





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
Topograpy	Relatively flat with 940' peak
Purchase Price	Negotiable based on site needs

Interstate Access	Interstate 14 (1-14): 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 4. Wolf Technology Park Masterplan Rendering



Image 3. Wolf Technology Park Masterplan Rendering



Image 5. Wolf Technology Park Masterplan Rendering

SKEDC INDUSTRIAL SITE



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

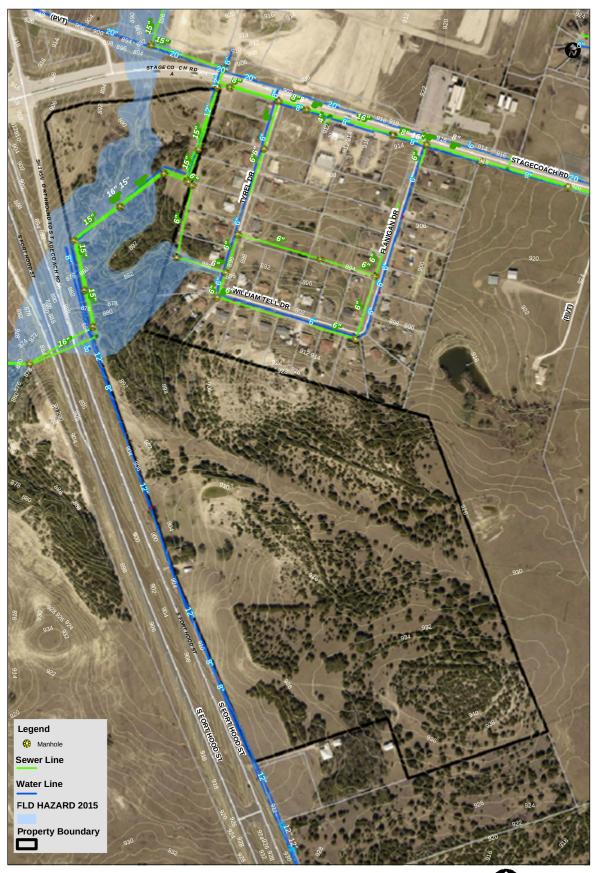


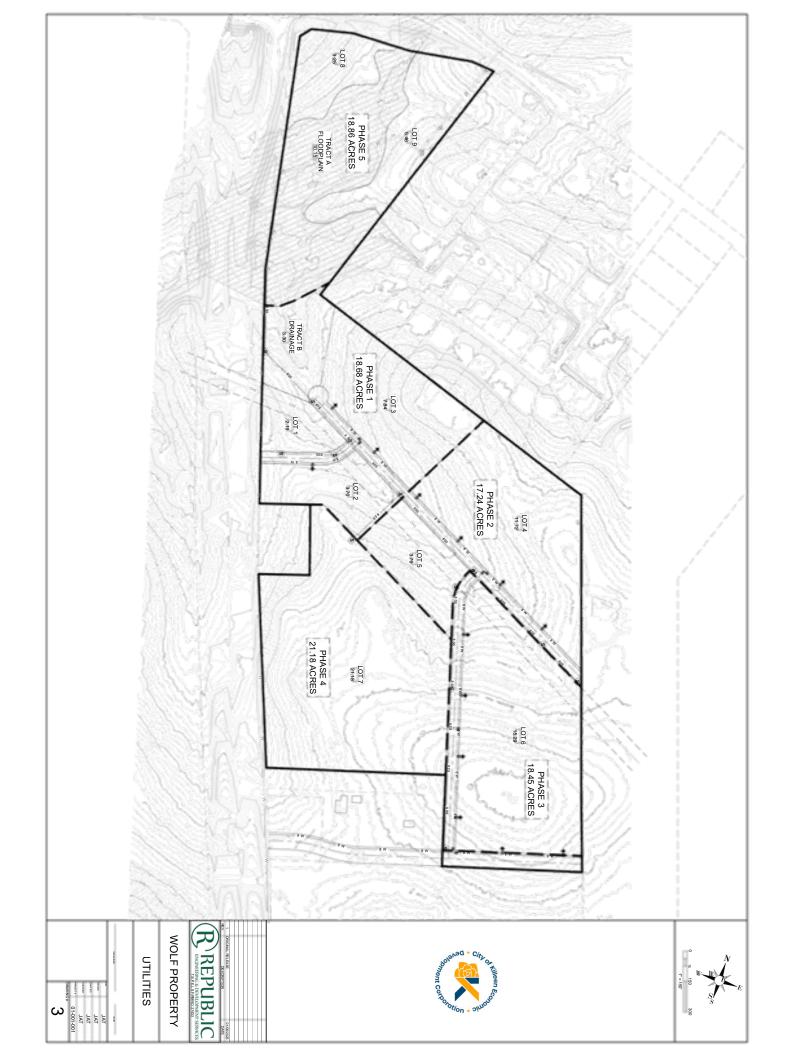
Image 10. General Site Conditions

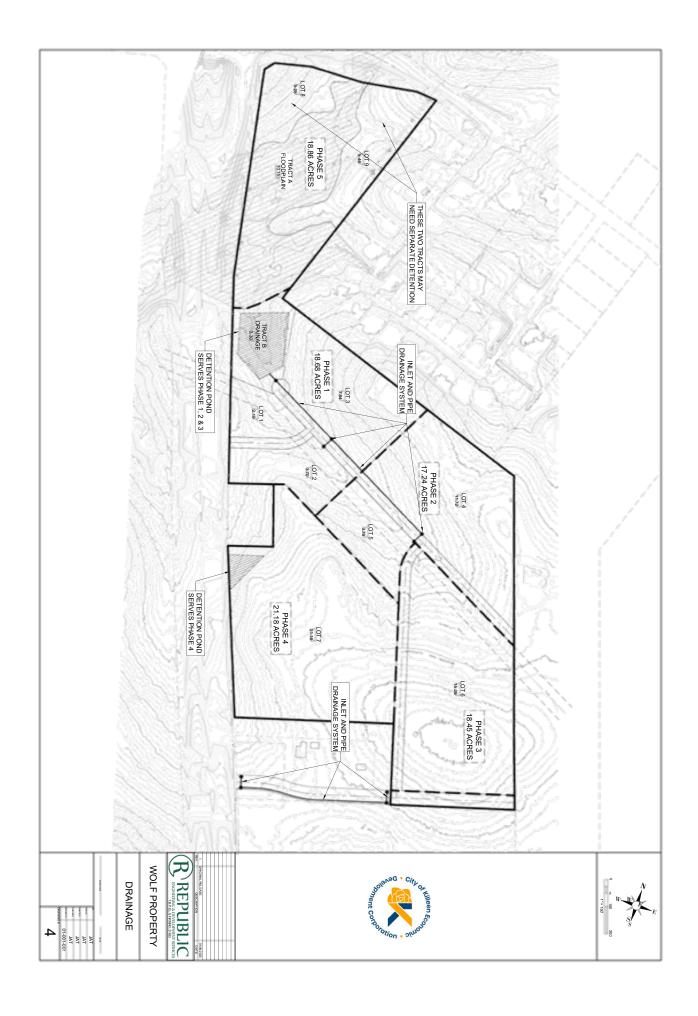


Image 11. General Site Conditions

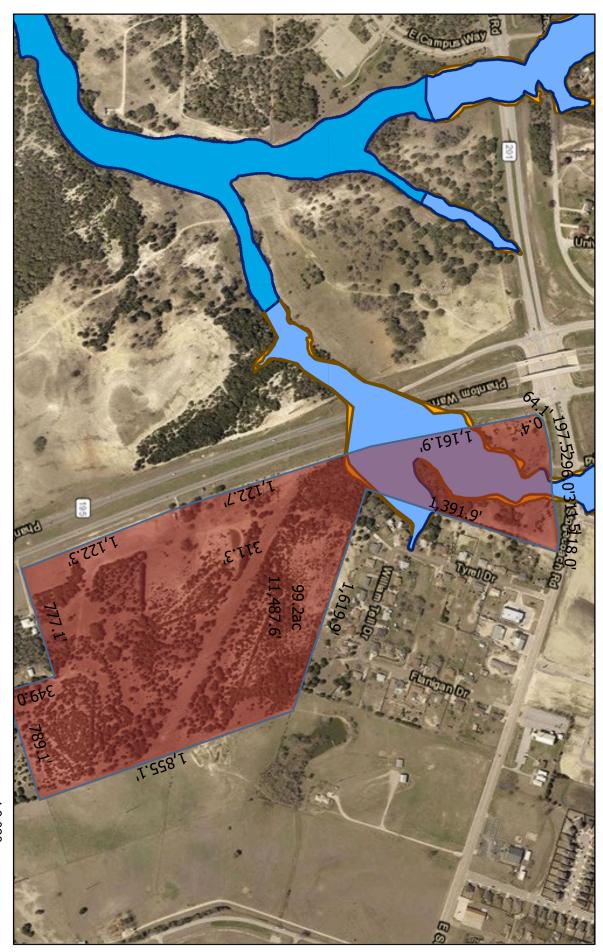
Wolf Technology Park







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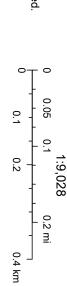


Flood Hazard Area

A - Areaswitha 1% annual chance of flooding.

■ AE - The base floodplain where base flood elevations are provided.■ X - 0.2% AnnualChance Flood Hazard.

X - Area ofMinimalFlood Hazard



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%