

4824 Reese Creek Road. Killeen, Texas | Commercial Land For Sale

+/- 45 Acres of Raw Land

Michael Boyd

Listing Agent

Independence Commercial Real Estate, LLC



C: (254) 319-7744

E: michael@ind-re.com

W: www.ind-re.com

Site Acquisition | Advisory Services | Tenant Representation

Erik W. Ray, CCIM

Principal

Independence Commercial Real Estate, LLC



C: (254) 239-9299

E: erik@ind-re.com

W: www.ind-re.com

Site Acquisition | Advisory Services | Tenant Representation

4824 Reese Creek RD. Killeen, Texas | Overview

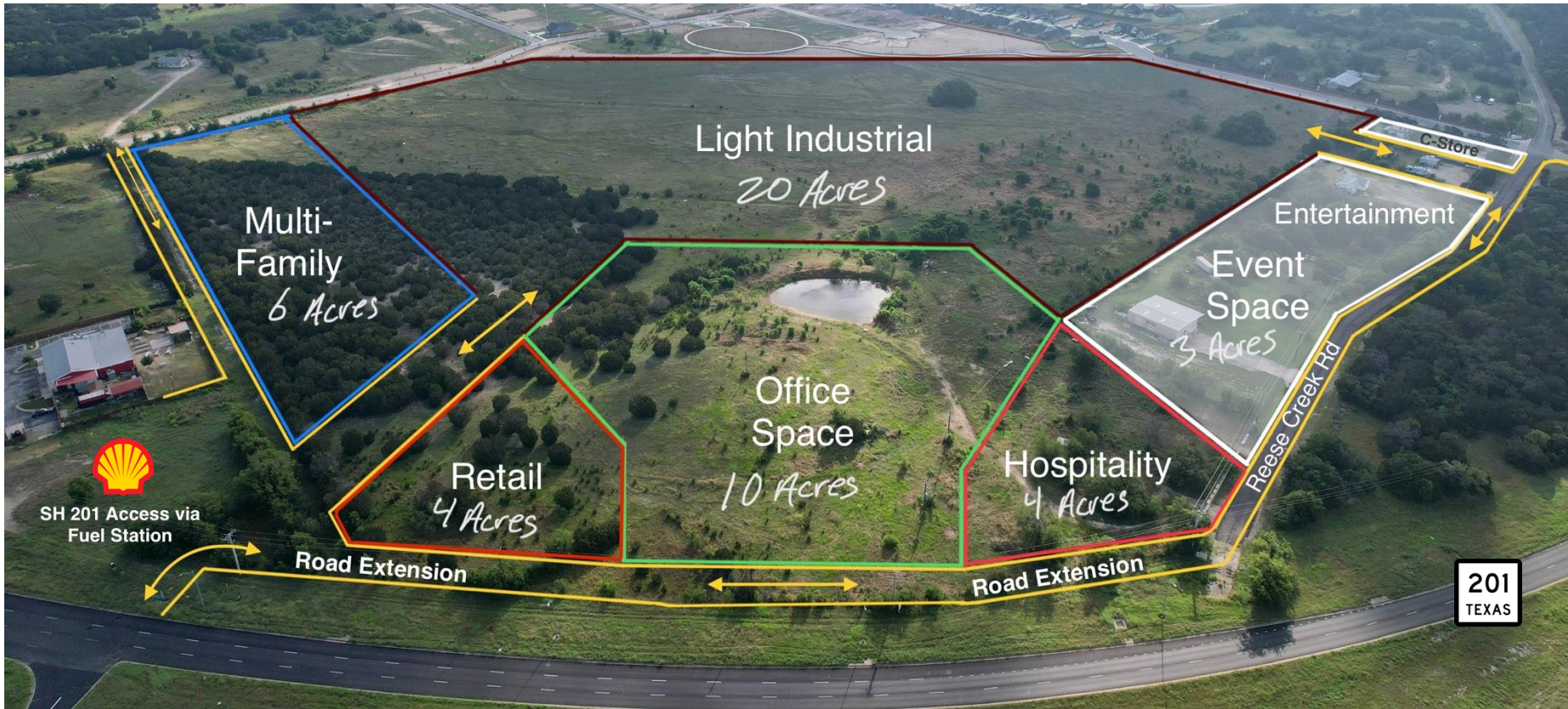
Land	<ul style="list-style-type: none"> +/- 45 Acres of Raw Land. Additional acreage available through Agent.
Highlights	<ul style="list-style-type: none"> Located across from Killeen Regional Airport. Situated along Clear Creek Corridor. Great Visibility in High Growth Area. Site is 45 minutes from north Austin via SH-195.
Access	<ul style="list-style-type: none"> Primary access from Reese Creek Road. Available Direct Access to State Highway 201. Secondary access from Reese Creek Road.
Traffic Counts	<ul style="list-style-type: none"> 14,509 AADT State Highway 201 (TxDOT 2022)
Frontage	<ul style="list-style-type: none"> 650+ feet of State Highway 201 frontage.
Future Land Use	<ul style="list-style-type: none"> Regional Commercial / Planned Development
Proposed Uses	<ul style="list-style-type: none"> Light Industrial / Hospitality / Retail / Office / Multi-Family / Civic / Entertainment / Medical Restaurant / Grocery / Convenience Store
Zoning	<ul style="list-style-type: none"> Agricultural.
Utilities	<ul style="list-style-type: none"> City Water available adjacent to site. City Sewer available adjacent to site. Oncor Electric available adjacent to site.
Topography	<ul style="list-style-type: none"> Gently rolling, some trees, existing pond.
Flood Plain	<ul style="list-style-type: none"> x – Area of minimal flood hazard.
Survey	<ul style="list-style-type: none"> See included Survey.
Price	<ul style="list-style-type: none"> \$3,640,000



2024 Demographics	3 miles		
Total Population	3,921	Households	3,921
Owner Occupied Housing	74.00%	Household Size	3.31
Median HH Income	\$79,651	Median Age	29.6

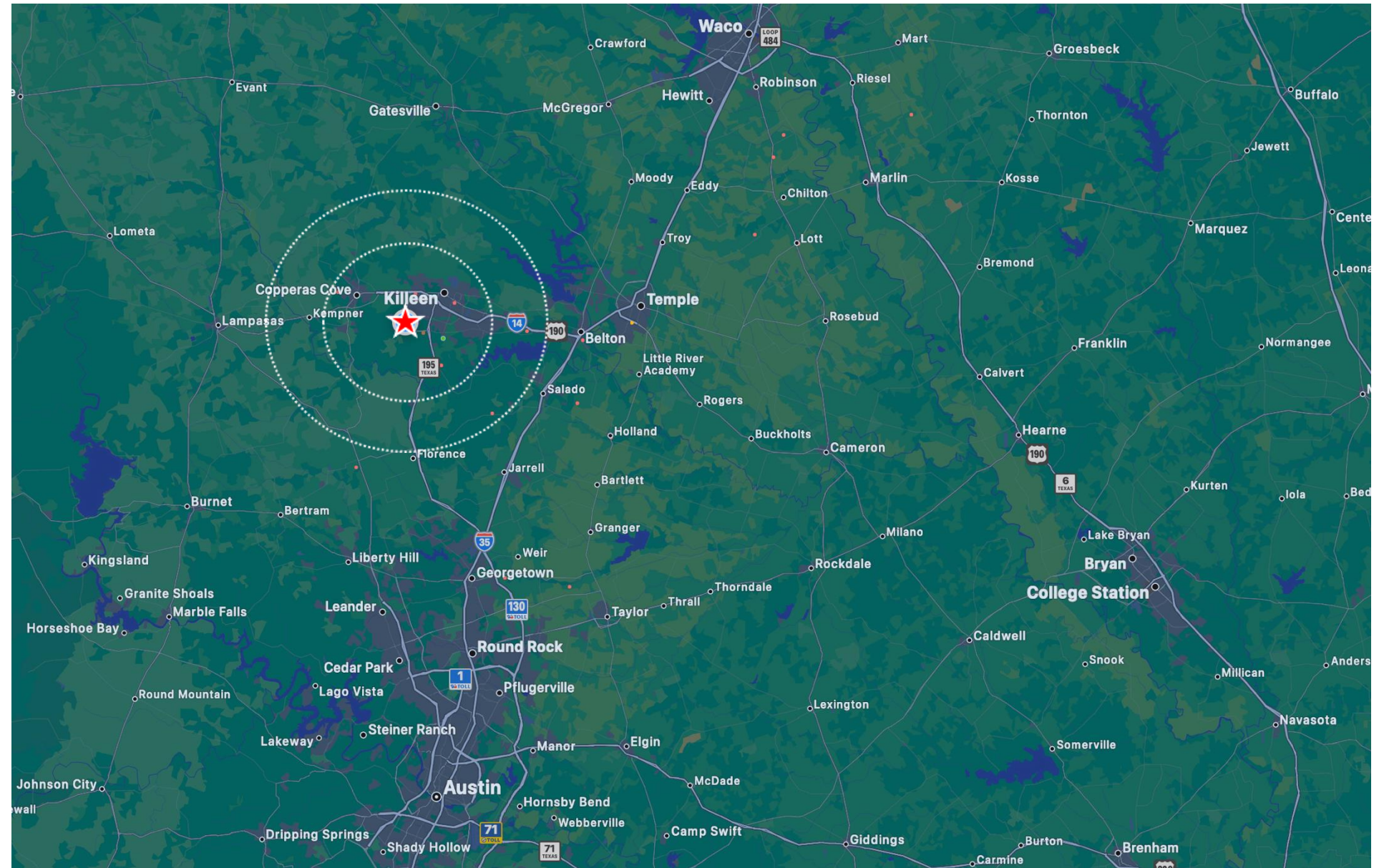
In Proximity	<ul style="list-style-type: none"> Killeen Regional Airport Texas A&M University - Central Texas AdventHealth Central Texas Central Texas College Fort Cavazos Army Base / West Fort Cavazos Gate General S. Shoemaker High School Central Texas Veterans State Cemetery State Highway 201 / State Highway 195 to Austin Fort Cavazos Regional Trail / Westside Regional Park
---------------------	--

4824 Reese Creek RD. Killeen, Texas | Site Summary

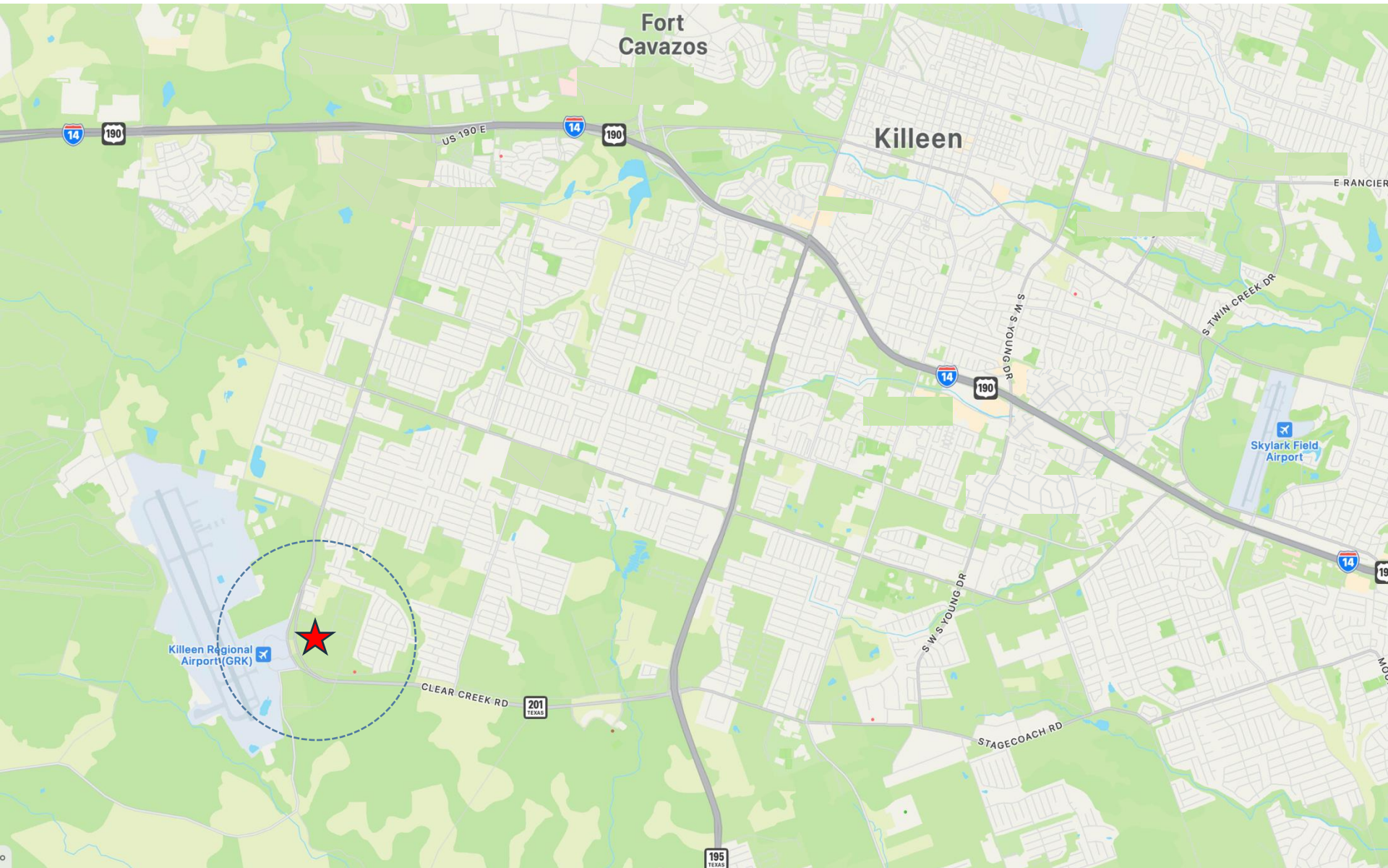


Located directly across from the Killeen Regional Airport, these +/- 45 acres of raw land offer the opportunity for a premier development in a high-growth area. Situated along the renowned Clear Creek corridor the site also borders the neighboring Fort Cavazos Army Base; home to 60,000+ military personnel. 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 SH-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 & State Highway 195 to Austin.

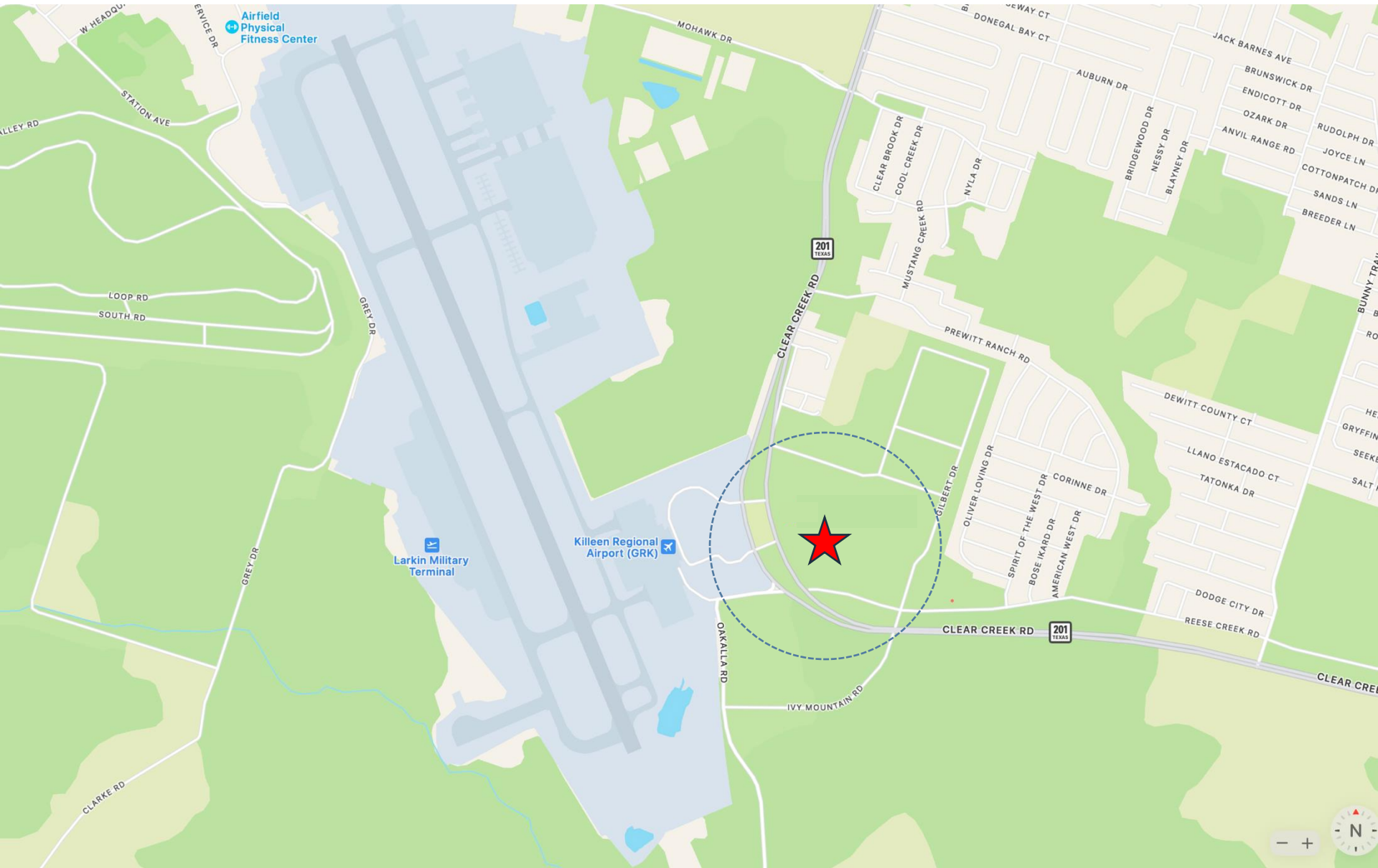
4824 Reese Creek RD. Killeen, Texas | Region Map



4824 Reese Creek RD. Killeen, Texas | City Map



4824 Reese Creek RD. Killeen, Texas | Submarket Map



4824 Reese Creek RD. Killeen, Texas | Submarket



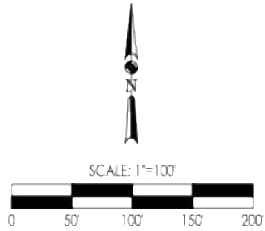
4824 Reese Creek RD. Killeen, Texas | Survey #1



SHOWING A 44.060 ACRE TRACT OF LAND, LOCATED N THE J.H. LEWIS SURVEY, ABSTRACT NO. 536, 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 276; BELL COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF THAT CALLED 1.0655 ACRE TRACT OF LAND RECORDED IN VOLUME 3229, PAGE 642, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

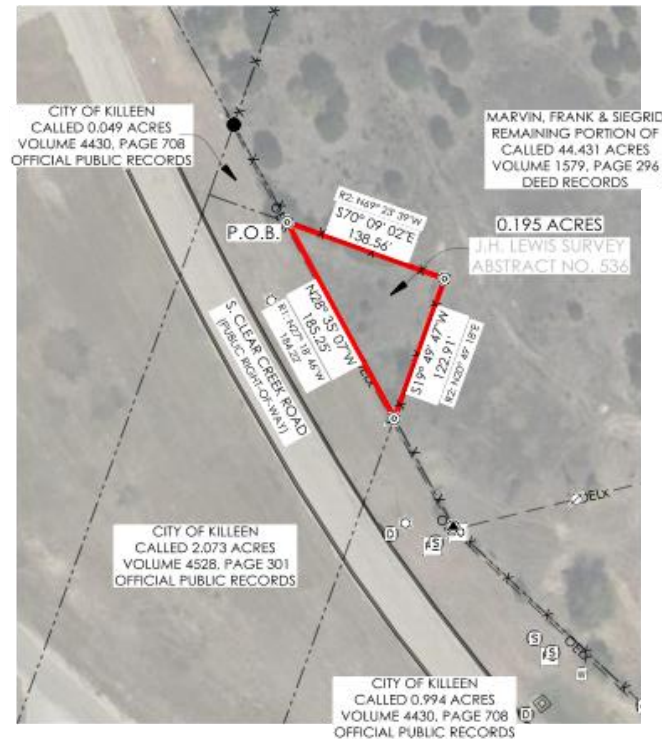
MEASUREMENTS PERFORMED ON JULY 24, 2024
 BY GEORGE BREZDNER ROAD, KILLEEN, TEXAS
 ALL SURVEYING INSTRUMENTS USED IN THIS SURVEY WERE CALIBRATED AND FOUND TO BE ACCURATE TO WITHIN THE TOLERANCES SPECIFIED IN THE NATIONAL SURVEYING SYSTEMS MANUAL, 4TH EDITION, 2018 EDITION, CHAPTER 10, SECTION 10.1.1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS.

4824 Reese Creek RD. Killeen, Texas | Survey #2



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
- - - OELX - - - 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 BEARING: 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 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 48027C0260E & 48027C0275E, 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 PLANIMETRIC 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.

Quick Inc.
 Land Surveying, Development
 4141 D. Rd. 94 • 512-9 3-290
 Physical Address: 821 N. Main Street, Suite 207657
 Mailing Address: P.O. Box 796, Suite 207657



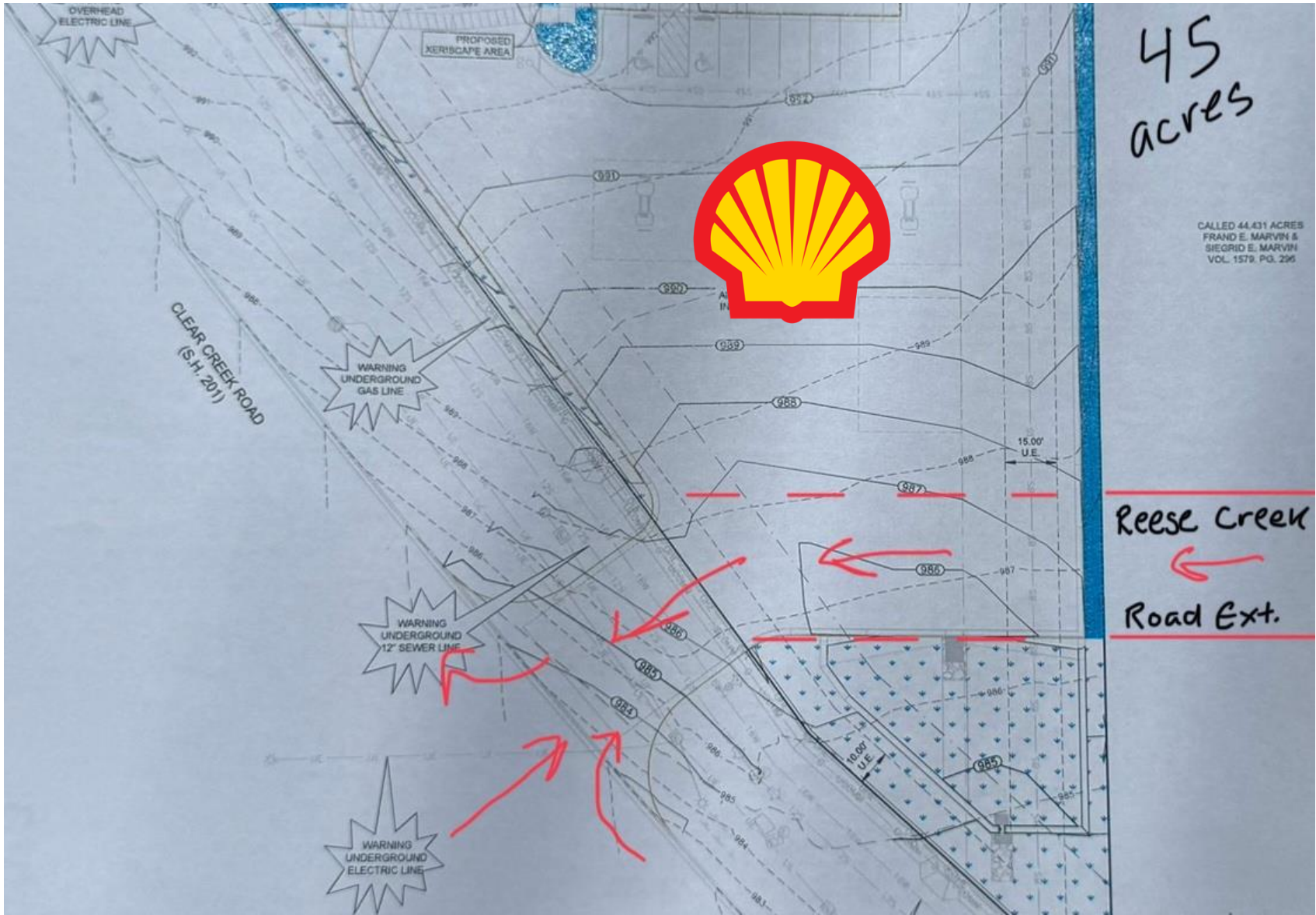
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Travis L. Quicksall
 TRAVIS L. QUICKSALL DATE: JULY 30, 2024
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6447
 JOB NO. 24-0231.1

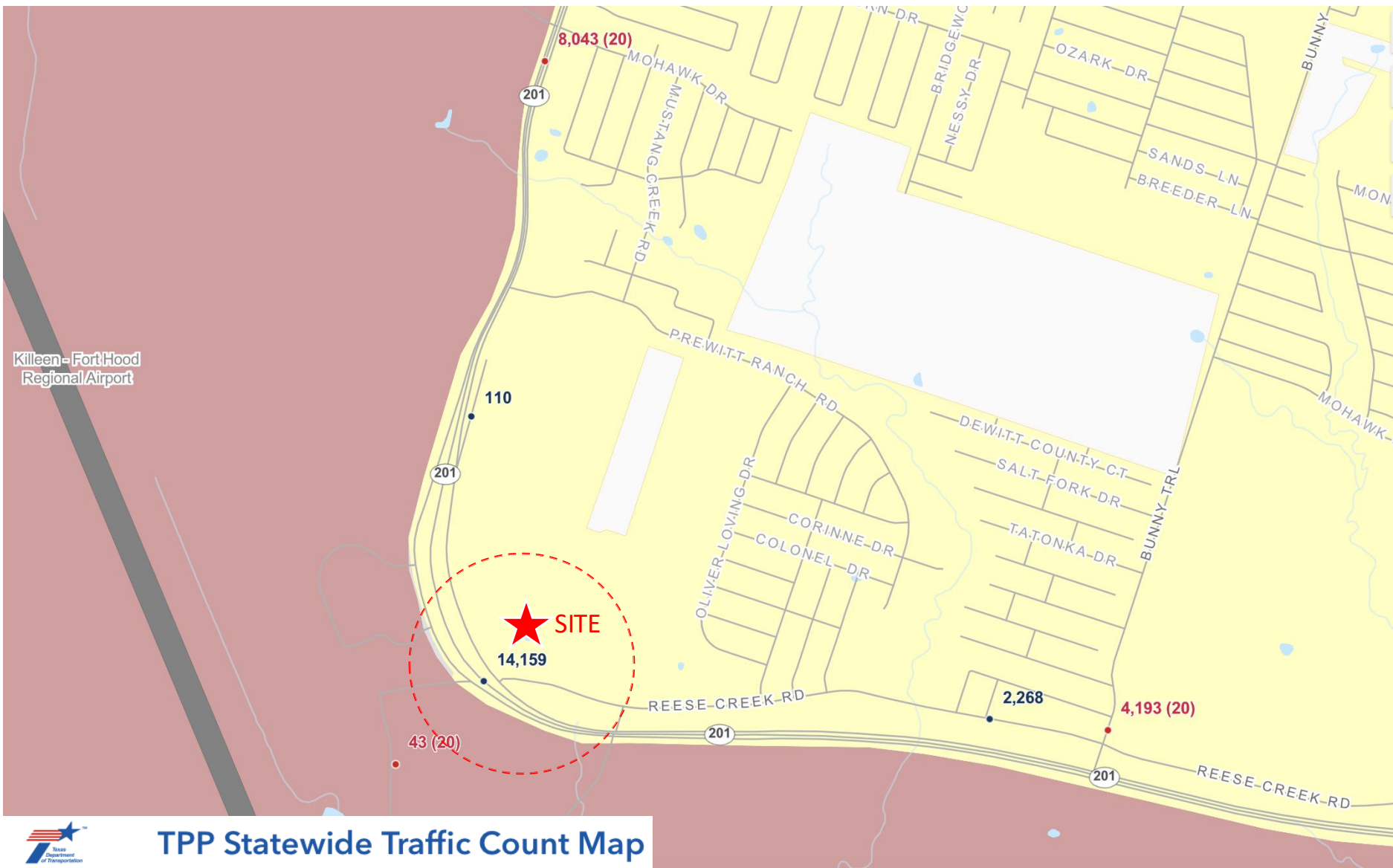
4824 Reese Creek RD. Killeen, Texas | Killeen Regional Airport



4824 Reese Creek RD. Killeen, Texas | Available Access to SH-201



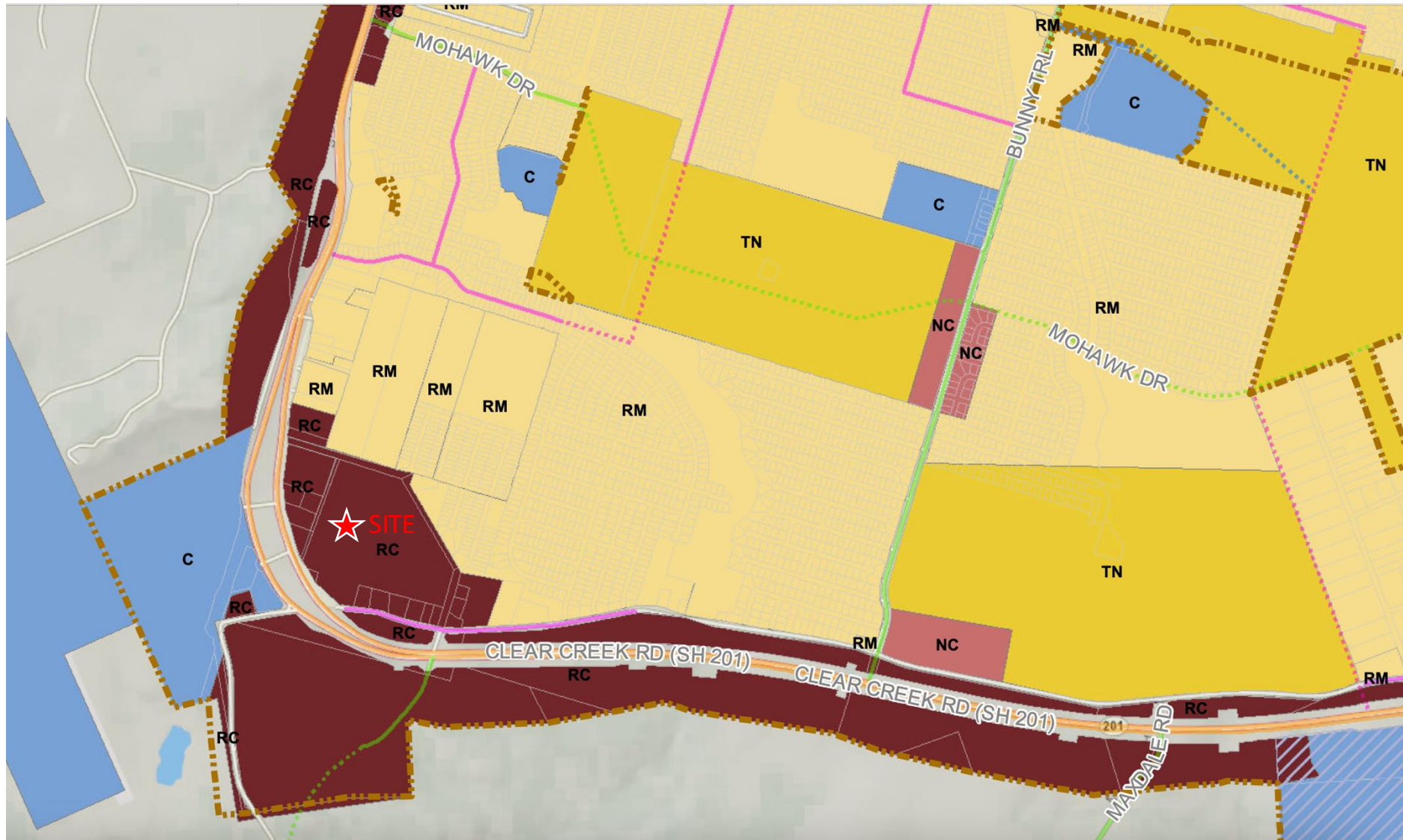
4824 Reese Creek RD. Killeen, Texas | TxDOT Traffic Counts



TPP Statewide Traffic Count Map



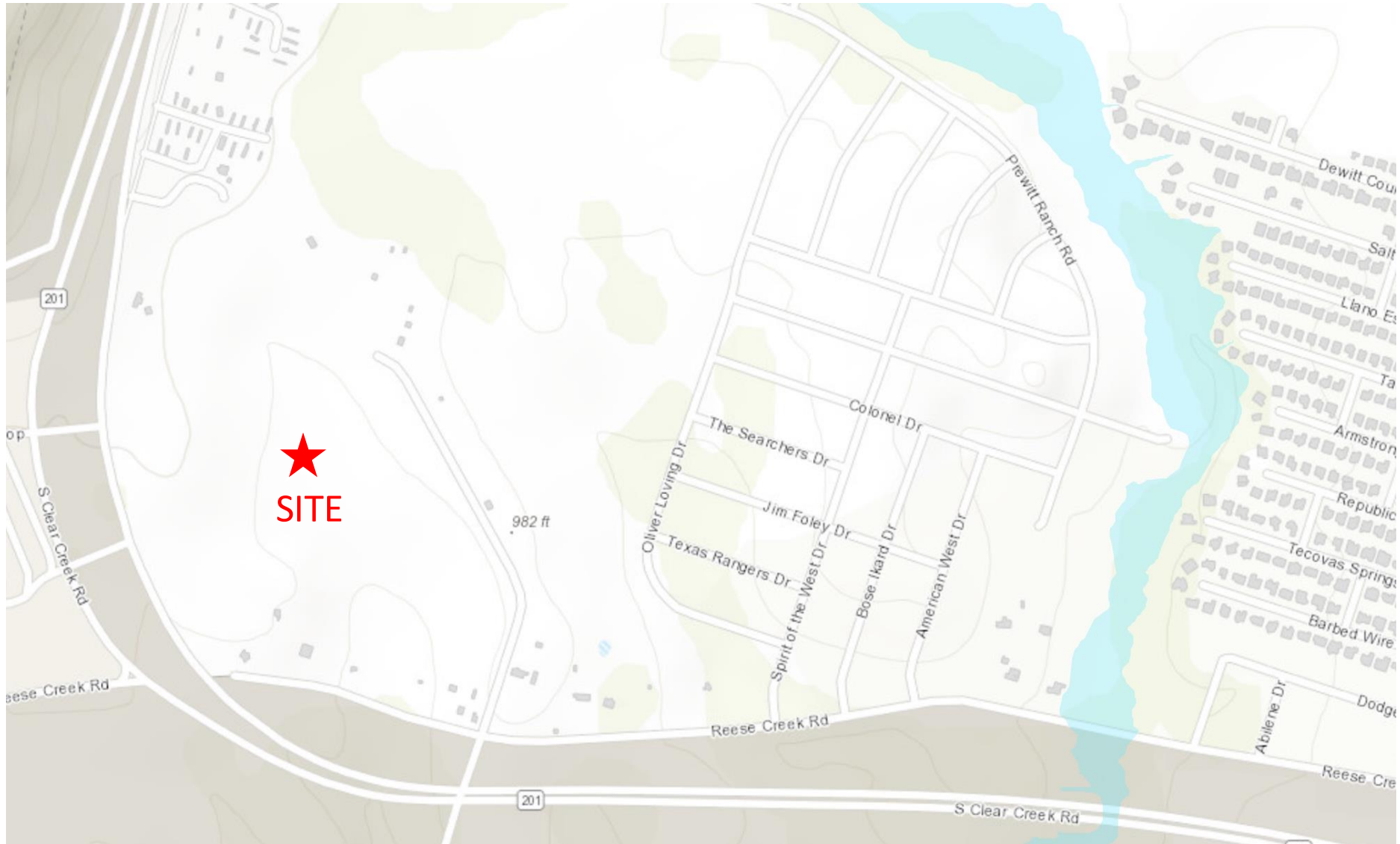
4824 Reese Creek RD. Killeen, Texas | Future Land Use Map



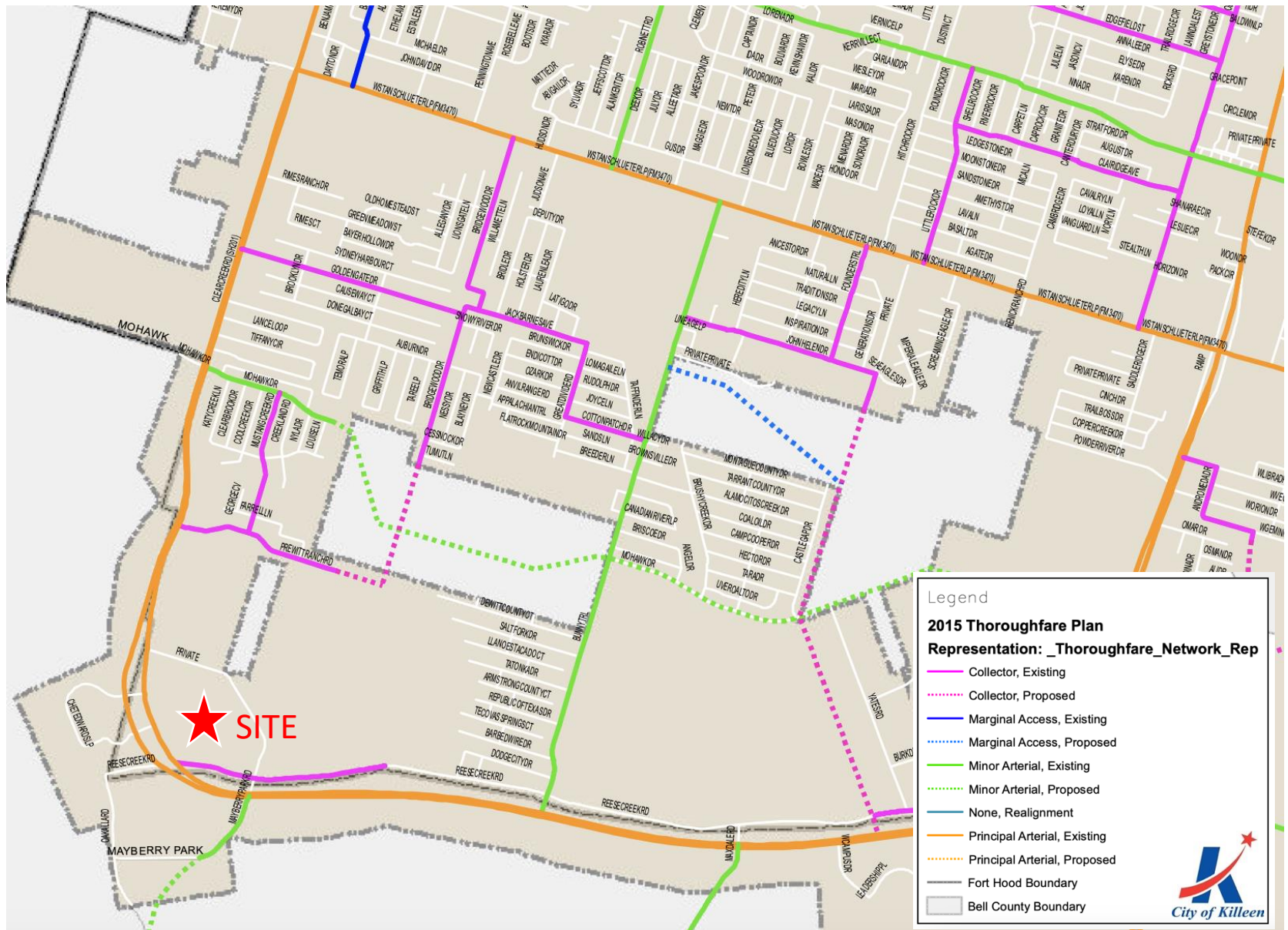
4824 Reese Creek RD. Killeen, Texas | Topographical Map



4824 Reese Creek RD. Killeen, Texas | FEMA Flood Map



4824 Reese Creek RD. Killeen, Texas | City Thoroughfare Map

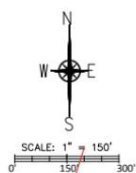
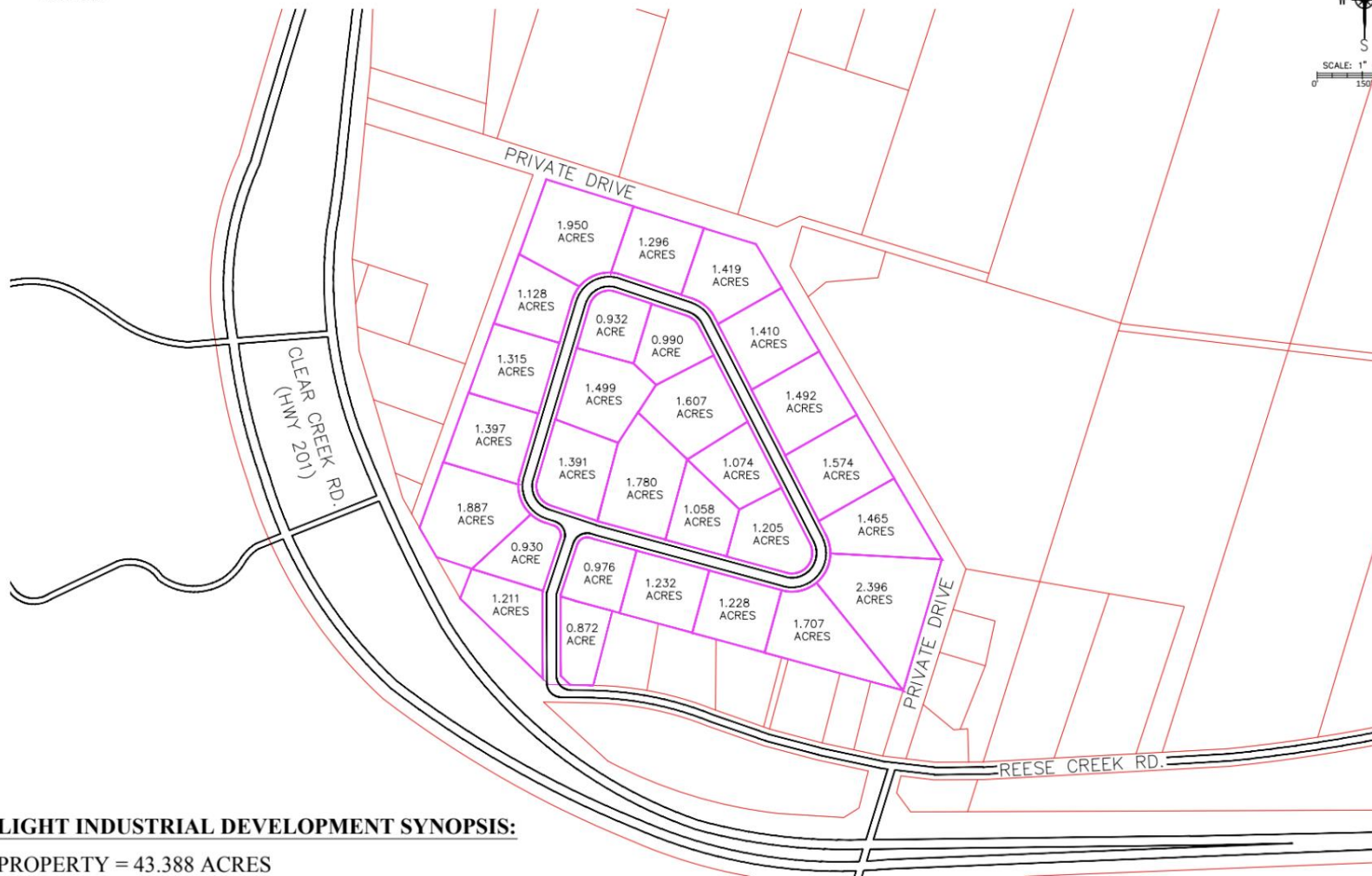


4824 Reese Creek RD. Killeen, Texas | Proposed Use



4824 Reese Creek RD. Killeen, Texas | Concept Plan - 28 lots

EACH PARCEL TO PROVIDE
INDEPENDENT DETENTION
FOR STORMWATER
DRAINAGE



MHW
MONTGOMERY HARRIS & WALKER REAL ESTATE
P.O. BOX 1204
CORNER, TX 77005
c/o KRY CZAJKOWSKI
713-960-6068
REESE BROWN
832-691-1381

OWNER:
SIEGRID ERIKA MARVIN
1521 FRIENDALE DR
KILLEEN, TX 76849
c/o HEIDE JANSSON
727-48-5325

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: 1-8-11

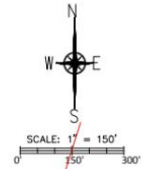
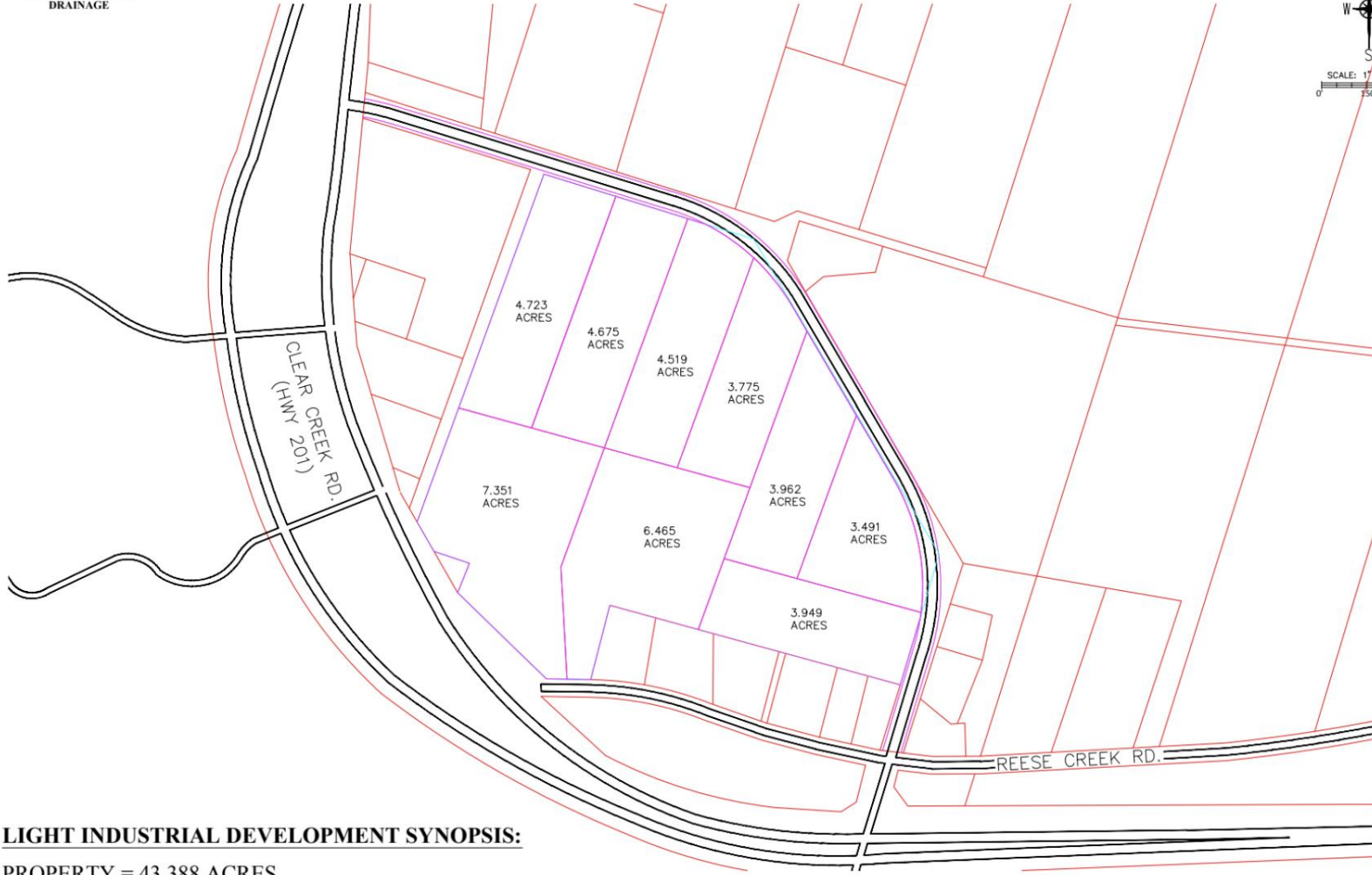
C-1

LIGHT INDUSTRIAL DEVELOPMENT SYNOPSIS:

PROPERTY = 43.388 ACRES
28 SUBDIVIDED LOTS = 38.481 ACRES
PROPOSED 60' STREET RIGHT-OF-WAY = 4.907 ACRES

4824 Reese Creek RD. Killeen, Texas | Concept Plan - 9 lots

EACH PARCEL TO PROVIDE
INDEPENDENT DETENTION
FOR STORMWATER
DRAINAGE



MHW

MONTGOMERY HARRIS &
WALKER REAL ESTATE
P.O. BOX 2284
CONROE, TX 77385
c/o JODY CZAROSKI
(713) 568-0669
REBE BROWN
(832) 491-1261

OWNER:
SIEGRID ERIKA MARVIN
1521 FERNDALE DR
KILLEEN, TX 76949
c/o BRIDE JANSSON
(713) 481-5115

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: 1-8-23

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

4824 Reese Creek RD. Killeen, Texas | Aerial Image #1



201
TEXAS

4824 Reese Creek RD. Killeen, Texas | Aerial Image #2



4824 Reese Creek RD. Killeen, Texas | Aerial Image #3



4824 Reese Creek RD. Killeen, Texas | Aerial Image #4



4824 Reese Creek RD. Killeen, Texas | Aerial Image #5



4824 Reese Creek RD. Killeen, Texas | Aerial Image #6



4824 Reese Creek RD. Killeen, Texas | Aerial Image #7



4824 Reese Creek RD. Killeen, Texas | Aerial Image #8



4824 Reese Creek RD. Killeen, Texas | Aerial Image #9



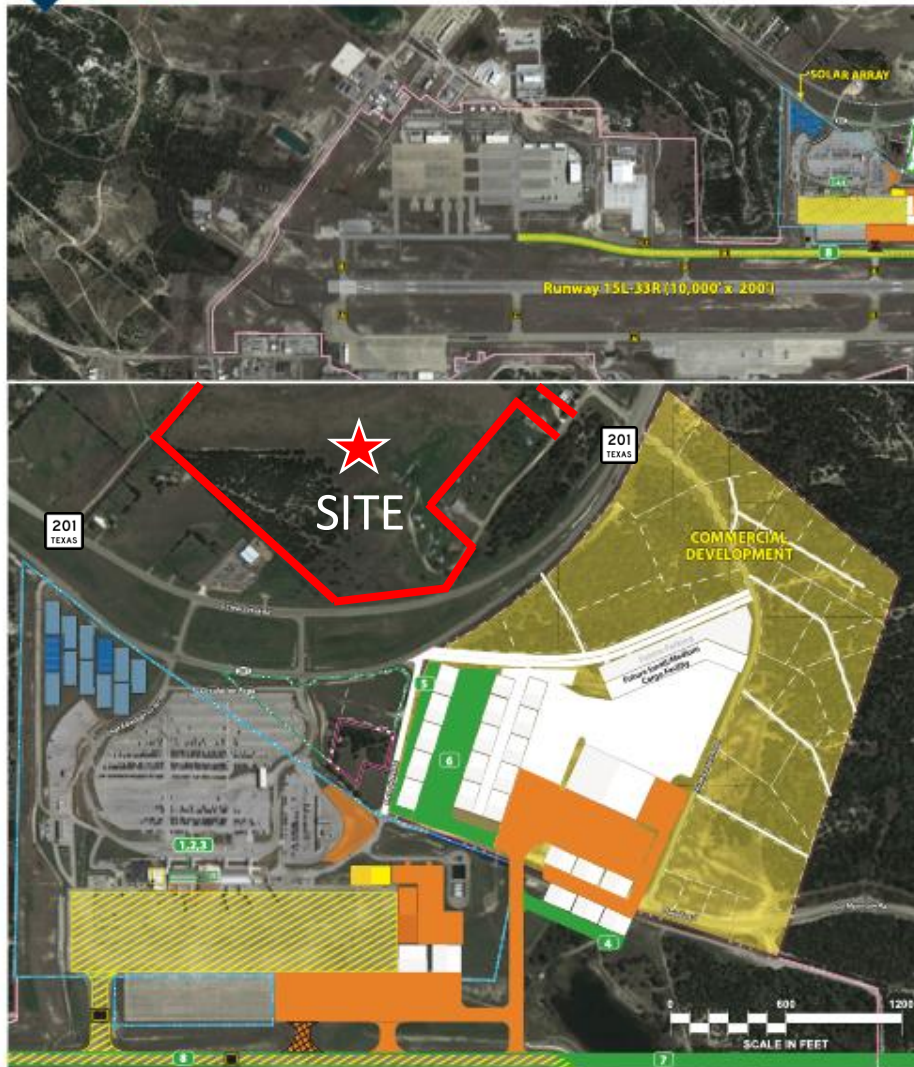
4824 Reese Creek RD. Killeen, Texas | Aerial Image #10



4824 Reese Creek RD. Killeen, Texas | Airport Master Plan



AIRPORT MASTER PLAN



LONG TERM PROJECTS (2023-2027)		COSTS
1	Level 01 - Rental Car Counters/BSO Office, Rental Car Counter, Concession, Non-Public Restroom, Curbside Check-in, Armed Forces Lounge, Statue Relocation, Airline Operations, TSA Break Renovation	\$2,189,264
2	Level 01 - Addition of Maintenance, Bag Screen Room/Egress Stairs	\$1,267,112
3	Level 02 - Consolidate security checkpoint to accommodate two high-efficiency lanes, relocate and expand secure restrooms, holdroom expansion to the west and north, new secure concessions with open seating	\$13,549,404
4	GA Hangar Spur Taxiway/Apron	\$3,300,000
5	GA Hangar Road and Parking	\$3,300,000
6	GA Hangar Apron	\$6,600,000
7	2,000 ft. Extension of Runway 15/33 to the South. Includes parallel taxiways on each side of the runway (75 ft. wide with paved shoulders). Relocation of MALS/R system. Reroute of Ivy Mountain Road.	\$29,900,000
8	Taxiway B Widening	\$11,500,000
9	New offset parallel runway (10,000 ft. x 200 ft.) to the west and south of the existing runway. Includes dual parallel taxiways extending between the runways and a single parallel taxiway for the new runway.	\$287,500,000
SUBTOTAL LONG TERM CAPITAL PROJECTS		\$359,105,780



LEGEND

- Airfield Boundary Line
- Airport Property (City Owned)
- Joint-Use Facility Lease Boundary Line
- Property to be Acquired
- To Be Removed
- Short Term Project
- Mid Term Project
- Long Term Project
- White - Private Development or Beyond Planning Period



Campus Plan

The plan for the A&M-Central Texas is a physical representation of the goals, objectives, guiding principles, and design framework described in this document. The plan is organized to build off existing development and infrastructure, while capitalizing on the natural amenities of the unique site location. Development is situated on a local ridge which keeps topographic change within the campus to a minimum, while preserving areas of natural value for habitat and water quality as identified in the site analysis.

A green finger of preserved open space divides the campus into east and west branches and is punctuated by trails that connect the two sides. Buildings flank either side of a pedestrian spine in the shape of a wishbone, coalescing at a vibrant open plaza or "collaboration quad" at the northernmost apex of the spine. Moving outward in either direction from this main public space, you encounter a series of smaller public spaces, each with its own character and uses.

In keeping with the "blended knowledge community" approach, buildings are not designated as solely academic, research, housing, or student life but may encompass multiple uses or tenants as development progresses and university and industry needs emerge. Flexibility is key to the plan, and the need to adapt to future needs is paramount to the success of the campus as a place and an economic driver for the region.



TEXAS A&M
UNIVERSITY
CENTRAL TEXAS



4824 Reese Creek RD. Killeen, Texas | Campus Master Plan



TEXAS A&M
UNIVERSITY
CENTRAL TEXAS

Disclaimer

This real estate marketing brochure has been prepared to only provide a summary of the subject property to prospective buyers. The information contained in this marketing brochure has been obtained from sources Independence Commercial Real Estate trusts to be reliable. Prospective buyers are responsible to verify the information provided herein. Lot lines and measurements displayed on aerial imagery do not represent a Survey. ICRE makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



Information About Brokerage Services

11/2/2015

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Independence Commercial Real Estate, LLC	9006585	erik@ind-re.com	(254)239-9299
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Erik W. Ray	575358	erik@ind-re.com	(254)239-9299
Designated Broker of Firm	License No.	Email	Phone
Erik W. Ray	575358	erik@ind-re.com	(254)239-9299
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Boyd	685426	michael@ind-re.com	(254)319-7744
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov