028	+ 4.88%	+ 5.58%	+ 5.85%
Median Household Inc	\$49,642	\$42,251	\$50,404
Avg Household Size	2.30	2.60	2.70
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$104,148	\$127,912	\$146,107
Median Year Built	1991	1990	1996

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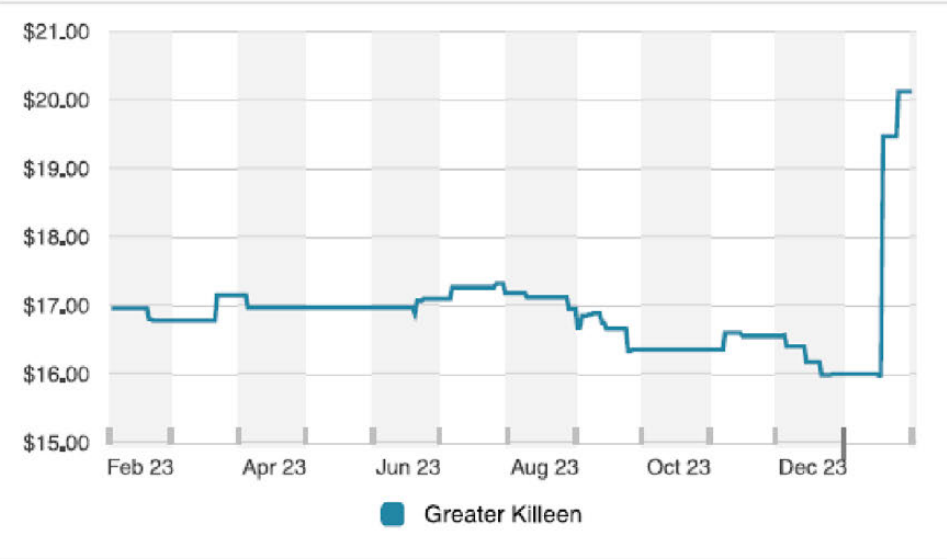
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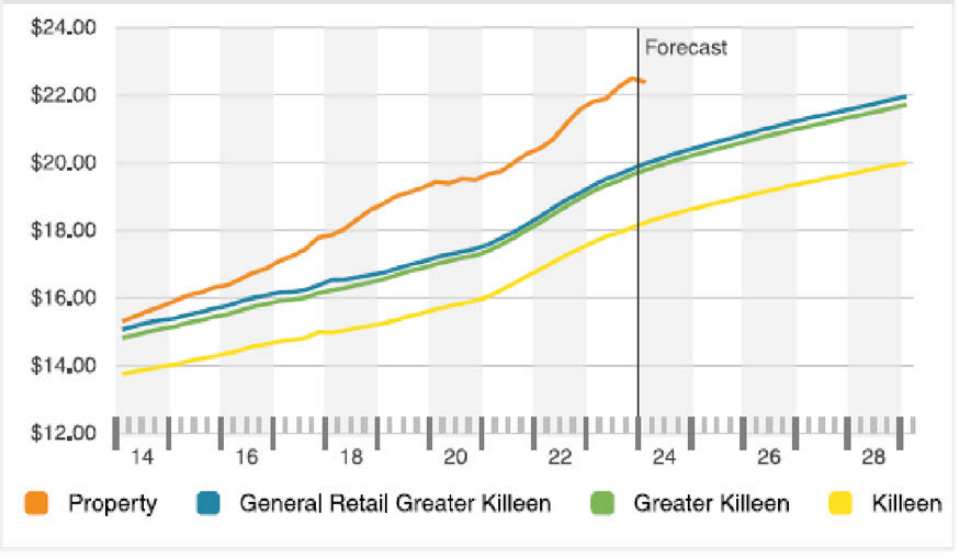
RENT PER SQUARE FOOT

DATA PROVIDED BY COSTAR REALTY INFORMATION, INC.

Daily Asking Rent Per SF



Market Asking Rent Per SF



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BROKER INFORMATION

11/2/2015



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:
 - 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 incidental 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.

MEL2, Inc. dba Linnemann Realty	505021	info@linnemannrealty.com	(254)628-9272
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Linnemann	0428608	michael@linnemannrealty.com	(254)221-1080
Designated Broker of Firm	License No.	Email	Phone
Michael E. Linnemann	0428608	michael@linnemannrealty.com	(254)221-1080
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

Linnemann Realty, 3402 S. WS Young Drive, Suite A Killeen, TX 76542 Phone: (254)628-9272 Fax: (254)628-9265 IABS 1-0 Date:
 Michael Linnemann Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Filer, Michigan 48120 www.zipLogix.com Jm/mk/d/4/06

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



TEXAS REAL ESTATE COMMISSION

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