


WOLF TECH PARK

 8388 State Highway 195
Killeen, Texas 76540

94+ acres

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



94+ acres



**Build to
Suit Sites**



**Access to
345kV**



Contact Us
+1 (254) 526-9551



INDUSTRIAL SITE (Wolf Technology Park)



8388 State Highway 195
Killeen, Texas 76540

Wolf Technology Park encompasses over 94 acres of greenfield property with an initial Phase I mixed-use development that seamlessly integrates modern infrastructure, sustainable design, and world-class amenities. The site's strategic location offers convenient access to Austin and a strong connectivity to major markets making it an ideal setting for high-tech enterprises, research institutions, and corporate headquarters.

| | |
|---|--|
| Acreage | 94.42 acres |
| Proposed Building Specifications | 928,890 total proposed sq. ft. |
| Subdividable | ✓ |
| Zoning | UD (University District) |
| Tax Rate | 2.00413 |
| Taxing Entities | Clearwater UWCD, Bell County WCID #6, Killeen ISD, Central Texas College, The City of Killeen, Bell County Road, Bell County |
| Topography | Relatively flat with 940' peak |
| Purchase Price | Negotiable based on site needs |

| | |
|---|--|
| Interstate Access | Interstate 14 (I-14): 3 miles Interstate 35 (I-35): 15 miles |
| Highway Access | State Highway 195: Adjacent Texas Highway 201: .25 miles |
| Road Frontage | State Highway 195 (Fort Hood Street): 2050' Stagecoach Road: 920' |
| Distance to Major MSAs (City Limits) | Austin: 40 miles Dallas: 120 miles Houston: 145 miles |
| Commercial Airport Access | Killeen Regional Airport: 3.5 miles Skylark Airfield: 4.5 miles Austin-Bergstrom Intl: 60 miles |
| Deepwater Port Access | Port of Houston: 175 miles Port of Freeport: 205 miles Port of Texas City: 205 miles Port of Galveston: 215 miles |
| Intermodal Rail Facility Access | Union Pacific Dallas Intermodal Terminal (Dallas): 115 miles Union Pacific East Yard (San Antonio): 120 miles |
| Electricity | 138 kV overhead power access with the capacity to grow to 345 kV |
| Water Main Size | 12" |
| Sewage Main Size | 15" |
| Fiber | Killeen is served by a fiber loop |
| Natural Gas | Natural gas can be serviced to the site |



Tyler Robert,
Vice President, Economic Development
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Image 1. Wolf Technology Park Pad Site Layout Plan



Image 2. Wolf Technology Park Masterplan Rendering



Image 3. Wolf Technology Park Masterplan Rendering



Image 4. Wolf Technology Park Masterplan Rendering



Image 5. Wolf Technology Park Masterplan Rendering

KEDC **INDUSTRIAL SITE**

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(Wolf Technology Park)
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Image 6. Aerial view and outline of the property from **Stagecoach Road** facing **south**



Image 7. Aerial view and outline of the property from **State Highway 195 (SH-195)** facing **northwest**



Image 8. Aerial view of the property from the intersection of **State Highway 195 (SH-195)** and **State Highway 201 (SH-201)** facing **southeast**



Image 9. Aerial view of the property from **State Highway 195 (SH-195)** facing **north**



Image 10. General Site Conditions



Image 11. General Site Conditions

Wolf Technology Park



1 inch = 300 feet



AAE - The base floodplain where base flood elevations are provided.

A horizontal scale bar with tick marks at 0, 0.05, 0.1, 0.2, and 0.4. The unit 'mi' is placed below the 0.2 mark, and 'km' is placed below the 0.4 mark. The text '1:9,028' is printed above the bar.

Tax Overview



Property Taxes

| | |
|--|----------|
| Assessment Value (% of market value) | 100% |
| Nominal Real Property Tax Rate | 2.00413% |
| Average Real Property Tax Rate | 2.00413% |
| Average Nominal Personal Property Tax Rate | 2.00413% |
| Average Effective Personal Property Tax Rate | 0.35% |

Breakdown of Property Taxes

| | |
|-------------------------------------|---------|
| The City of Killeen | 0.7014 |
| Bell County | 0.3128 |
| Bell County Road Tax | 0.0199 |
| Killeen Independent School District | 0.8778 |
| Central Texas College | 0.09 |
| Clearwater U.W.C.D. | 0.00243 |

Sales and Use Taxes

| | |
|-----------------------------|-------|
| Total (all local) sales tax | 8.25% |
| Building Materials | 8.25% |
| Building Labor | 8.25% |
| Telecommunications | 8.25% |
| Electricity | 0% |
| Gas | 0% |
| Water | 0% |
| Waste Water | 0% |
| Total Utility Taxes | 0% |

Inventory Taxes

| | |
|---|----------|
| Is Inventory taxable? | Yes |
| Average Inventory tax rate? | 2.00413% |
| Valuation of inventory (i.e. cogs, revenue basis) | 100% |

Income Taxes

| | |
|---|----|
| Effective State Corporate Income Tax Rate | 0% |
| Effective State Personal Income Tax Rate | 0% |