

INDUSTRIAL SITE



4751 Roy J Smith Drive
Killeen, TX 76543

2.19 acres

"The Killeen EDC is dedicated to providing prime developable land investments with secure incentives and profitable opportunities."



2.19 acres



Interstate +
Highway
Access



Business
Park
Community



Contact Us
+1 (254) 526-9551



INDUSTRIAL SITE

(Killeen Business Park - Block 1, Lot 2)



4751 Roy J Smith Drive
Killeen, TX 76543

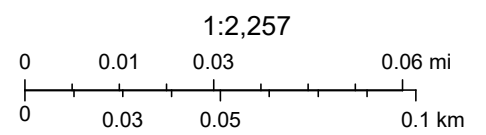
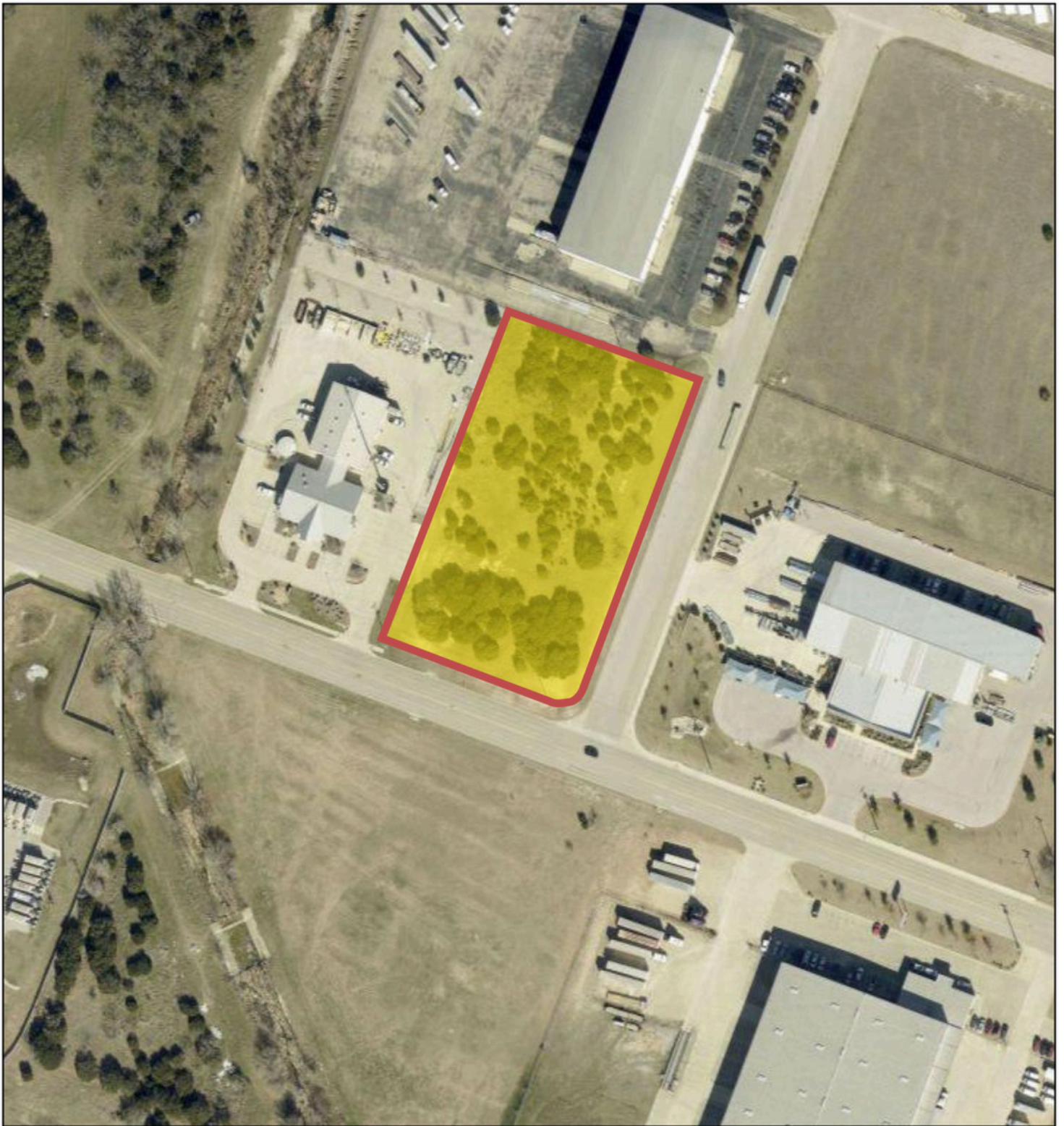
4751 Roy J Smith Drive sits on 2 acres of developable greenfield land located in the heart of the Killeen Business Park. This site has undergone Phase 1 engineering to ensure feasibility for industrial development and is surrounded by well established businesses indicating its potential for growth.

Parcel Size	2.191 acres	Interstate Access	Interstate 14 (I-14): 2.5 miles Interstate 35 (I-35): 12.5 miles
Zoning	M1 (Manufacturing)	Highway Access	Business 190 (I-14): .85 miles State Highway 195: 6 miles
Special Zoning Incentives	This site is within an Enterprise Zone, Opportunity Zone, and Tax Incremental Reinvestment Zone (TIRZ)	Road Frontage	Roy J Smith Drive: 192.86' Progress Drive: 371.16'
Tax Rate	2.02843%	Major MSA Access (City Limits)	Austin: 43.5 miles San Antonio: 105 miles Dallas: 130 miles Houston: 170 miles
Taxing Entities	Clearwater UWCD, Bell County WCID #6, Killeen ISD, Central Texas College, The City of Killeen, Bell County Road, Bell County	Commercial Airport Access	Skylark Airfield: .85 miles Killeen Regional Airport: 9.25 miles Austin-Bergstrom Intl: 62.5 miles
Topography	Relatively flat	Deepwater Port Access	Port of Houston: 170 miles Port of Freeport: 205 miles Port of Texas City: 205 miles Port of Galveston: 210 miles
Purchase Price	\$175,200	Intermodal Rail Facility Access	Union Pacific Dallas Intermodal Terminal (Dallas, Texas): 115 miles Union Pacific East Yard (San Antonio, Texas): 120 miles
		Electricity	Electricity is provided by Oncor
		Water Main Size	12"
		Sewage Main Size	15"
		Natural Gas	Gas line present
		Fiber	Killeen is served by a fiber loop



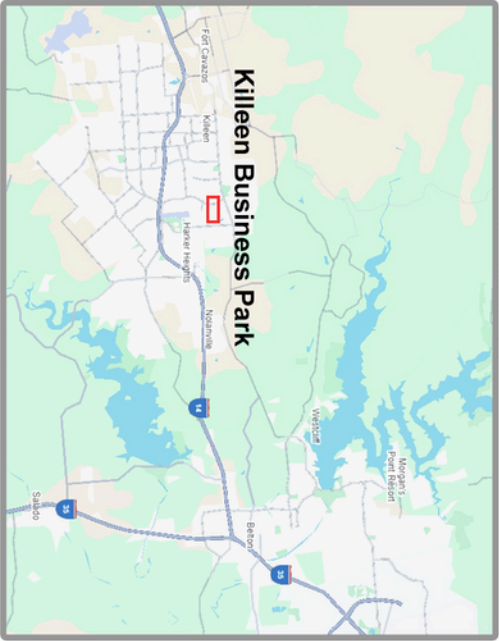
Tyler Robert,
Vice President of Economic Development
(903) 767-7295

4751 Roy J Smith Drive



KILLEEN BUSINESS PARK

- AVAILABLE PARCEL
- AVAILABLE EXISTING STRUCTURE
- UNAVAILABLE



KEDC **INDUSTRIAL SITE**

4751 Roy J Smith Drive
(Killeen Business Park)
Killeen, Texas 76543



Image 1. General site conditions from **Roy J Smith Drive** facing **north**



Image 2. General site conditions from **Roy J Smith Drive** facing **northwest**



Image 4. General site conditions from **Progress Drive** facing **northwest**



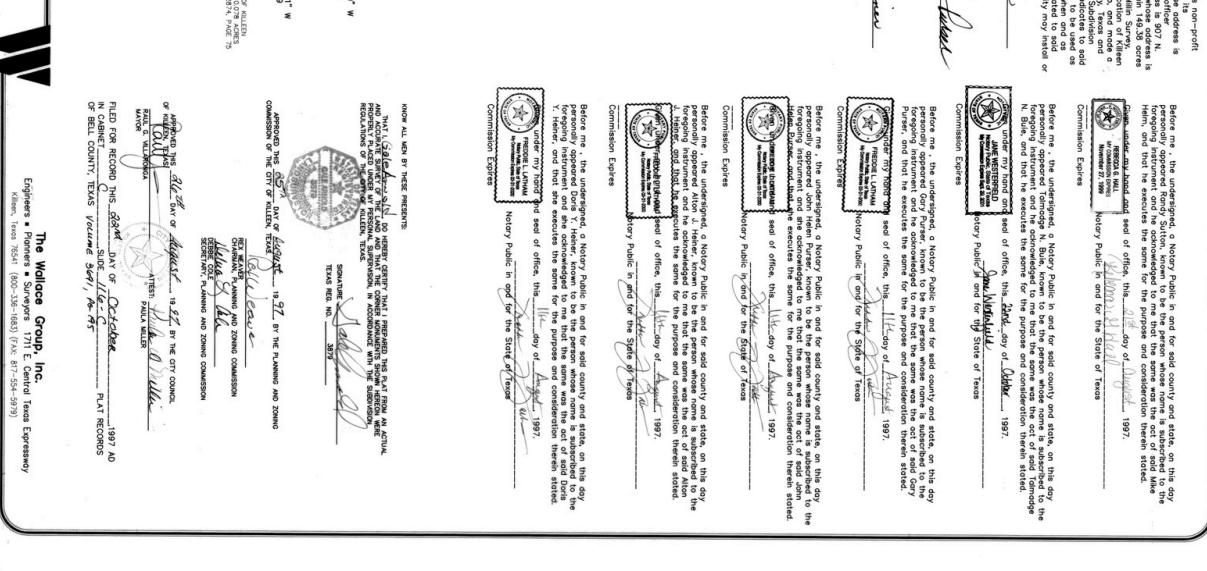
Image 4. General site conditions and utility infrastructure from **Progress Drive** facing **west**



Image 5. General site conditions from neighboring property facing **south**



Image 6. General site conditions and utility infrastructure from neighboring property facing **south**



COMPARISON TABLE									
ITEM	ITEM NAME	UNIT	QTY	PRICE	AMOUNT	TAX	TOTAL	REMARKS	DATE
01	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
02	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
03	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
04	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
05	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
06	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
07	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
08	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
09	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
10	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
11	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
12	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
13	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
14	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
15	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
16	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
17	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
18	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
19	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
20	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
21	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
22	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
23	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
24	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
25	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
26	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
27	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		
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100	10" x 14" x 10"	EA	10	12.50	125.00	0.00	125.00		

[illegible]

George
George
Dory Weaver Construction Co.
1000 E. 12th Ave.
Midland, TX 79701

John H. H. H.
John H. H. H.
P.O. Box 1329
Midland, TX 79702-1329

David B. H.
David B. H.
5000 E. Sheppard Rd.
Midland, TX 79704

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John H. H. H.
P.O. Box 1329
Midland, TX 79702-1329

David B. H.
David B. H.
5000 E. Sheppard Rd.
Midland, TX 79704


[illegible]

Before me, the undersigned, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he signed the act of said document for the purposes and consideration therein stated.


I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing instrument was subscribed and acknowledged before me, this _____ day of _____, 19____.

Notary Public in and for the State of Texas

Commission Expires _____



Commission Expires _____




Before me, the undersigned, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated. I, therefore, and that he and she executed the same for the purpose of _____, 1957.

Witness my hand and seal of office, this _____ day of _____, 1957.

Notary Public in and for the State of _____

Commission Expires _____

A circular notary seal for the State of _____, Commission Expires _____.

[illegible]

The Wallace Group, Inc.
Engineers • Planners • Surveyors 1711 E. Central Texas Expressway
Katy, Texas 78041 (800) 636-1889 (Fax: 817-564-0079)



CenTex Valuation LLC
LOCATION MAP ADDENDUM

File No. 31222-SGG
Case No.

Borrow	N/A						
Property	Parcel 3--4751 Roy J. Smith Dr. & Progress Dr.						
Address	City	County	Bell	State	TX	Zip	76543
Vendor/Client	Killeen EDC/Chamber, C/O Phyllis Gogue, VP of ED		Address	1 Santa Fe Plaza Dr., Killeen, TX 76543			
			SS				



