

2501 POLK STREET, KILLEEN, TX

+/- 20.25 acres Land Zoned R1

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Site Acquisition | Advisory Services | Tenant Representation

Topography:	<ul style="list-style-type: none"> ▪ Flat to gently sloping terrain
Size:	<ul style="list-style-type: none"> ▪ +/- 20.25 acres
Access:	<ul style="list-style-type: none"> ▪ Polk Street
Zoning:	<ul style="list-style-type: none"> ▪ R1 – Click here for Link to Zoning Ordinance
Flood Plain:	<ul style="list-style-type: none"> ▪ Zone AE – 1% annual chance of flood hazard
Survey:	<ul style="list-style-type: none"> ▪ Contact Listing Agent
Utilities:	<ul style="list-style-type: none"> ▪ City of Killeen (Water / Sewer) ▪ Oncor Electric

2023 Demographic Snapshot	1 Mile	3 Mile	5 Mile
Total Population	7,203	34,374	107,007
Owner Occupied Housing Percentage	51.9%	51.4%	51.9%
Median HH Income	\$51,204	\$47,397	\$57,753

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2501 Polk Street, Killeen, Texas – Overview



Demand: A need for diversity in housing is outlined within the Killeen 2040 Comprehensive Plan, such as single-family, duplexes, multi-family and/or townhomes.

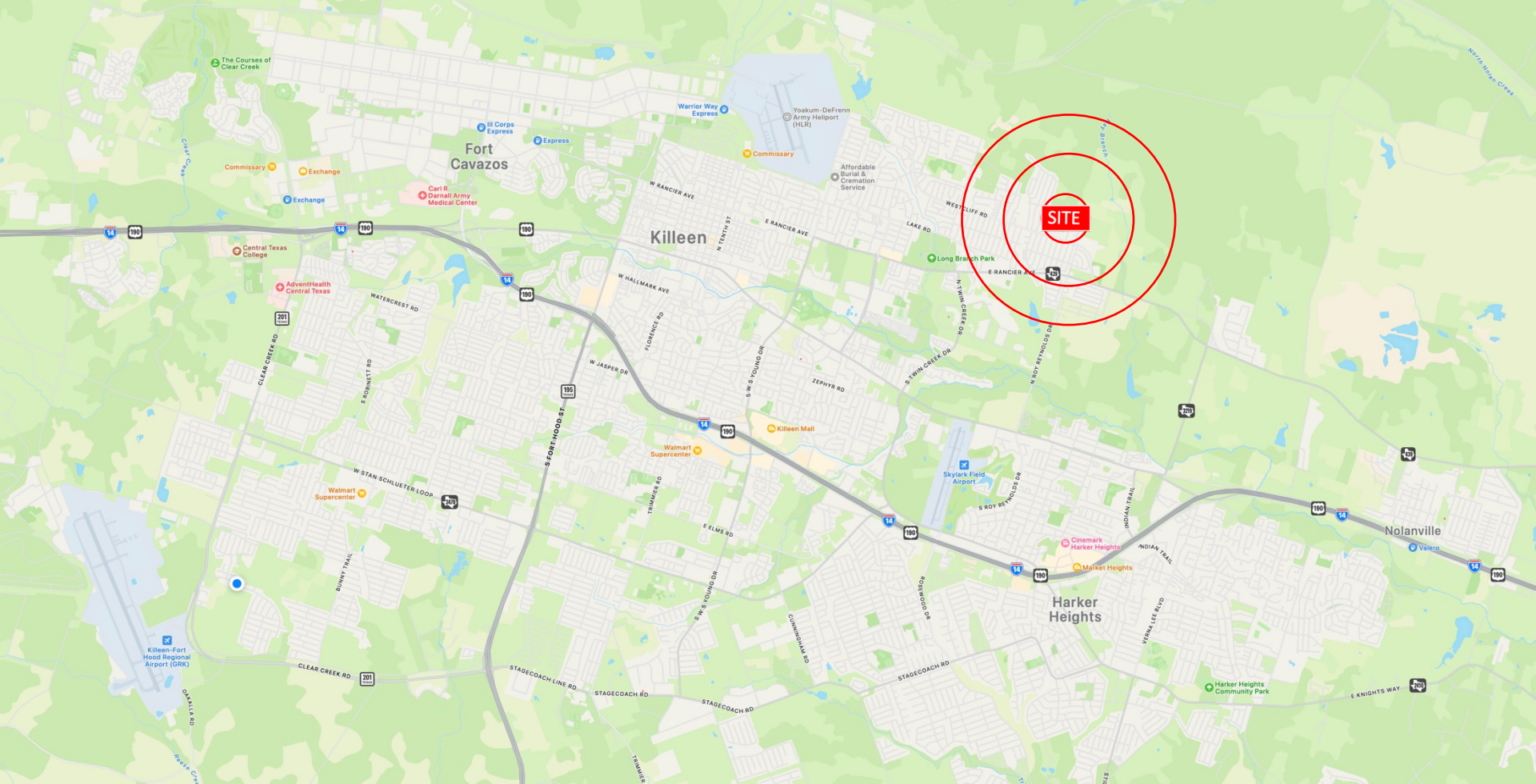
Location: The +/- 20.25-acres of land is located in northeast Killeen which is mostly developed. The prevailing nature of the area is single family homes established in older developments. Just 1-mile southeast of the Polk St property, a large single-family development is under construction to accommodate new growth in this area.

Zoning: This infill property is currently zoned R-1 single family. Though zoned a low-density use, a buyer could choose to introduce a higher density product. Exercising this option would require a zoning change; necessitating citizen input, consideration from the Planning & Zoning Commission and final action by the City Council.

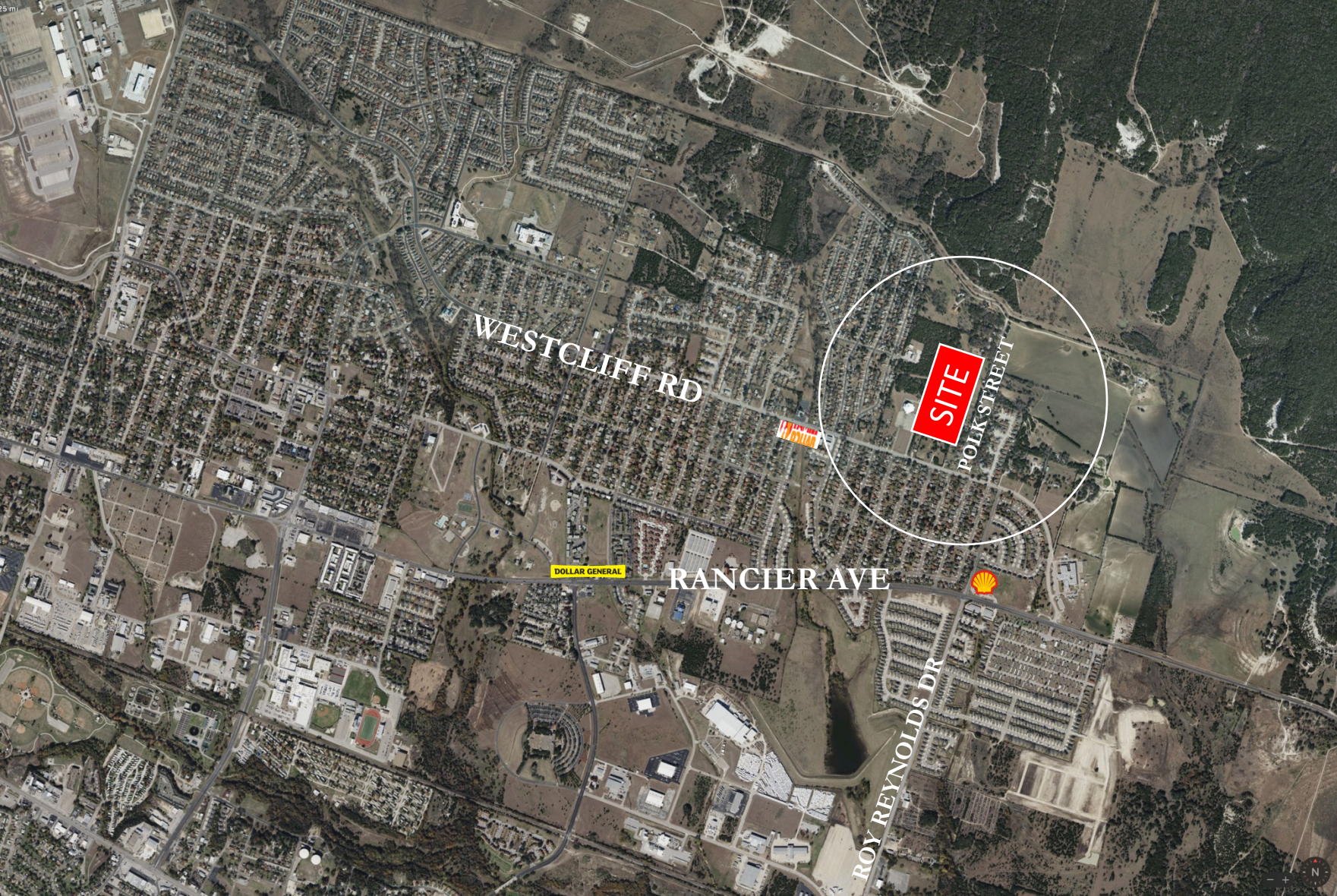
Access/Fire Code: The property currently has a **single** mean of ingress/egress-along Polk Street. The City fire code has a requirement that any development greater than 30 units have **2** means of ingress/egress. And those two means of ingress/egress must be separated by a distance that's half the diagonal (size of the development). Contact the listing agent about existing opportunities to establish a secondary means of ingress/egress.

Site Note: The property hosts a 60' utility easement running along the northern portion of the property. Additionally, a telecommunications easement (cell tower) is located on the northeast corner of the property which requires a 200' fall zone. These two areas would be restricted from development; however, both easements could be designated as potential parkspace or another low-impact use, as seen in the conceptual lot plan below.

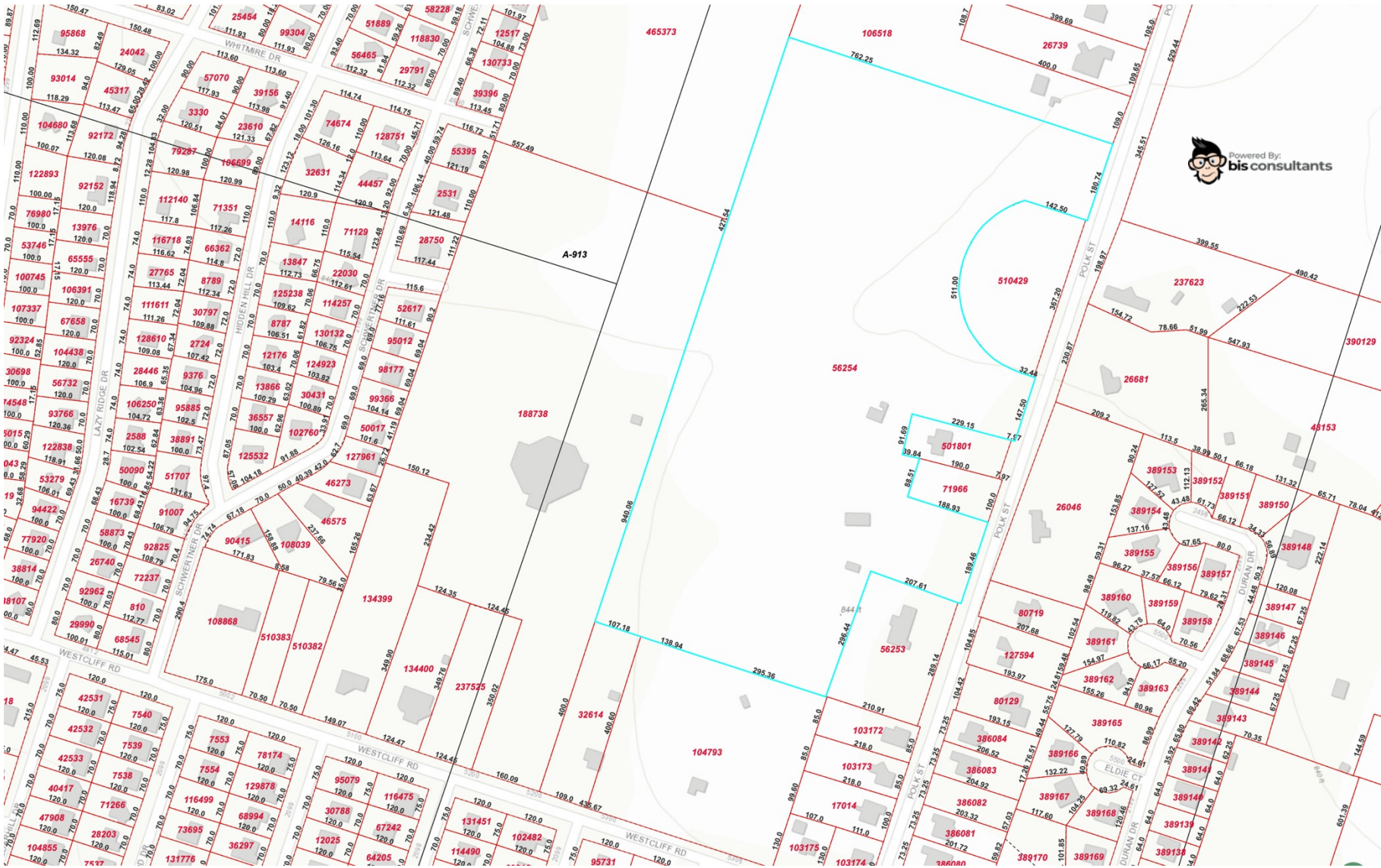
2501 Polk Street, Killeen, Texas – Area Map



2501 Polk Street, Killeen, Texas – Submarket Aerial



2501 Polk Street, Killeen, Texas – Topographic Map



2501 Polk Street, Killeen, Texas – Conceptual Lot Plan



2501 Polk St., Killeen, Texas – view from west



2501 Polk St., Killeen, Texas – view from south



2501 Polk St., Killeen, Texas – view from southeast



2501 Polk St., Killeen, Texas – view from east



2501 Polk St., Killeen, Texas – view from northeast



2501 Polk St., Killeen, Texas – view from north



2501 Polk St., Killeen, Texas – view from northwest





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:
 - 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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