


INDUSTRIAL SITE

 811 North Twin creek Drive
Killeen, TX 76543
5.6 acres

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



5.6 acres



**Build to
Suit Sites**



**Interstate
+ Highway
Access**



Contact Us
+1 (254) 526-9551



INDUSTRIAL SITE

(Killeen Business Park Lot 1, Block 1)



811 North Twin Creek Drive
Killeen, TX 76543

811 North Twin Creek Drive encompasses 5.6 acres of prime, developable land and is the last KEDC parcel available in the western portion of the Killeen Business Park. The Killeen Business Park has undergone Phase 1 engineering to ensure feasibility for industrial development and this site is already surrounded by well established businesses, making it a proven location for growth.

Parcel Size	5.6 acres	Interstate Access	Interstate 14 (I-14): 3 miles Interstate 35 (I-35): 13.5 miles
Zoning	M-1 (Manufacturing)	Highway Access	Business 190 (I-14): 1.5 miles State Highway 195: 6 miles
Tax Rate	2.02843	Road Frontage	Twin Creek Drive, 300'
Taxing Entities	Clearwater UWCD, Bell County WCID #6, Killeen ISD, Central Texas College, The City of Killeen, Bell County Road, Bell County	Distance to MSAs (City Limits)	Austin: 45 Miles Dallas: 115 Miles Houston: 145 Miles
Topography	Flat	Commercial Airport Access	Skylark Airfield: 1.25 miles Killeen Regional Airport: 9 miles Austin-Bergstrom Intl': 63.5 miles
Purchase Price	\$420,000	Deepwater Port Access	Port of Houston: 172.5 Miles Port of Freeport: 205 miles Port of Texas City: 205 miles Port of Galveston: 212.5 miles
		Intermodal Rail Facility Access	Union Pacific Dallas Intermodal Terminal (Dallas, Texas): 115 miles Union Pacific East Yard (San Antonio, Texas): 120 miles
		Electricity	138kV transmission lines
		Water Main Size	12"
		Sewage Main Size	15"
		Natural Gas	Natural gas is available
		Fiber	Killeen is served by a fiber loop

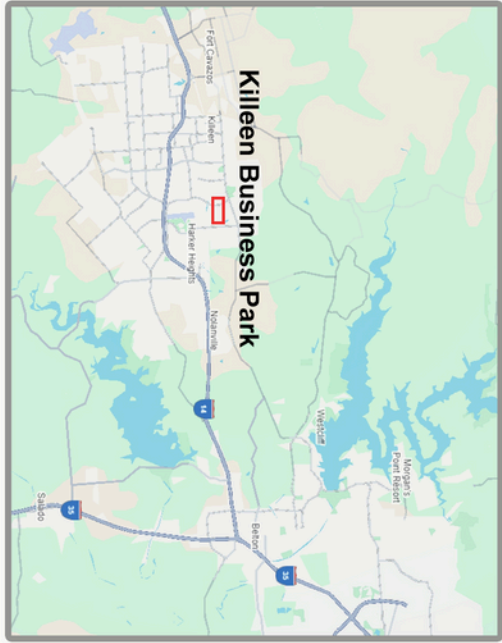


Tyler Robert,
Vice President of Economic Development

(903) 767-7295

KILLEEN BUSINESS PARK

- AVAILABLE PARCEL
- AVAILABLE EXISTING STRUCTURE
- UNAVAILABLE



This aerial map displays a 5.6-acre property highlighted in yellow. The property is bounded by a blue line, with specific measurements in feet labeled along the edges: 403.9' on the top, 388.8' on the left, 388.6' on the bottom-left, and 299.0' on the bottom. A central label indicates the area is 5.6 ac and provides the coordinates 234,01229,658. The property is situated adjacent to a residential neighborhood on the right, featuring houses, a swimming pool, and a parking lot. A road runs along the bottom edge of the property. The surrounding area includes a large, open field to the left and a road labeled 402969 on the left side.

1.1.128

0 0.01 0.02 0.04mi 0.07km

KEDC INDUSTRIAL SITE

811 North Twin Creek Drive
(Killeen Business Park)
Killeen, TX 76543



Image 1. General site conditions
from **North Twin Creek Drive** facing **southwest**



Image 2. General site conditions
from neighboring property facing **northwest**



Image 3. General site conditions
from neighboring property facing **east**



Image 4. General site conditions and **concrete curbing**
from neighboring property facing **northwest**



Image 5. General site conditions
from neighboring property facing **north**