



±45 ACRES OF RAW LAND

COMMERCIAL LAND FOR SALE

4824 REESE CREEK ROAD | KILLEEN, TEXAS



INDEPENDENCE
COMMERCIAL REAL ESTATE

CONTACT:

Michael Boyd, Director
michael@ind-re.com
254.319.7744

Erik W. Ray, CCIM
erik@ind-re.com
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		2030 PROJ. POPULATION		TOTAL HOUSEHOLDS		AVERAGE HH INCOME	
1 MILE	4,022	1 MILE	4,160	1 MILE	1,232	1 MILE	\$85,827
3 MILE	29,957	3 MILE	31,362	3 MILE	9,891	3 MILE	\$85,544
5 MILE	85,937	5 MILE	89,417	5 MILE	30,216	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.)

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.



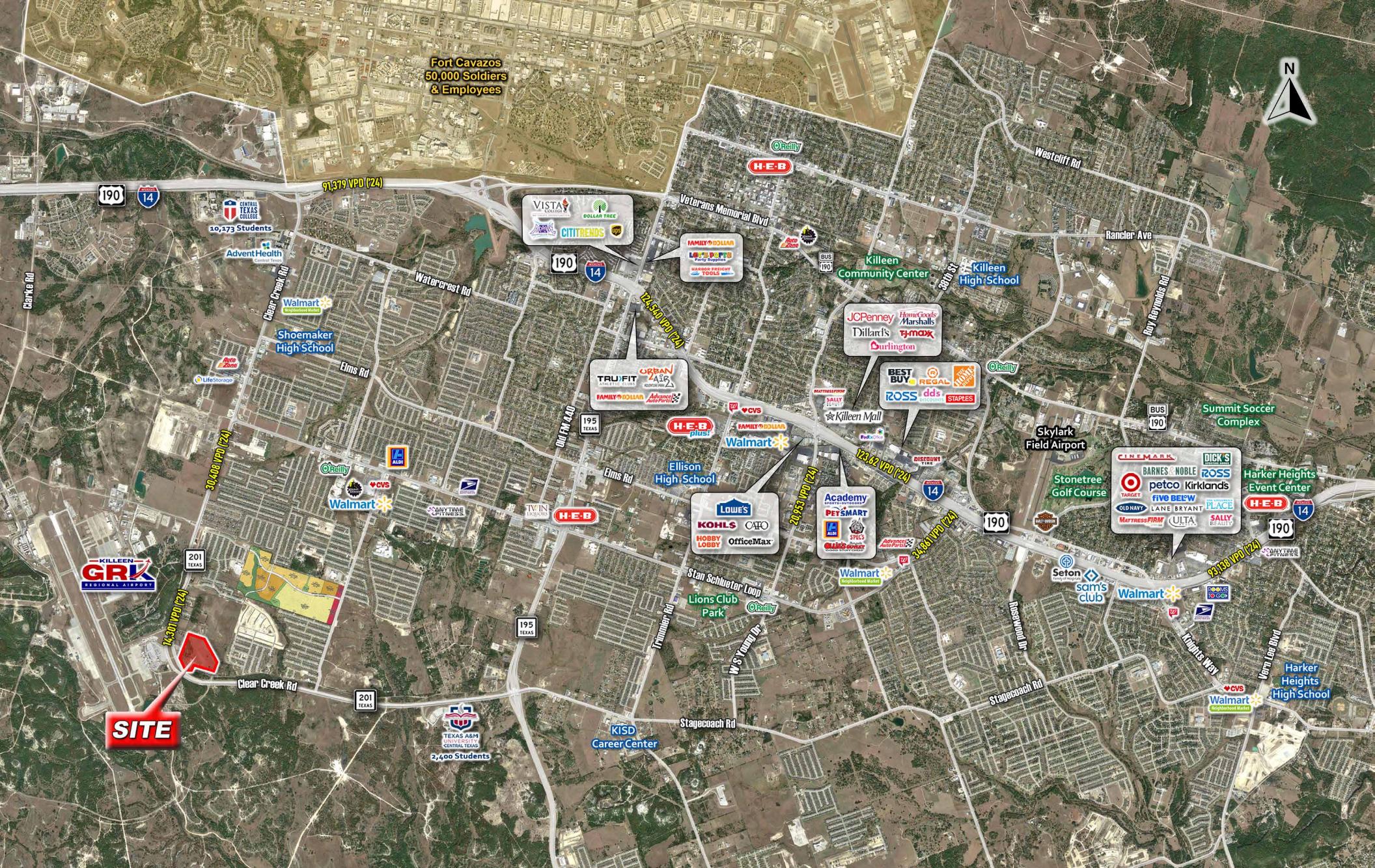
COMMERCIAL LAND FOR SALE | SITE SUMMARY



COMMERCIAL LAND FOR SALE | SITE AERIAL



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COMMERCIAL REAL ESTATE



COMMERCIAL LAND FOR SALE | MARKET AERIAL



INDEPENDENCE

COMMERCIAL REAL ESTATE



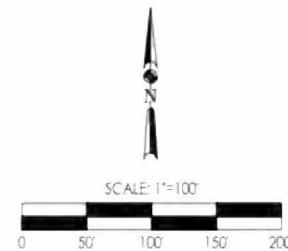
SHOWING A 44.060 ACRE TRACT OF LAND, LOCATED IN THE J.H. LEWIS SURVEY, ABSTRACT NO. 534, BELL COUNTY, TEXAS. SAID 44.060 ACRE TRACT, BEING THE REMAINING PORTION OF THAT CALLED 44.431 ACRE TRACT OF LAND RECORDED IN VOLUME 1579, PAGE 296, BELL COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF THAT CALLED 1.0655 ACRE TRACT OF LAND RECORDED IN VOLUME 3229, PAGE 442, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

COMMERCIAL LAND FOR SALE | SURVEY #1



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LEGEND	POINT OF BEGINNING
P.O.B.	RECORD CALL PER VOLUME 452B, PAGE 301
R1	RECORD CALL PER VOLUME 1579, PAGE 296
R2	1/2" IRON ROD FOUND
●	3/8" IRON ROD FOUND
◎	TDOT MONUMENT W/ BRASS DISK FOUND
Ⓐ	UTILITY POLE
Ⓑ	WATER VALVE
Ⓓ	LIGHT POLE
Ⓔ	STORM DRAIN MANHOLE
Ⓕ	FIBER OPTIC PEDESTAL
Ⓖ	SANITARY SEWER MANHOLE
X	WIRE FENCE
—	— Delx —
	— 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.

NOTE

1) FIELD WORK PERFORMED ON JULY 24, 2024
2) OWNER: KATHERINE JENNINGS
3) ADDRESS: REESE CREEK ROAD, KILLEEN, TEXAS
4) BASE 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, CASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
6) A METES 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: 480270C0284 & 481270C0275, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE "D", 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 FLOOD FOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLAINETIC FEATURES OUTSIDE SPECIFIED FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT INDICATE THE PRESENCE OR ABSENCE OF FLOOD HAZARD FEATURES. THE FLOOD STATEMENT IS FOR FLOOD PLANNING 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 DRAWN TO PROPORTIONAL SCALE.

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

TRAVIS FISCHER, S.M.L. DATE: JULY 30, 2024
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447

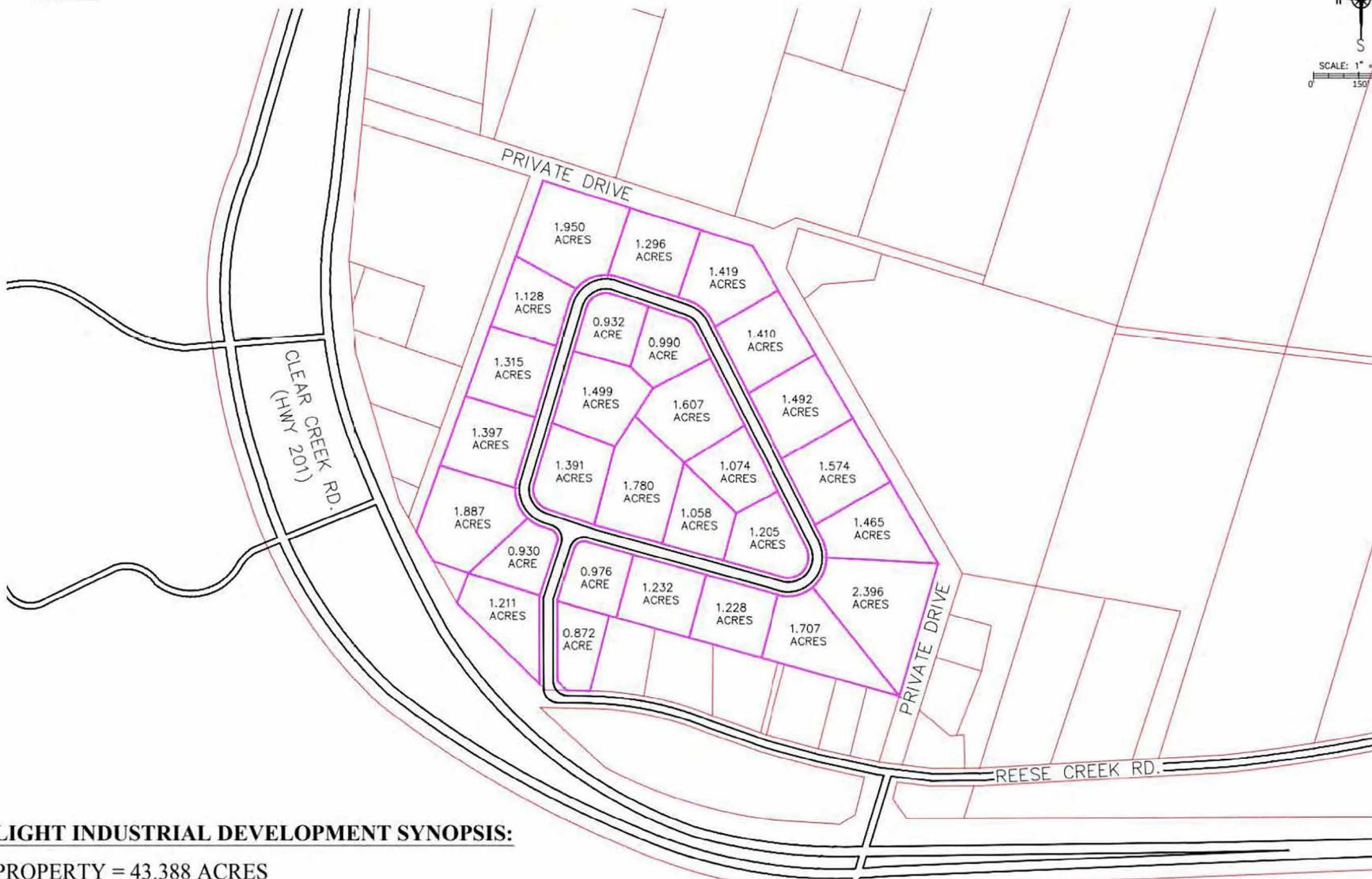
COMMERCIAL LAND FOR SALE | SURVEY #2



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EACH PARCEL TO PROVIDE
INDEPENDENT DETENTION
FOR STORMWATER
DRAINAGE

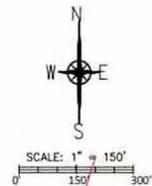


LIGHT INDUSTRIAL DEVELOPMENT SYNOPSIS:

PROPERTY = 43.388 ACRES

28 SUBDIVIDED LOTS = 38.481 ACRES

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



MHW

MONTGOMERY HARRIS & WALKER REAL ESTATE
P.O. BOX 1200
CLEAR CREEK, TX 77338
c/o JOHNY CLASKOSKI
(713) 568-0809
REESE BROWNS
(832) 691-1533

OWNER:
MICHAEL ERIS, MARVIN
1021 FERNDALE DR.
KILLEEN, TX 76549
c/o HEIDE JANNION
(727) 481-5318

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

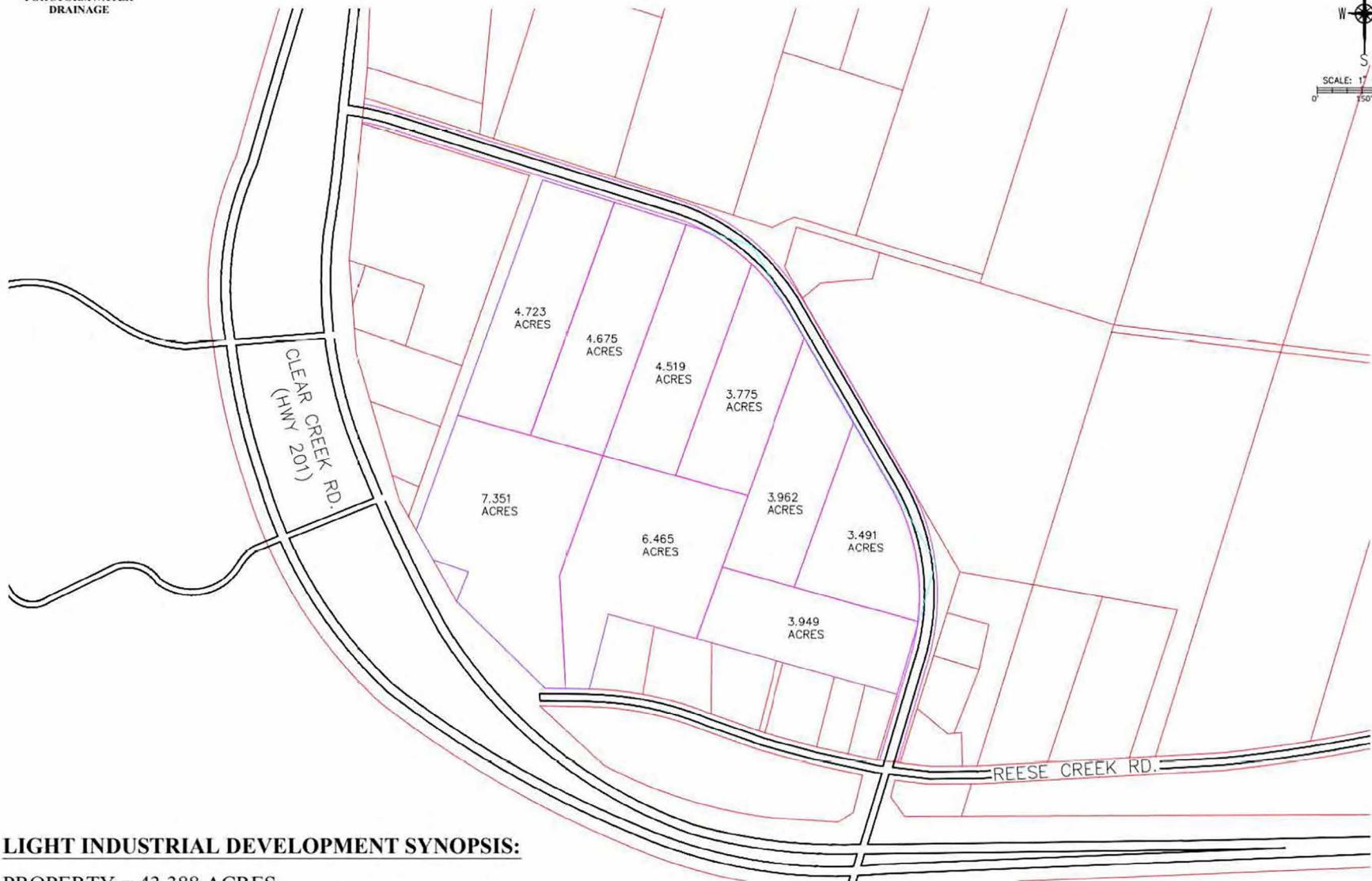
DATE: 1-6-13
C-1

COMMERCIAL LAND FOR SALE | CONCEPT PLAN - 28 LOTS



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EACH PARCEL TO PROVIDE
INDEPENDENT DETENTION
FOR STORMWATER
DRAINAGE



LIGHT INDUSTRIAL DEVELOPMENT SYNOPSIS:

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

MHW	
MONTGOMERY HARRIS & WALKER REAL ESTATE	
1401 S. 12TH	
CONROE, TX 77305	
✓✓ JUDY CZAJKOSKI	
(713) 560-6669	
REES BROWN	
(832) 691-1581	
OWNER:	
SILLOGGI ERICA MARVIN	
1212 FERNDALE DR.	
KILLEEN, TX 76549	
✓✓ HEIDI JANSON	
(251) 481-5215	
REVISIONS:	
PROPOSED LIGHT INDUSTRIAL	
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: 1-8-12	

C-3

COMMERCIAL LAND FOR SALE | CONCEPT PLAN - 9 LOTS



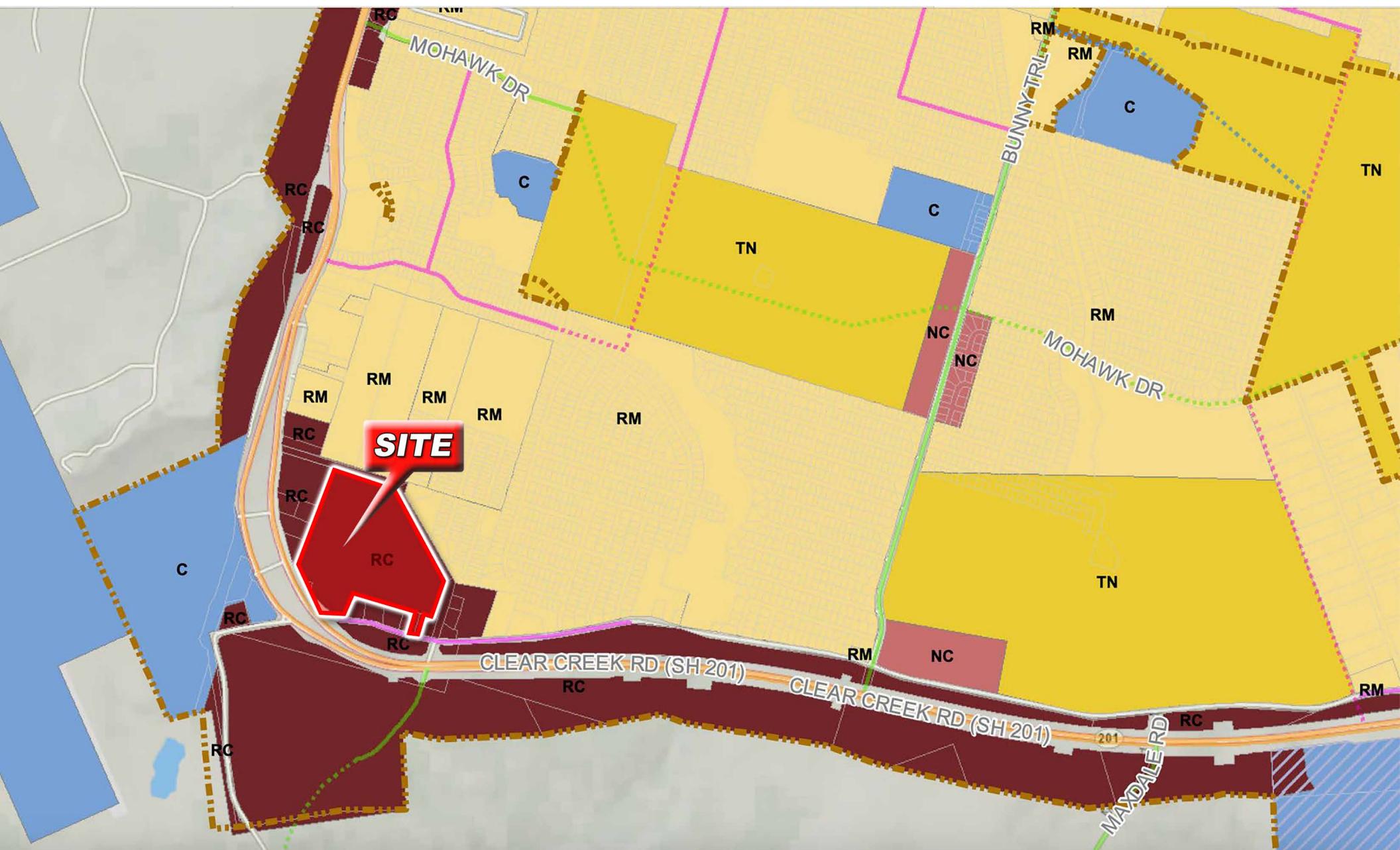
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COMMERCIAL LAND FOR SALE | ZONING - AGRICULTURAL



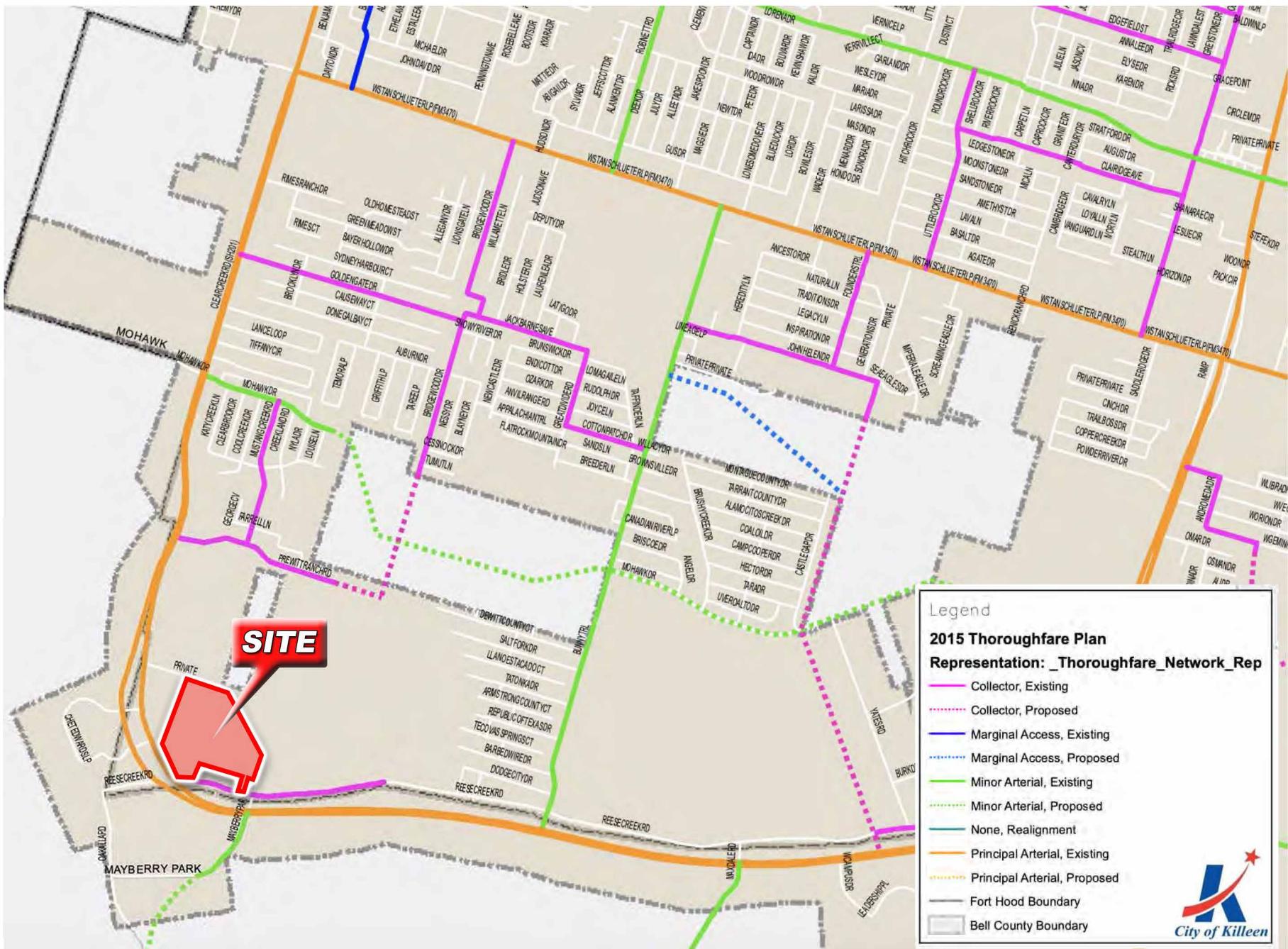
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COMMERCIAL LAND FOR SALE | FUTURE LAND USE MAP



COMMERCIAL LAND FOR SALE | FEMA FLOOD MAP



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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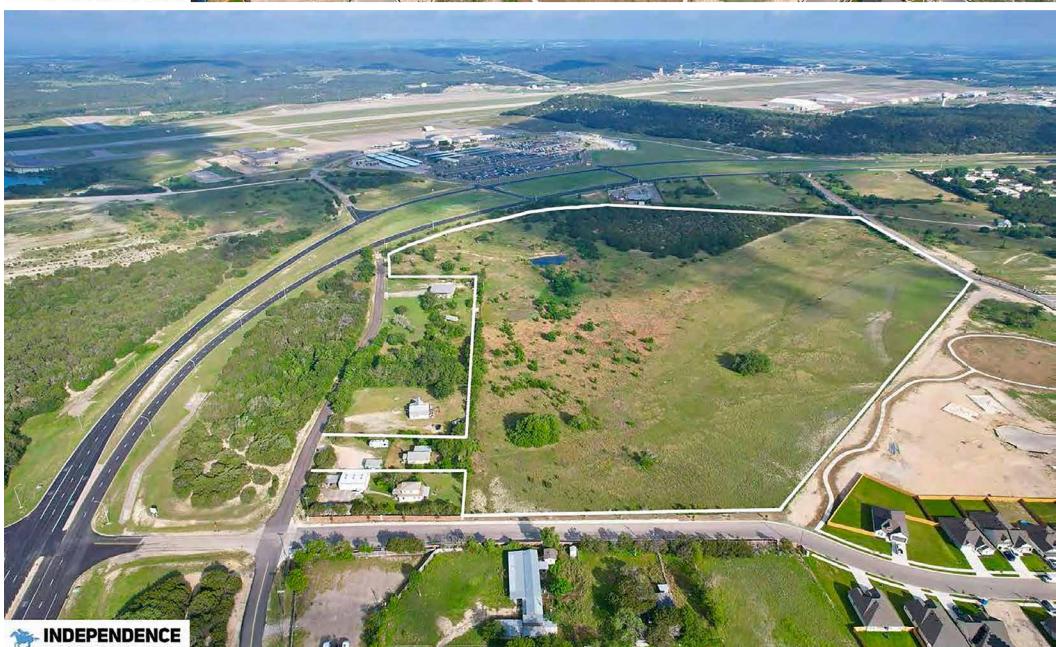
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COMMERCIAL LAND FOR SALE | SITE PHOTOS



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