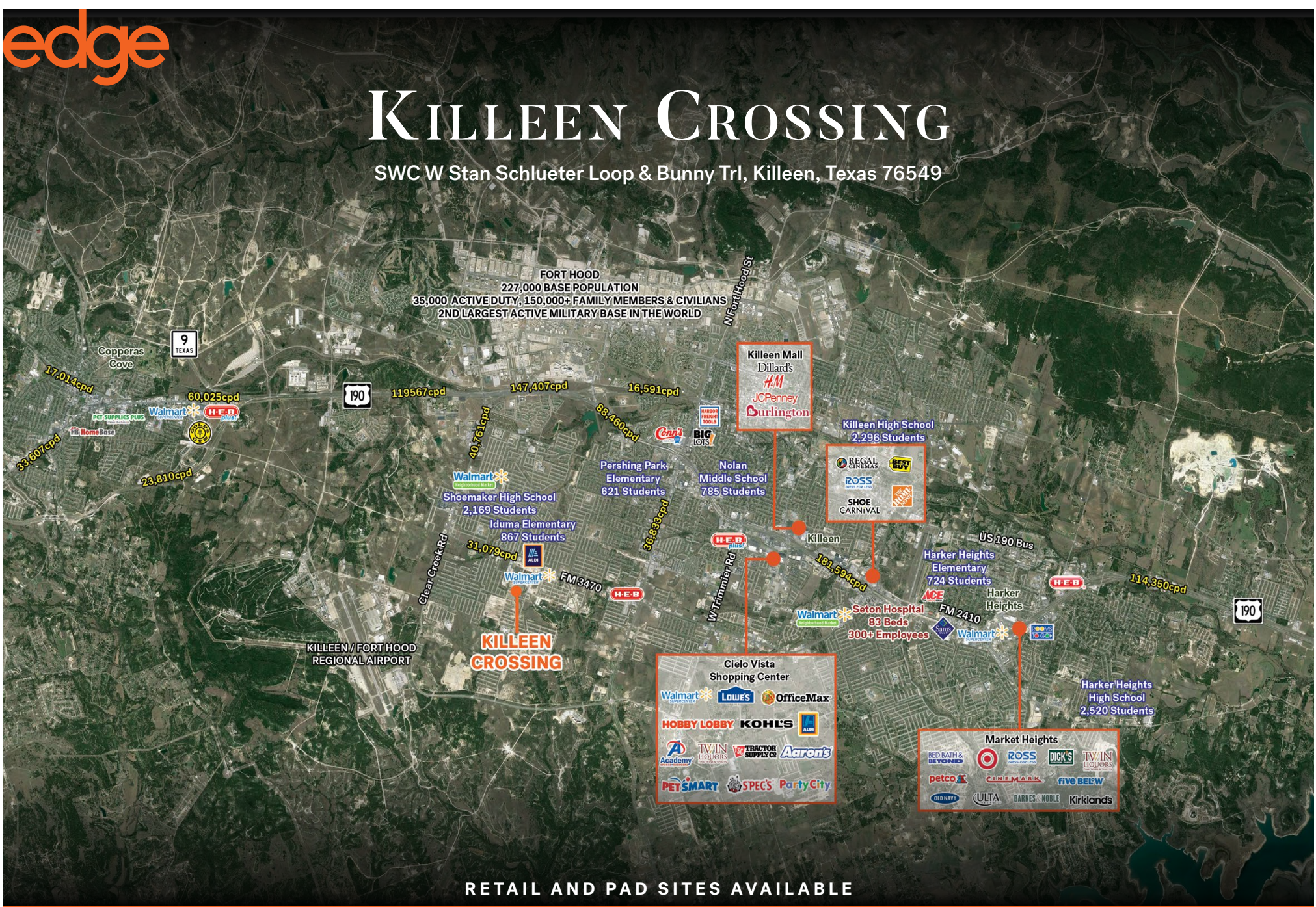


# KILLEEN CROSSING

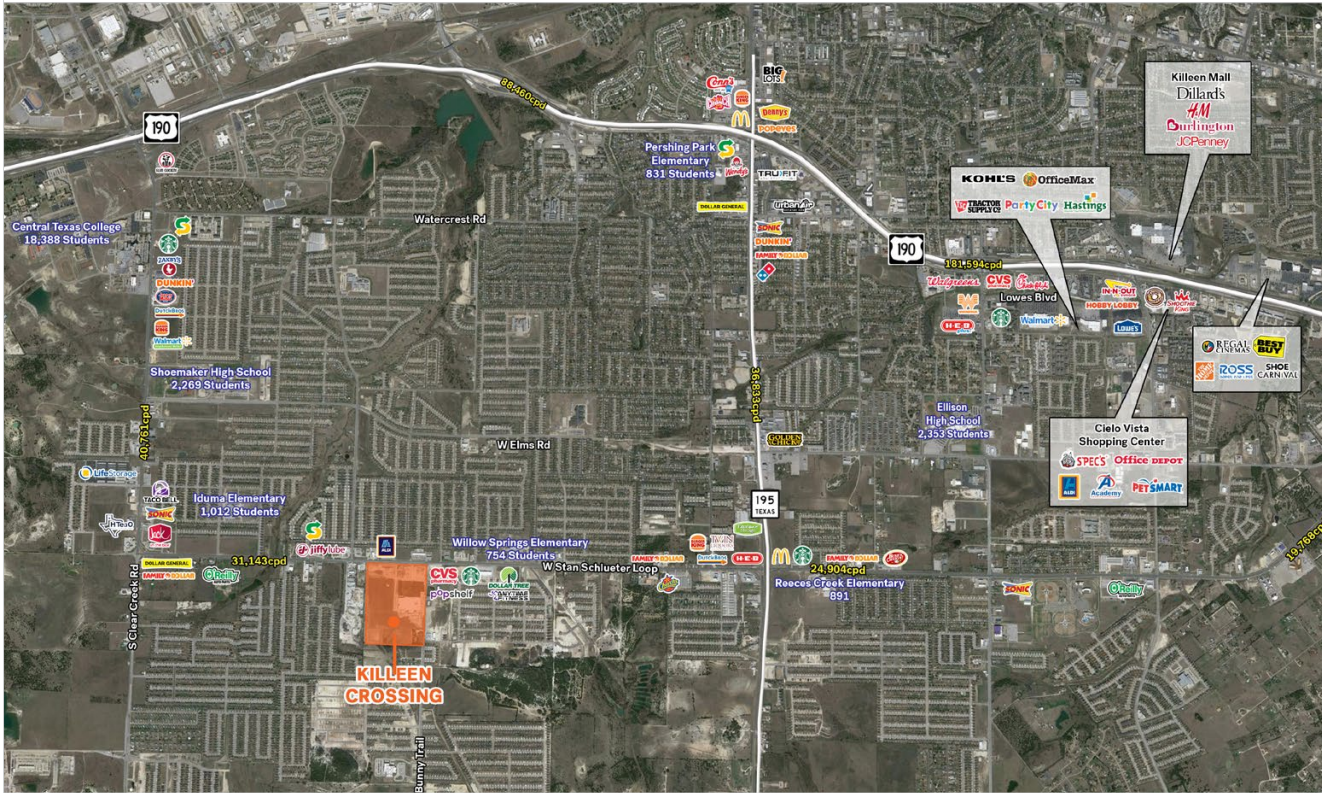
SWC W Stan Schlueter Loop & Bunny Trl, Killeen, Texas 76549



RETAIL AND PAD SITES AVAILABLE

Charlie Quisenberry | Principal  
cquisenberry@edge-re.com | 512.660.5058

Hutch Hutchings | Assistant Vice President  
hhutchings@edge-re.com | 512.391.6275



LOCATION

SWC W Stan Schlueter Loop & Bunny Trl  
Killeen, Texas 76549



AVAILABLE SPACE

Retail & pad sites available



RATE

Please call for pricing



TRAFFIC COUNTS

31,143 CPD

W Stan Schlueter Loop



2022 DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE	15,892
3 MILE	77,461
5 MILE	140,301



DAYTIME POPULATION

1 MILE	10,760
3 MILE	74,176
5 MILE	133,625



HOUSEHOLDS

1 MILE	5,558
3 MILE	26,980
5 MILE	47,308



AHHI

1 MILE	\$53,398
3 MILE	\$51,149
5 MILE	\$47,671

PROPERTY INFORMATION

- Walmart anchored retail center
- Ft. Hood has over 50,000 military personnel
- Ft. Hood is the largest single-site employer in the state of Texas and has a \$3.9 billion impact on the community
- Excellent visibility along Stan Schlueter Loop
- Area Retailers: Academy, Best Buy, Dillard's, H-E-B, Home Depot, Kohl's, Lowe's, Office Depot, PetSmart, Ross, Walgreens, Walmart

FY - OCT 1, 1995 thru SEPT 30, 1996		
NAME	DEVELOPER	# OF LOTS
1. GAY VALLEY SUBDIV. K. W. WINTA	WINTA	378
2. BROWNWOOD INTER. 1	WINTA	48
3. BROWNWOOD ADDITION	WINTA	487
4. WINDY HILLS	HANNING	84
5. PARK NORTH PHASE 2	BARRETT	83
6. CROOK CREEK COUNTRY PH 2	BARRETT	83
7. STONE CREEK APARTMENTS	CAMPBELL	175
8. BROWNWOOD ADDITION	WINTA	200
9. DREAMKING M.A.P.	WINTA	200
10. DREAMKING ADDITION	WINTA	200
11. SPRING VALLEY ESTATES	HERRING	49
12. CROOK CREEK M.A.P.	NORTHSTAR GROUP	200
13. LISA SCHNEPFER FATH EXT.	WINTA	20
14. SANGRETO ESTATES	WINTA	20
15. TRINITY ESTATES PHASE THREE	HERRING	512
16. MANSION WEST SUBDIVISION	LESTER	29
17. LISA WALKER ESTATES	PURSER	250
18. LISA WALKER ESTATES	ATKINSON	30
19. STRATTON SQUARE EXTENSION	ADAMS	2
20. ADAMS LAND ADDITION	ADAMS	2
21. QUINN SUBDIVISION REPLAT	BLICK	2
22. BLICK MELLOW	BLICK	2
23. R. W. ADDITION		
<b>TOTAL LOTS=</b>		<b>3358</b>

FY - OCT 1, 1996 thru SEPT 30, 1997		
NAME	DEVELOPER	# OF LOTS
24. LISA WALKER ADDITION (L)	LEA	14
25. LISA WALKER SUBDIVISION (L)	WINTA	15
26. FARMER ELK SUBDIVISION	WINTA	15
27. CROOK CREEK REPLAT	WINTA	87
28. ANIMAN SUBDIVISION	ANCIANO GROUP	100
29. NORTHSTAR ADDITION	ANCIANO GROUP	100
30. THE GARDENS OF PARK NORTH	PURSER, CHAFFIN	34
31. STRATTON SQUARE	WALL	1
32. BUCKINGHAM WALK	WALL	1
33. SUNRISE WALK	JAY MANNING	16
34. SUNRISE WALK	JAY MANNING	16
35. SUNRISE WALK	JAY MANNING	16
<b>TOTAL LOTS</b>		<b>426</b>

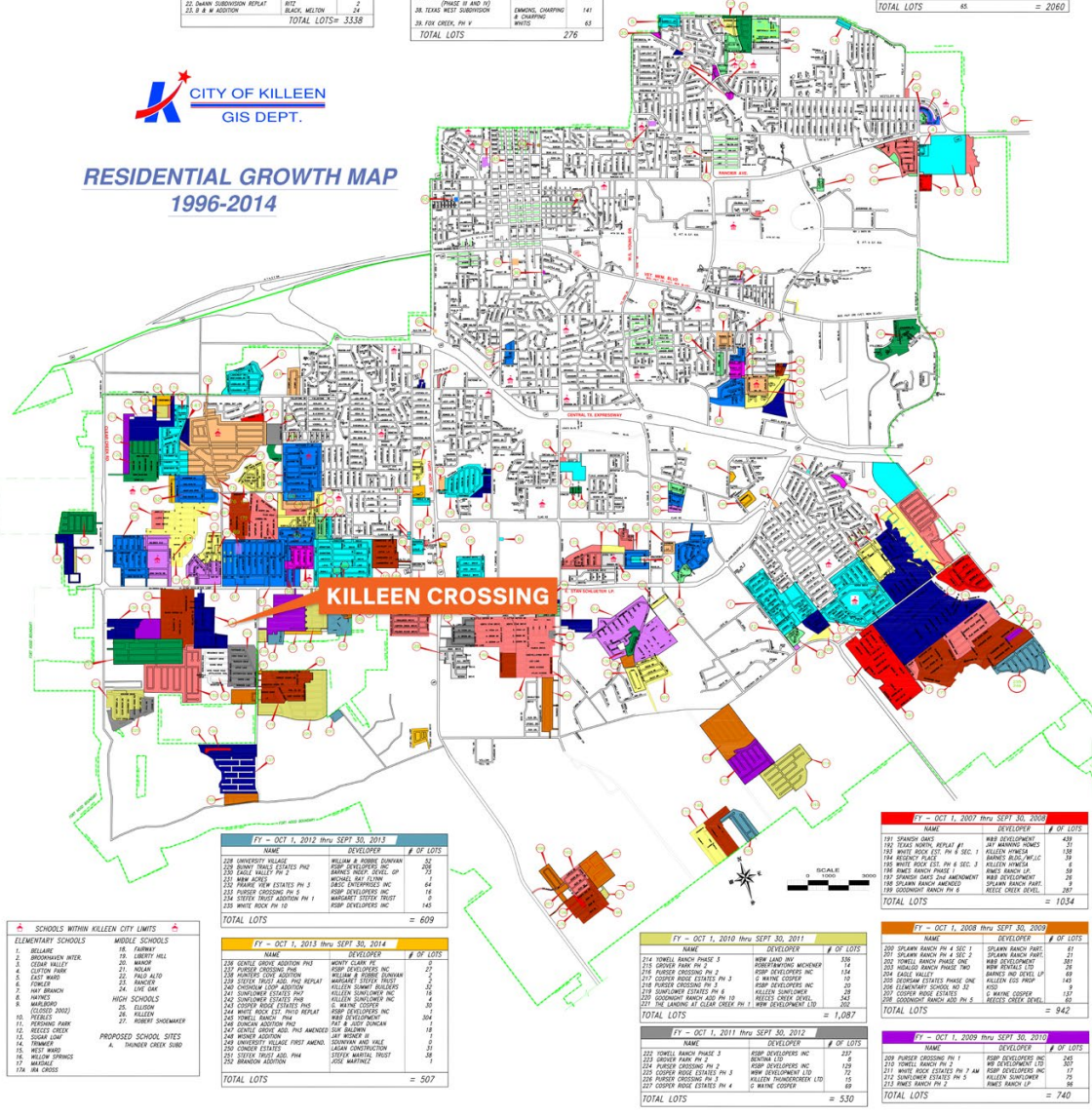
FY - OCT 1, 1998 thru SEPT 30, 1999		
NAME	DEVELOPER	# OF LOTS
40. SON SHADOW CREEK PH 1	MANNING	18
41. SON SHADOW CREEK PH 2	MANNING	18
42. SON SHADOW CREEK PH 3	MANNING	18
43. SON SHADOW CREEK PH 4	MANNING	18
44. SON SHADOW CREEK PH 5	MANNING	18
45. SON SHADOW CREEK PH 6	MANNING	18
46. SON SHADOW CREEK PH 7	MANNING	18
47. SON SHADOW CREEK PH 8	MANNING	18
48. SON SHADOW CREEK PH 9	MANNING	18
49. SON SHADOW CREEK PH 10	MANNING	18
50. SON SHADOW CREEK PH 11	MANNING	18
51. SON SHADOW CREEK PH 12	MANNING	18
52. SON SHADOW CREEK PH 13	MANNING	18
53. SON SHADOW CREEK PH 14	MANNING	18
54. SON SHADOW CREEK PH 15	MANNING	18
55. SON SHADOW CREEK PH 16	MANNING	18
56. SON SHADOW CREEK PH 17	MANNING	18
57. SON SHADOW CREEK PH 18	MANNING	18
58. SON SHADOW CREEK PH 19	MANNING	18
59. SON SHADOW CREEK PH 20	MANNING	18
60. SON SHADOW CREEK PH 21	MANNING	18
61. SON SHADOW CREEK PH 22	MANNING	18
62. SON SHADOW CREEK PH 23	MANNING	18
63. SON SHADOW CREEK PH 24	MANNING	18
64. SON SHADOW CREEK PH 25	MANNING	18
65. SON SHADOW CREEK PH 26	MANNING	18
66. SON SHADOW CREEK PH 27	MANNING	18
67. SON SHADOW CREEK PH 28	MANNING	18
68. SON SHADOW CREEK PH 29	MANNING	18
69. SON SHADOW CREEK PH 30	MANNING	18
<b>TOTAL LOTS</b>		<b>686</b>

FY - OCT 1, 1999 thru SEPT 30, 2000		
NAME	DEVELOPER	# OF LOTS
68. FOX CREEK SUBD 16	OW DEV	125
69. FOX CREEK SUBD 17	OW DEV	125
70. FOX CREEK SUBD 18	OW DEV	125
71. FOX CREEK SUBD 19	OW DEV	125
72. FOX CREEK SUBD 20	OW DEV	125
73. FOX CREEK SUBD 21	OW DEV	125
74. FOX CREEK SUBD 22	OW DEV	125
75. FOX CREEK SUBD 23	OW DEV	125
76. FOX CREEK SUBD 24	OW DEV	125
77. FOX CREEK SUBD 25	OW DEV	125
78. FOX CREEK SUBD 26	OW DEV	125
79. FOX CREEK SUBD 27	OW DEV	125
80. FOX CREEK SUBD 28	OW DEV	125
81. FOX CREEK SUBD 29	OW DEV	125
82. FOX CREEK SUBD 30	OW DEV	125
83. FOX CREEK SUBD 31	OW DEV	125
84. FOX CREEK SUBD 32	OW DEV	125
85. FOX CREEK SUBD 33	OW DEV	125
86. FOX CREEK SUBD 34	OW DEV	125
87. FOX CREEK SUBD 35	OW DEV	125
88. FOX CREEK SUBD 36	OW DEV	125
89. FOX CREEK SUBD 37	OW DEV	125
90. FOX CREEK SUBD 38	OW DEV	125
91. FOX CREEK SUBD 39	OW DEV	125
92. FOX CREEK SUBD 40	OW DEV	125
93. FOX CREEK SUBD 41	OW DEV	125
94. FOX CREEK SUBD 42	OW DEV	125
95. FOX CREEK SUBD 43	OW DEV	125
96. FOX CREEK SUBD 44	OW DEV	125
97. FOX CREEK SUBD 45	OW DEV	125
98. FOX CREEK SUBD 46	OW DEV	125
99. FOX CREEK SUBD 47	OW DEV	125
100. FOX CREEK SUBD 48	OW DEV	125
101. FOX CREEK SUBD 49	OW DEV	125
102. FOX CREEK SUBD 50	OW DEV	125
103. FOX CREEK SUBD 51	OW DEV	125
104. FOX CREEK SUBD 52	OW DEV	125
105. FOX CREEK SUBD 53	OW DEV	125
106. FOX CREEK SUBD 54	OW DEV	125
107. FOX CREEK SUBD 55	OW DEV	125
108. FOX CREEK SUBD 56	OW DEV	125
109. FOX CREEK SUBD 57	OW DEV	125
110. FOX CREEK SUBD 58	OW DEV	125
111. FOX CREEK SUBD 59	OW DEV	125
112. FOX CREEK SUBD 60	OW DEV	125
113. FOX CREEK SUBD 61	OW DEV	125
114. FOX CREEK SUBD 62	OW DEV	125
115. FOX CREEK SUBD 63	OW DEV	125
116. FOX CREEK SUBD 64	OW DEV	125
117. FOX CREEK SUBD 65	OW DEV	125
118. FOX CREEK SUBD 66	OW DEV	125
119. FOX CREEK SUBD 67	OW DEV	125
120. FOX CREEK SUBD 68	OW DEV	125
121. FOX CREEK SUBD 69	OW DEV	125
122. FOX CREEK SUBD 70	OW DEV	125
123. FOX CREEK SUBD 71	OW DEV	125
124. FOX CREEK SUBD 72	OW DEV	125
125. FOX CREEK SUBD 73	OW DEV	125
126. FOX CREEK SUBD 74	OW DEV	125
127. FOX CREEK SUBD 75	OW DEV	125
128. FOX CREEK SUBD 76	OW DEV	125
129. FOX CREEK SUBD 77	OW DEV	125
130. FOX CREEK SUBD 78	OW DEV	125
131. FOX CREEK SUBD 79	OW DEV	125
132. FOX CREEK SUBD 80	OW DEV	125
133. FOX CREEK SUBD 81	OW DEV	125
134. FOX CREEK SUBD 82	OW DEV	125
135. FOX CREEK SUBD 83	OW DEV	125
136. FOX CREEK SUBD 84	OW DEV	125
137. FOX CREEK SUBD 85	OW DEV	125
138. FOX CREEK SUBD 86	OW DEV	125
139. FOX CREEK SUBD 87	OW DEV	125
140. FOX CREEK SUBD 88	OW DEV	125
141. FOX CREEK SUBD 89	OW DEV	125
142. FOX CREEK SUBD 90	OW DEV	125
143. FOX CREEK SUBD 91	OW DEV	125
144. FOX CREEK SUBD 92	OW DEV	125
145. FOX CREEK SUBD 93	OW DEV	125
146. FOX CREEK SUBD 94	OW DEV	125
147. FOX CREEK SUBD 95	OW DEV	125
148. FOX CREEK SUBD 96	OW DEV	125
149. FOX CREEK SUBD 97	OW DEV	125
150. FOX CREEK SUBD 98	OW DEV	125
151. FOX CREEK SUBD 99	OW DEV	125
152. FOX CREEK SUBD 100	OW DEV	125
<b>TOTAL LOTS</b>		<b>2060</b>

FY - OCT 1, 2000 thru SEPT 30, 2001		
NAME	DEVELOPER	# OF LOTS
86. WINTER ADDITION	JAMES WINTER	2
87. WINTER ADDITION	JAMES WINTER	2
88. WINTER ADDITION	JAMES WINTER	2
89. WINTER ADDITION	JAMES WINTER	2
90. WINTER ADDITION	JAMES WINTER	2
91. WINTER ADDITION	JAMES WINTER	2
92. WINTER ADDITION	JAMES WINTER	2
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198. WINTER ADDITION	JAMES WINTER	2
199. WINTER ADDITION	JAMES WINTER	2
200. WINTER ADDITION	JAMES WINTER	2
<b>TOTAL LOTS</b>		<b>956</b>

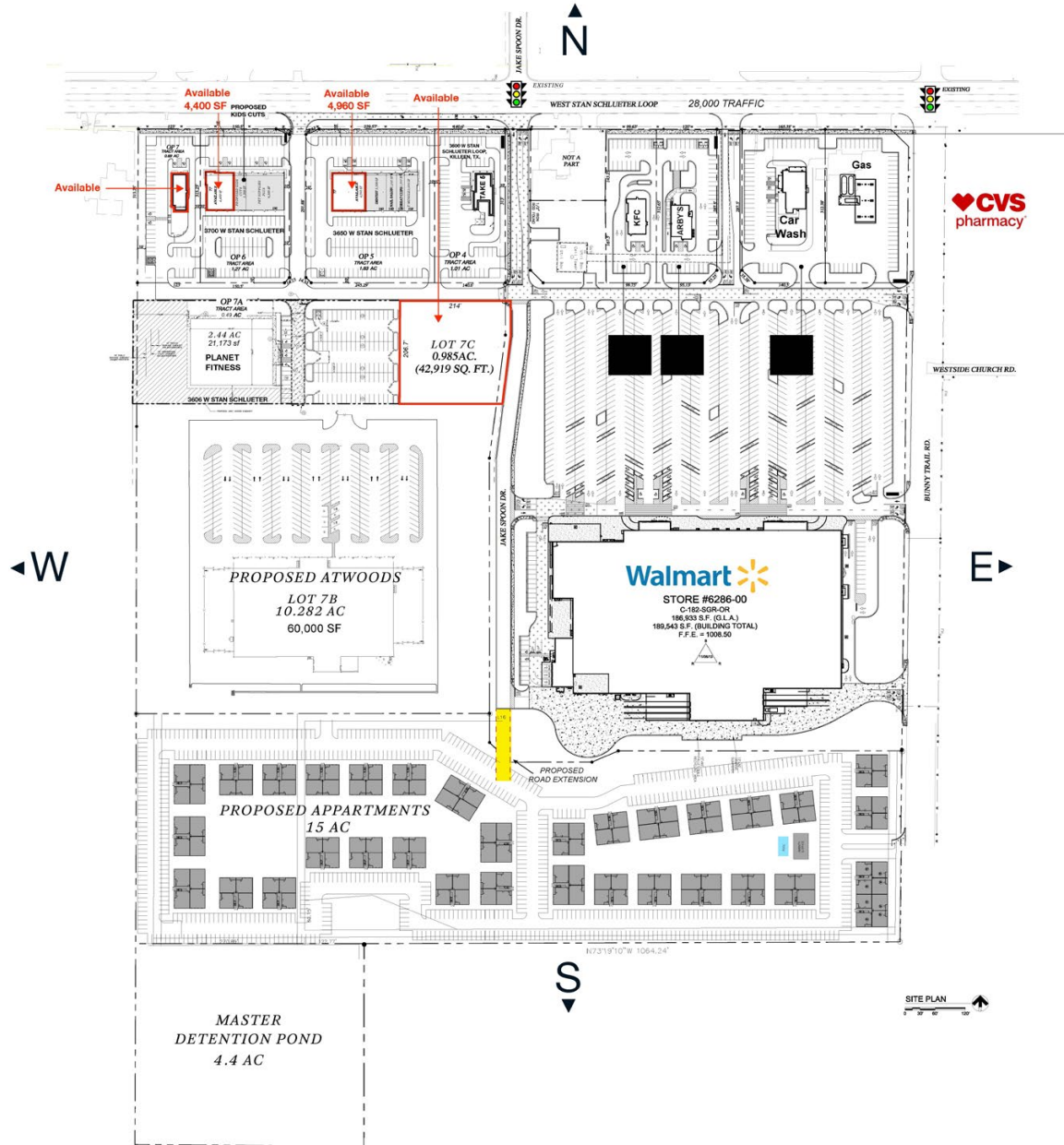
**CITY OF KILLEN**  
GIS DEPT.

**RESIDENTIAL GROWTH MAP**  
1996-2014



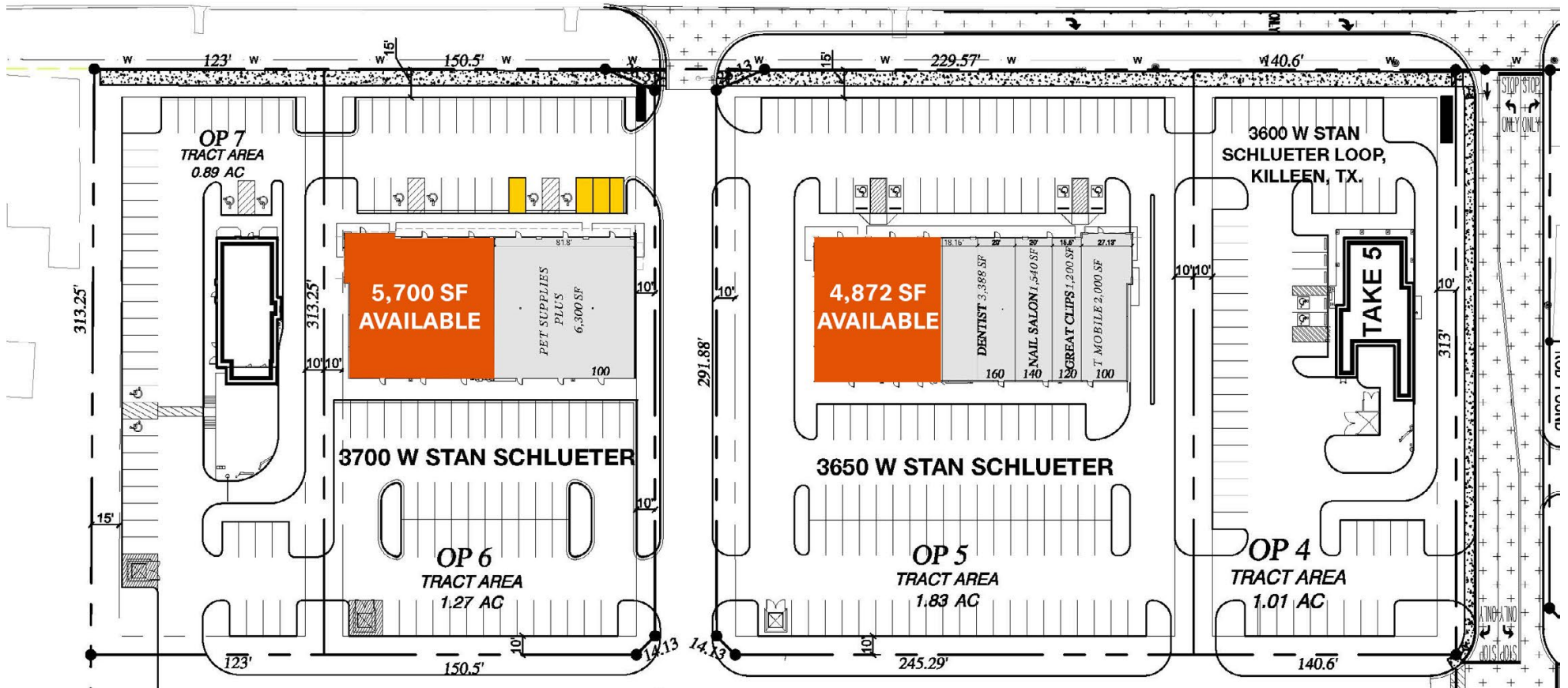
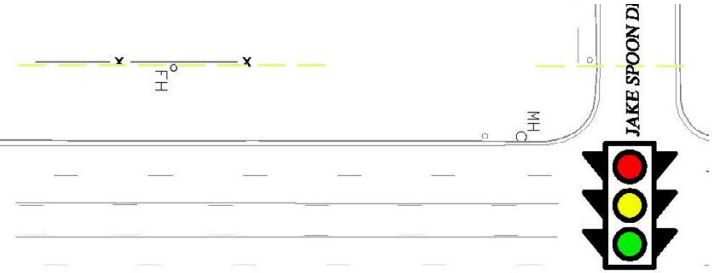
FY - OCT 1, 2001 thru SEPT 30, 2002		
NAME	DEVELOPER	# OF LOTS
85. SANGRETO ADDITION	HANCOCK FOR HANAMITY	1
86. COLLEGE PARK ADDITION	HANCOCK FOR HANAMITY	1
87. CLEAR CREEK ADDITION	HANCOCK FOR HANAMITY	1
88. HANCOCK FOR HANAMITY	HANCOCK FOR HANAMITY	1
89. HANCOCK FOR HANAMITY	HANCOCK FOR HANAMITY	1
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131. HANCOCK FOR HANAMITY	HANCOCK FOR HANAMITY	1
132. HANCOCK FOR HANAMITY	HANCOCK FOR HANAMITY	1
133. HANCOCK FOR HANAMITY	HANCOCK FOR HAN	





# Exhibit F-2

**RESERVED PARKING FOR  
PET SUPPLIES PLUS ONLY**



## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

#### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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Edge Realty Partners LLC

9000422

info@edge-re.com

512.391.6220

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**BROKER FIRM NAME**

**LICENSE NO.**

**EMAIL**

**PHONE**

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**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.