



INDEPENDENCE
COMMERCIAL REAL ESTATE

±45 ACRES OF RAW LAND

COMMERCIAL LAND FOR SALE

4824 REESE CREEK ROAD | KILLEEN, TEXAS



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COMMERCIAL REAL ESTATE

CONTACT:

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254.239.9299



AVAILABLE

- ±45 Acres of Raw Land
- » Additional acreage available

HIGHLIGHTS

- » Located across from Killeen Regional Airport
- » Situated along Clear Creek Corridor
- » Great Visibility in High Growth Area
- » Site is 45 minutes from north Austin via TX-195
- » Price: \$2,950,000

TRAFFIC COUNTS

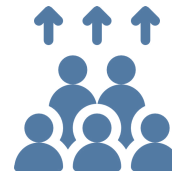
WS Young Dr: 20,953 VPD ('24)
I-14: 123,662 VPD ('24)

TRAFFIC GENERATORS



TOTAL POPULATION

1 MILE	4,022
3 MILE	29,957
5 MILE	85,937



2030 PROJ. POPULATION

1 MILE	4,160
3 MILE	31,362
5 MILE	89,417



TOTAL HOUSEHOLDS

1 MILE	1,232
3 MILE	9,891
5 MILE	30,216



AVERAGE HH INCOME

1 MILE	\$85,827
3 MILE	\$85,544
5 MILE	\$83,470

COMMERCIAL LAND FOR SALE | PROPERTY OVERVIEW



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ACCESS

- » Primary access from Reese Creek Road
- » Available Direct Access to TX-201
- » Secondary access from Reese Creek Road

FRONTAGE

- » 650+ feet of TX-201 frontage

FUTURE LAND USE

- » Regional Commercial / Planned Development

PROPOSED USES

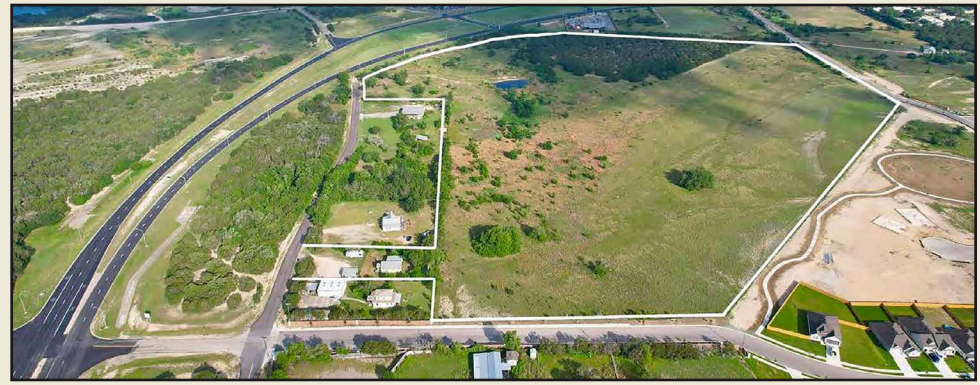
Light Industrial / Hospitality / Retail / Office / Multi-Family / Civic / Entertainment / Medical Restaurant / Grocery / Convenience Store

ZONING

Agricultural

UTILITIES

- » City Water available adjacent to site
- » City Sewer available adjacent to site
- » Oncor Electric available adjacent to site



TOPOGRAPHY

Gently rolling, some trees, existing pond

FLOOD PLAIN

x – Area of minimal flood hazard.

IN PROXIMITY

- » Killeen Regional Airport
- » Texas A&M University – Central Texas
- » AdventHealth Central Texas
- » Central Texas College
- » Fort Cavazos Army Base / West Fort Cavazos Gate
- » General S. Shoemaker High School
- » Central Texas Veterans State Cemetery
- » TX-201 / TX-195 to Austin
- » Fort Cavazos Regional Trail / Westside Regional Park

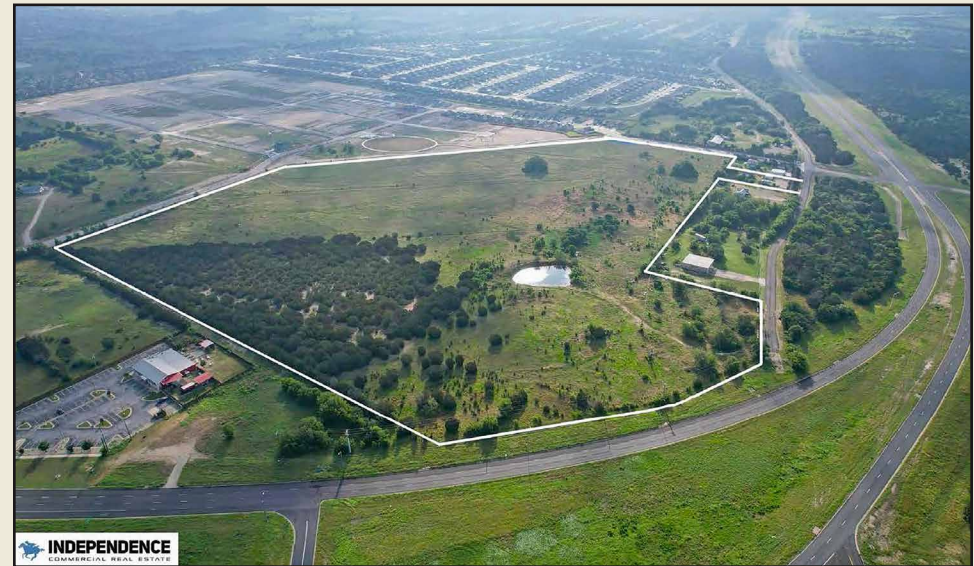
COMMERCIAL LAND FOR SALE | PROPERTY OVERVIEW (CONT.)



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SITE SUMMARY

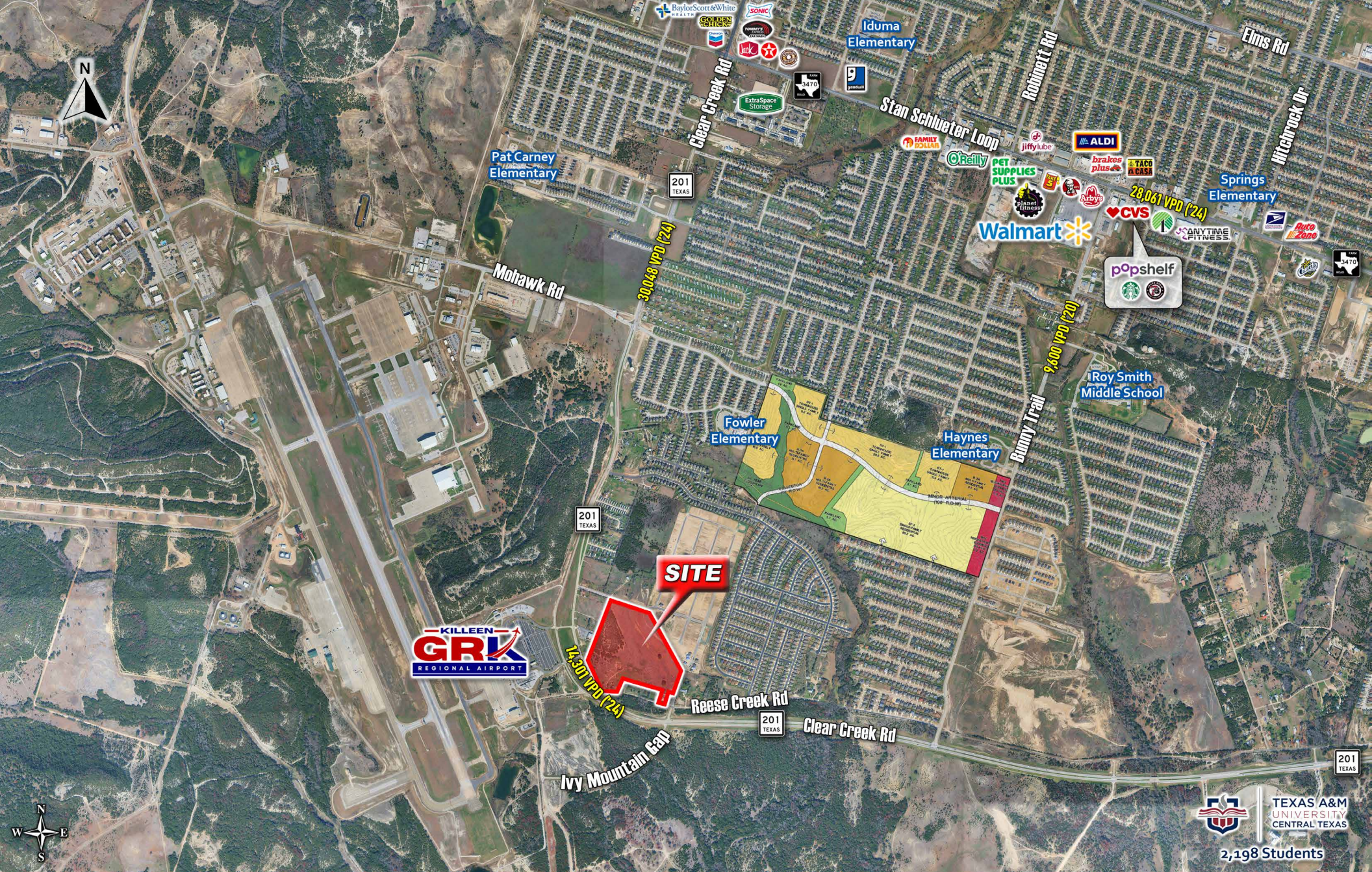
Located directly across from the Killeen Regional Airport, these ±45 acres of raw land offer the opportunity for a premier development in a high-growth area. Situated along the renowned Clear Creek corridor the site also borders the neighboring Fort Cavazos Army Base; home to 60,000+ military personnel. Zoned Agricultural the property is envisioned for a planned-unit development, commercial or light industrial use. A great site to establish an office or corporate headquarters in the thriving Central Texas market. This corner property is surrounded by a multitude of newer residential units. Direct access is available at two points along Reese Creek Road. The site provides for a future road extension of Reese Creek Rd into the adjacent fuel station (under construction) to gain direct access to TX-201. Excellent visibility with 650+ feet of highway frontage. In proximity are Texas A&M University-Central Texas, Advent Health Central Texas, Central Texas College & TX-195 to Austin.



COMMERCIAL LAND FOR SALE | SITE SUMMARY



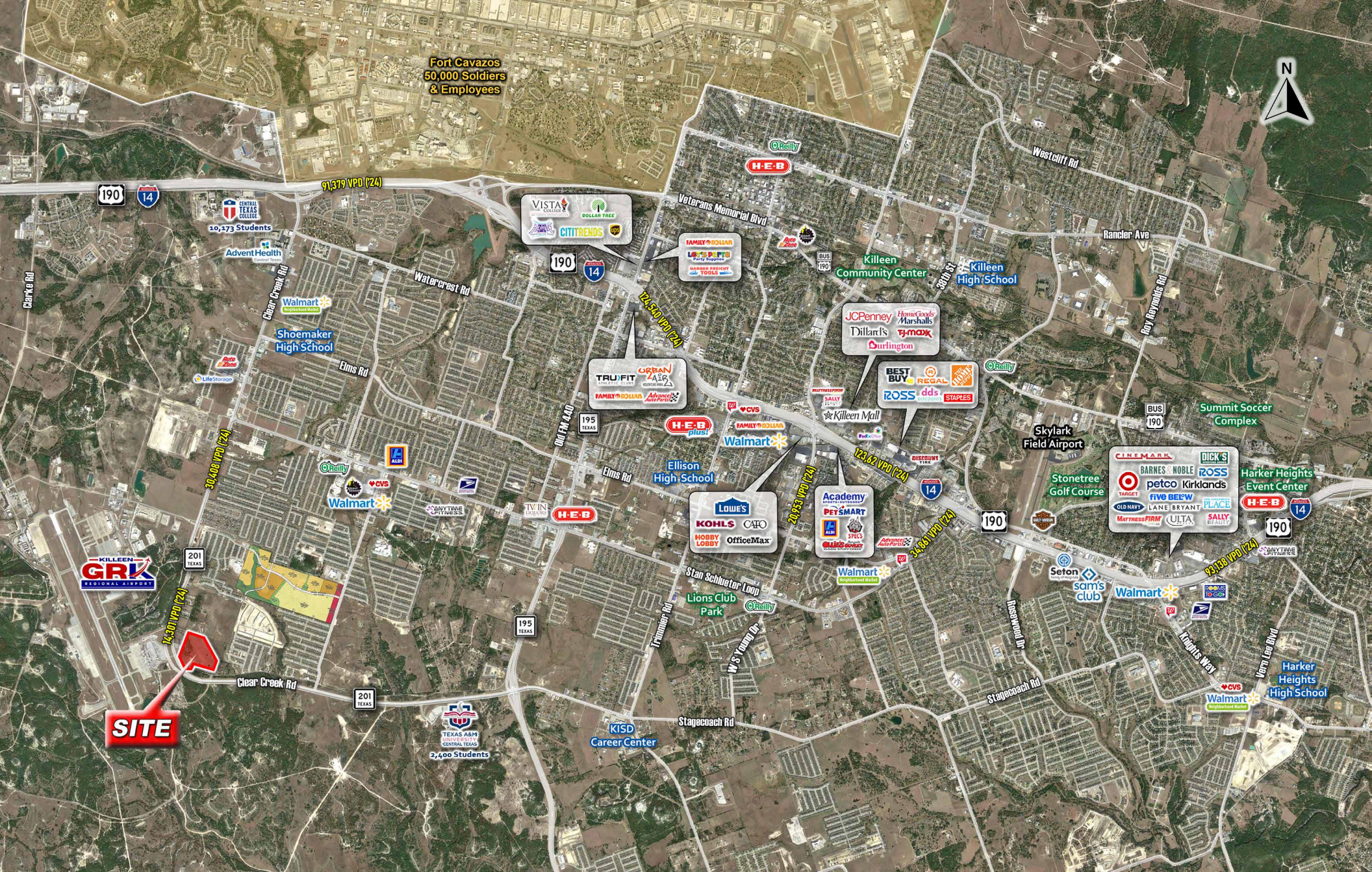
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COMMERCIAL LAND FOR SALE | SITE AERIAL



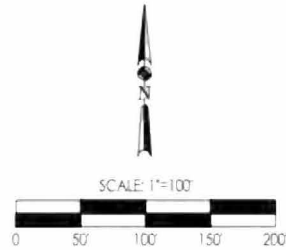
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COMMERCIAL LAND FOR SALE | MARKET AERIAL



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LEGEND

P.O.B.	POINT OF BEGINNING
R1	RECORD CALL PER VOLUME 4528, PAGE 301
R2	RECORD CALL PER VOLUME 1579, PAGE 296
●	1/2" IRON ROD FOUND
⊙	3/8" IRON ROD FOUND
⊗	TxDOT MONUMENT W/ BRASS DISK FOUND
⊕	UTILITY POLE
⊖	WATER VALVE
⊙	LIGHT POLE
⊕	STORM DRAIN MANHOLE
⊖	FIBER OPTIC PEDESTAL
⊙	SANITARY SEWER MANHOLE
X — X	WIRE FENCE
— — — — —	ELECTRIC (OVERHEAD)



SHOWING A 0.195 ACRE TRACT OF LAND, LOCATED IN THE J.H. LEWIS SURVEY, ABSTRACT NO. 536, BELL COUNTY, TEXAS, SAID 0.195 ACRE TRACT, BEING THE REMAINING PORTION OF THAT TRACT OF LAND RECORDED IN VOLUME 1137, PAGE 79, DEED RECORDS, BELL COUNTY, TEXAS.

NOTES

- 1) FIELD WORK PERFORMED ON: JULY 24, 2024
- 2) OWNER: KATHERINE JENNINGS
- 3) ADDRESS: REESE CREEK ROAD, KILLEEN, TEXAS
- 4) BASIS OF REARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83, GRID
- 5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 6) A NOTES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 48027CD26DE & 48027CD27SE, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE "X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANNETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
- 9) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

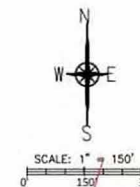
TRAVIS L. QUICKSALL DATE: JULY 30, 2024
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO.: 24-0231-1

COMMERCIAL LAND FOR SALE | SURVEY #2



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EACH PARCEL TO PROVIDE
INDEPENDENT DETENTION
FOR STORMWATER
DRAINAGE



MHW

MONTGOMERY HARRIS &
WALKER REAL ESTATE
P.O. BOX 1294
CORRIS, TX 77805
c/o KORY CZAJKOWSKI
(713) 968-8889
KESSE, BIRCHEN
(832) 461-1583

OWNER:
SIEGRID ERIKA MARVIN
1521 FERNDALE DR
KILLEEN, TX 76849
c/o HEIDI JANSSON
(727) 481-5315

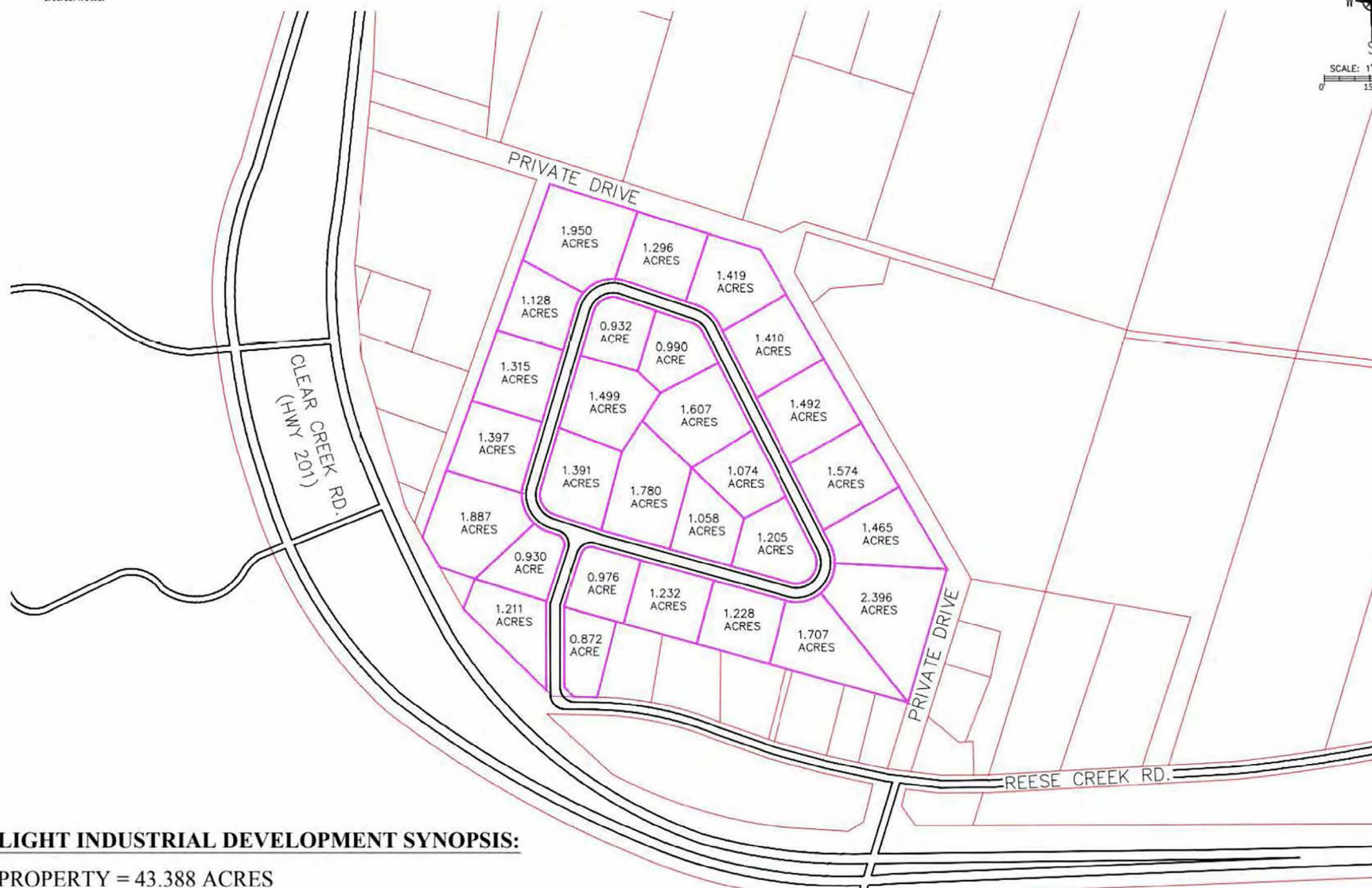
REVISIONS:

PROPOSED MANUFACTURED HOME
SUBDIVISION ON 43.388 ACRES
4824 REESE CREEK RD.
KILLEEN, BELL COUNTY, TX
A0536BC J.H. LEWIS SURVEY 1-14

SHEET TITLE:
PRELIMINARY
SITE PLAN

DATE: 1-8-23

C-1



LIGHT INDUSTRIAL DEVELOPMENT SYNOPSIS:

PROPERTY = 43.388 ACRES

28 SUBDIVIDED LOTS = 38.481 ACRES

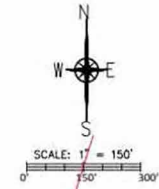
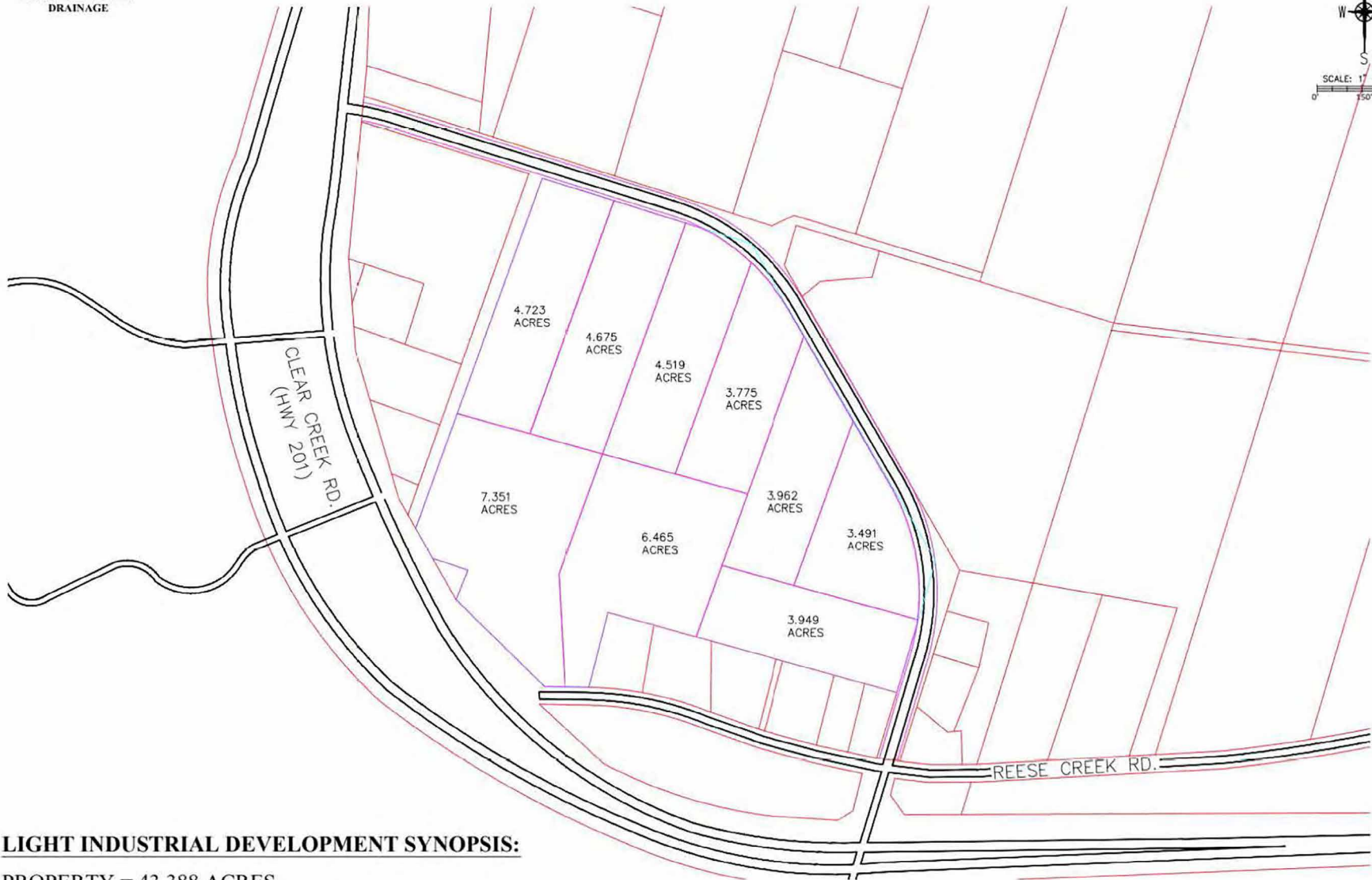
PROPOSED 60' STREET RIGHT-OF-WAY = 4.907 ACRES

COMMERCIAL LAND FOR SALE | CONCEPT PLAN - 28 LOTS



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INDEPENDENT DETENTION
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MONTGOMERY HARRIS &
WALKER REAL ESTATE
P.O. BOX 1284
CONROE, TX 77305
C/O BOB CZAJKOSKI
(713) 566-0609
KEESE BROWN
(832) 491-1561

OWNER:
SIGRID ERIKA MARVIN
1521 FERNDALE DR
KILLEN, TX 78949
c/o REBE JANSSON
(713) 483-5335

REVISIONS:

PROPOSED LIGHT INDUSTRIAL
SUBDIVISION ON 43.388 ACRES
4824 REESE CREEK RD.
KILLEN, BELL COUNTY, TX
A0536BC J.H. LEWIS SURVEY 1-14

SHEET TITLE:
PRELIMINARY
SITE PLAN

DATE: 1-8-12
C-3

LIGHT INDUSTRIAL DEVELOPMENT SYNOPSIS:

PROPERTY = 43.388 ACRES
28 SUBDIVIDED LOTS = 42.910 ACRES
PROPOSED 60' STREET RIGHT-OF-WAY = 0.478 ACRES

COMMERCIAL LAND FOR SALE | CONCEPT PLAN - 9 LOTS



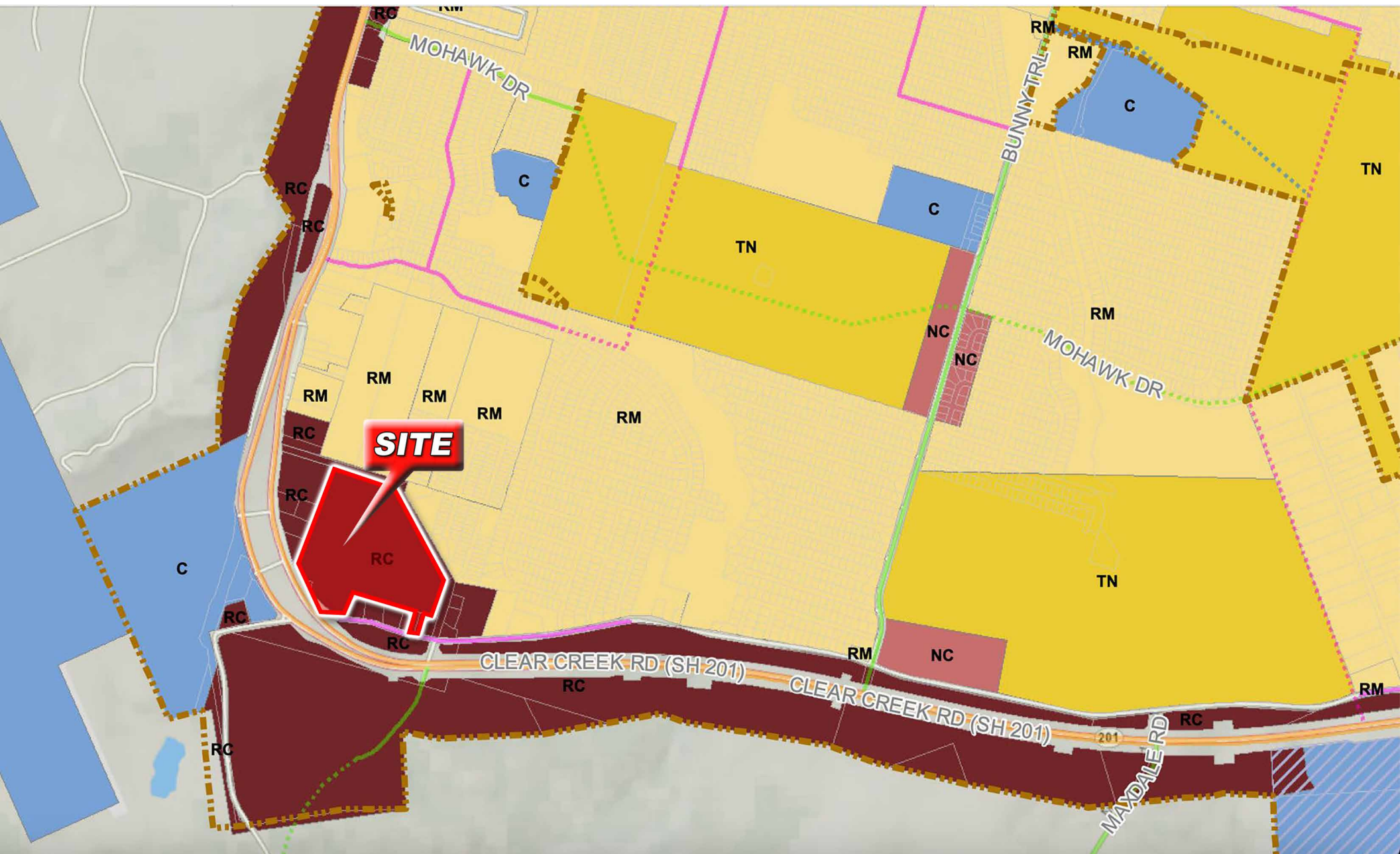
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COMMERCIAL LAND FOR SALE | ZONING - AGRICULTURAL



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COMMERCIAL LAND FOR SALE | FUTURE LAND USE MAP



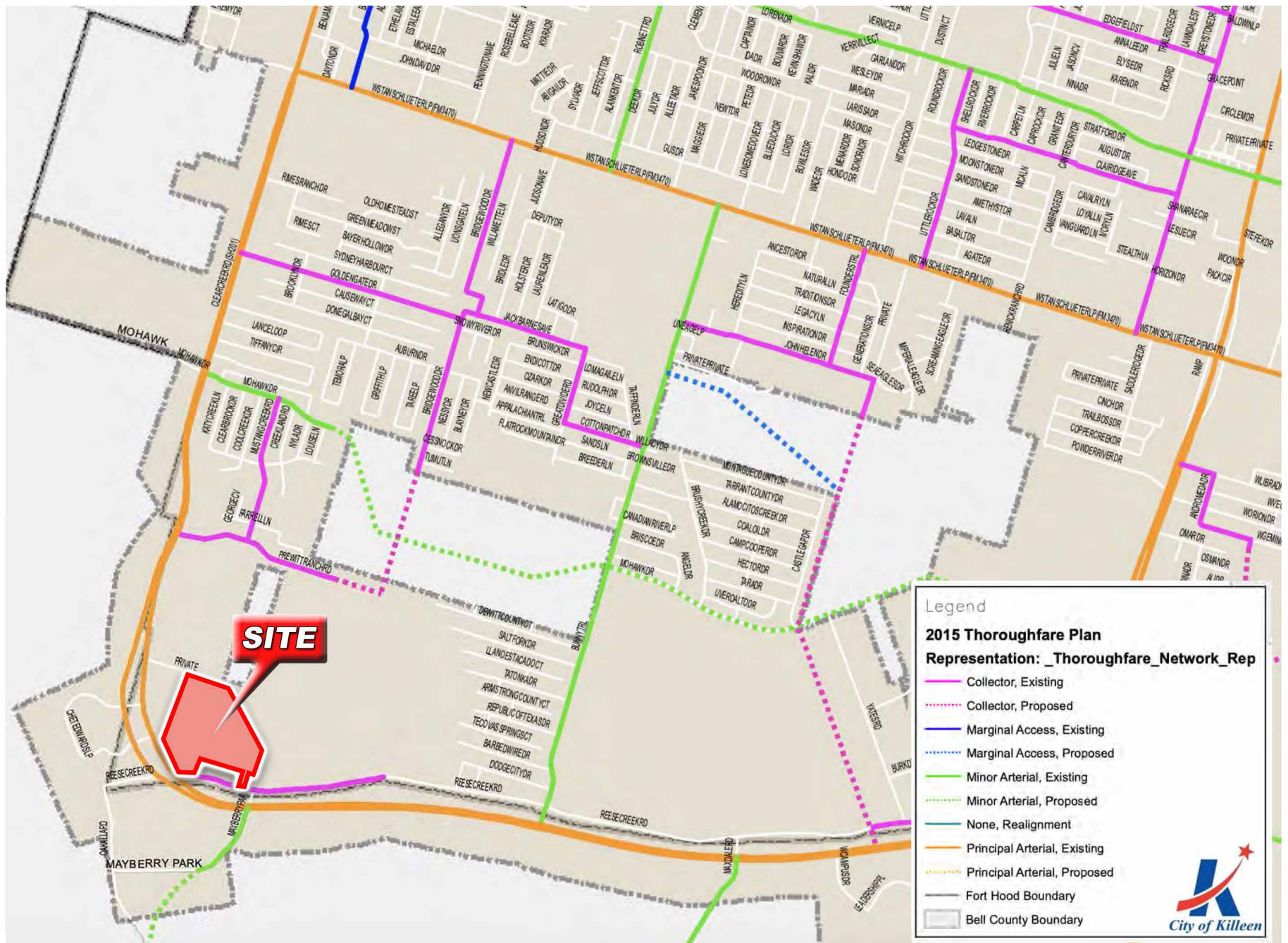
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COMMERCIAL LAND FOR SALE | FEMA FLOOD MAP



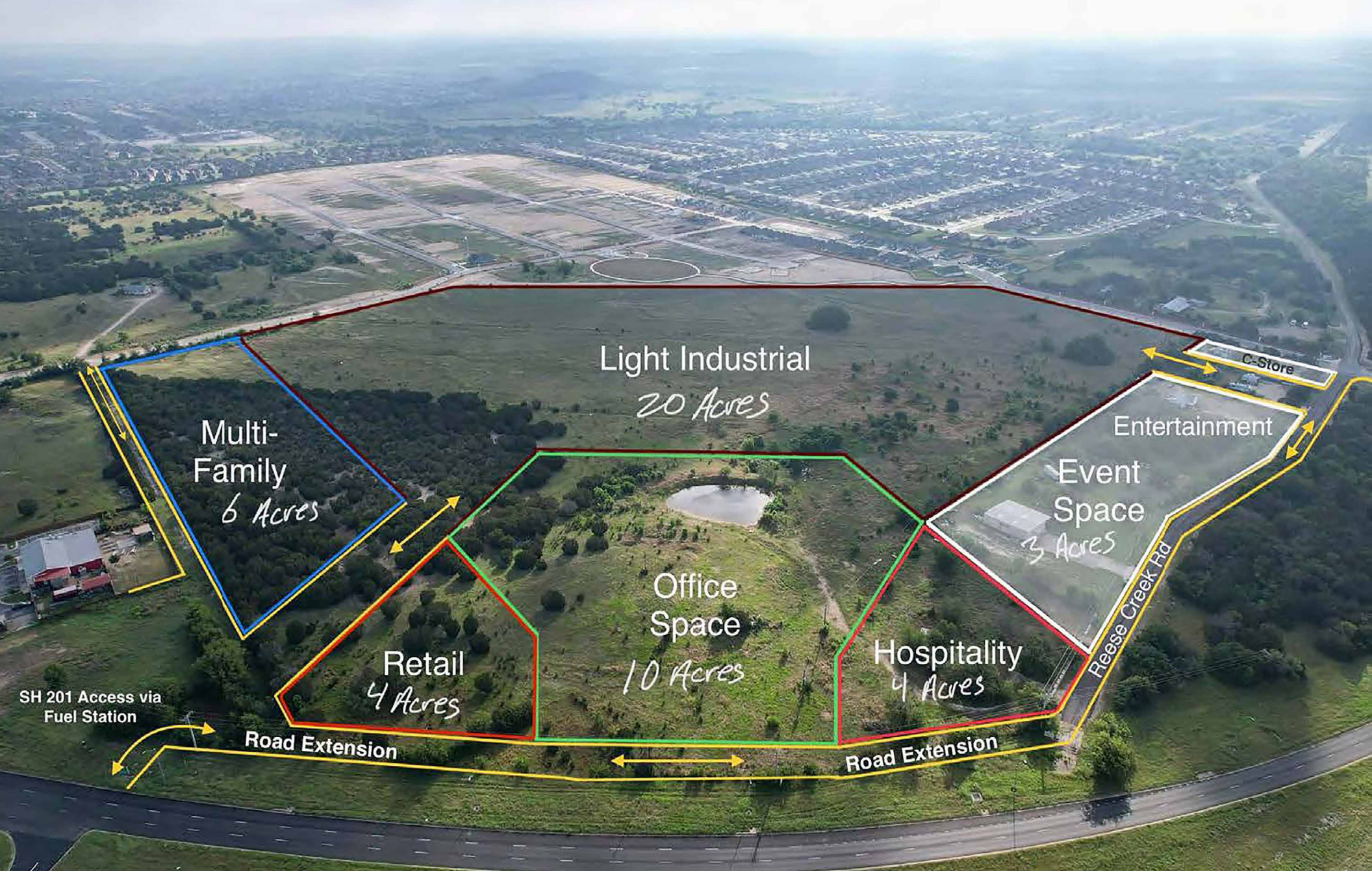
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COMMERCIAL LAND FOR SALE | CITY THOROUGHFARE MAP



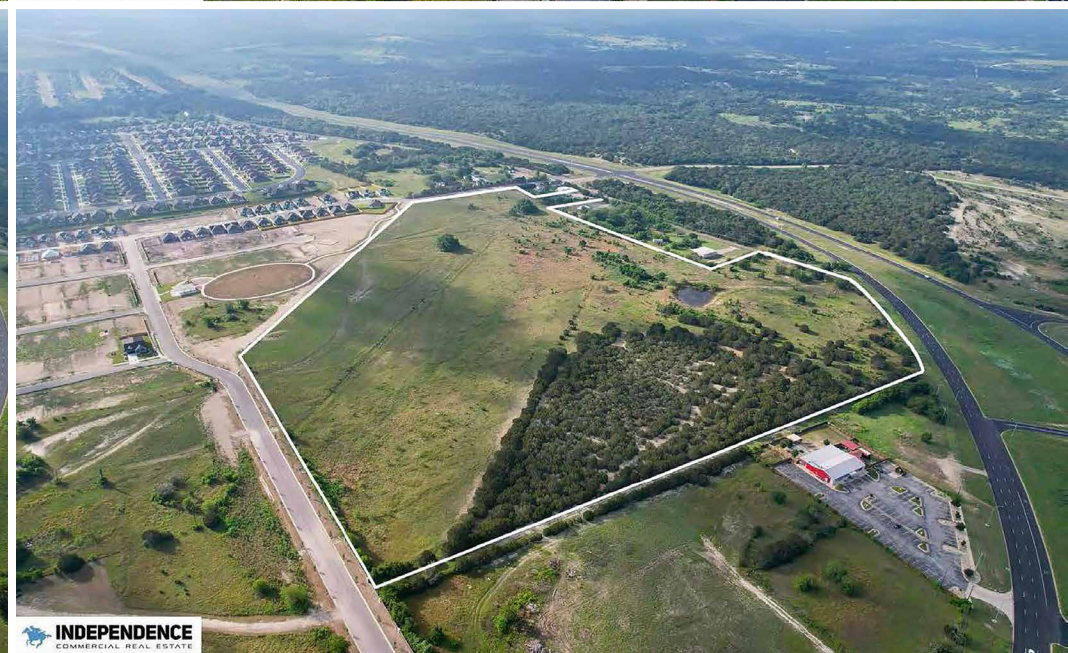
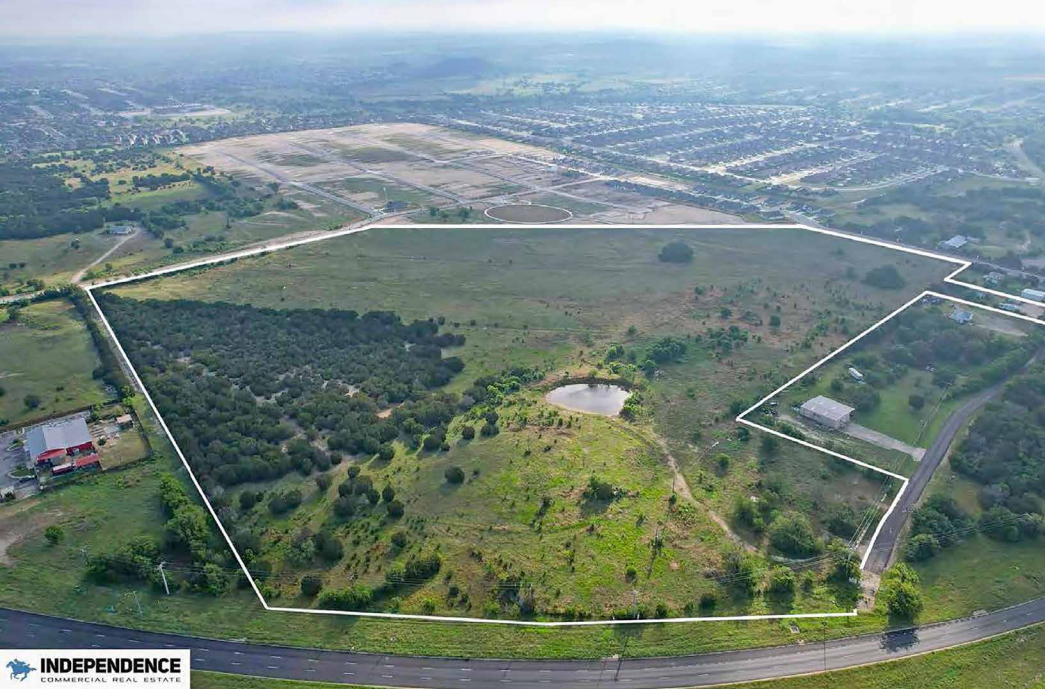
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COMMERCIAL LAND FOR SALE | PROPOSED USE



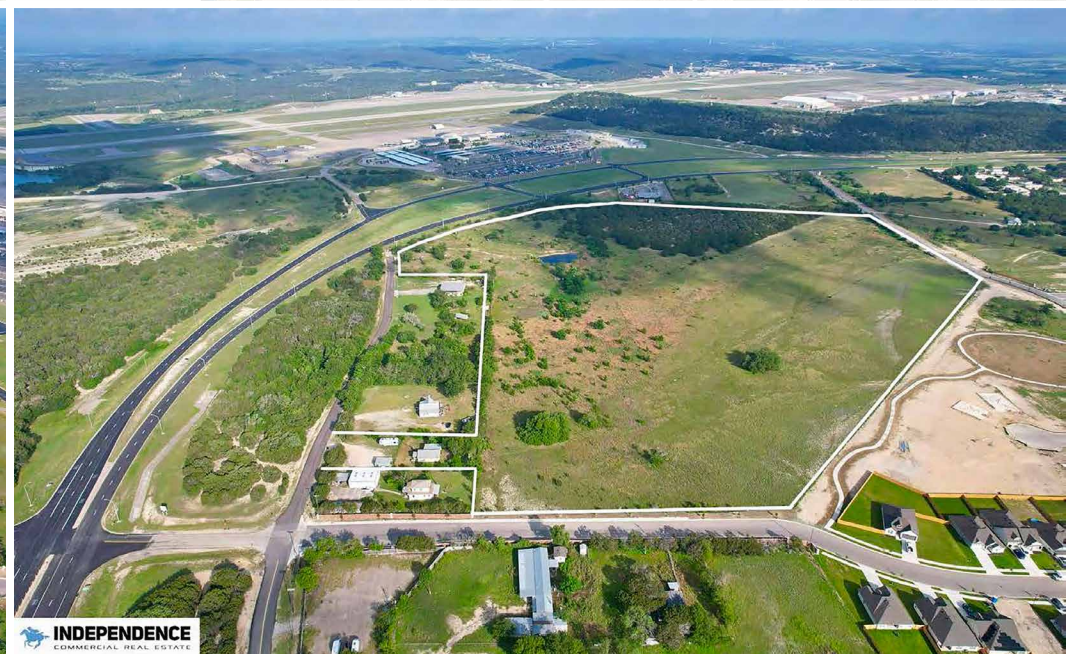
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COMMERCIAL LAND FOR SALE | SITE PHOTOS



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COMMERCIAL LAND FOR SALE | SITE PHOTOS



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