

3704 W Stan Schlueter Loop, Killeen, Texas 76549

MLS #: 529749

Listing



MLS#: **529749 (Active)**

List Price: **\$1,100,000**

3704 W Stan Schlueter Loop Killeen, TX 76549



Commercial-Unimproved

List Price:	\$1,100,000	First Right Refusal Option:	N/A
Orig Price:	\$1,100,000	Subdivision:	Kyoung Comm Add
Price/SQFT:		School District:	Killeen ISD
County:	Bell	Acreage, Medical/Dental, Office Building, Restaurant/Bar, Retail/Shop, Shopping Center	
Type:		Waterfront:	No
#Stories:	None	Apx Acreage:	2.104
#Buildings:	0	Lot Dimensions:	2.104 Acres
Zoned:	Yes	Year Built:	
Zoning Type:	Comm	Year Built Src:	Appraisal District
Apx SqFt:		In City Limits:	Yes
Source SqFt:	Appraisal District	Construction Status:	None

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Recent: **12/28/2023 : New Listing**

Legal Description:	KYOUNG COMMERCIAL ADDITION, BLOCK 001, LOT PT 1, (1, LESS N PT), 2.104AC		
Property ID:	453216	Geo ID:	0195283803
Road Frontage:	Easement R	Apx Office SqFt:	
Avg Ann Gross Inc:	\$0	Avg Ann Grs Exp:	-0-
Bldg Center Name:	-0-	Apx Retail SqFt:	
Access:	Other-See Remarks	Lease Basis:	-0-
Front Faces:	North	Lease Type:	
Sprinkler System:	No	Lease Rate:	\$0
		FEMA Flood Plain:	Unknown
		Current Gross:	0.00

Owner(s) Legal Name:	Kyoung Enterprises Inc		
ByrAgyComp:	2.5%	Sub Agy Comp:	0%
Earnest Money:		Also For Rent:	No
Documents on File:	Aerial Photos	Preferred Title Co:	Monteith Abstract
Financing Avail:	None	Additional MLS#:	450624
Possession:	Closing, Funding	Currently Leased:	No
Var Compensation:	No	Sale Type:	Resale
Agent Disclosure:	None	Short Sale:	
Community Web:		Commission Payable:	
Exemptions:	None	Tax Annl Amt:	\$3,091
Listing Type:	Exclusive Right to Sell	Tax Rate:	1.87
Multiple PID #'s:	453216	Tax Year:	2023
Sale Type:	Resale		
Taxed by Mult Counties:	No	Estimated Tax:	

Parking:	None	Roof:	
Constr Materials:	None	Flooring:	None
Foundation:	None	Rail Service:	No
Heat:	None	Attic:	None
A/C:	None		
Water/Sewer:	City Water, Public Sewer		
Amenities:	None		
Disability Feat:	None		
Other Utilities:	Cable TV, City Garbage, Electricity Available, Gas Available		
Water Features/View:	None		
Topo/Land Desc:	1-3 Acres, Level, Open		
Sale Includes:	Land		
Lease Includes:	None		
Access/Road Surface:	Asphalt, Dirt		

Lockbox Type: **None**
Lockbox Loc: **None**

Public Remarks:

3704 Stan Schlueter Loop Is Within Very Close Proximity To Walmart On Stan Schlueter Loop And Presents an Excellent Opportunity To Expand on The S.K Plaza. This 2.104 Acre Tract Of Raw Land Is Immediately Behind the S.K. Plaza Center at the southern end; And Will Require Access Via A Dedicated Easement From The S.K. Plaza Owners. This lot may be purchased in conjunction with S.K Plaza (MLS # 450624) OR As A Separate Purchase Entirely. The Original Plans for this Lot Included An Expansion (PHASE II) of the Commercial Center with a 14,000 Square Foot. A New Survey will Be required.

Agent Only Remarks:

This can be purchased With ML:S 450624 OR Independently. Contract Listing Agent For An Appointment OR Additional Information.

Directions:

From Ft Hood: East On I-14; Exit HWY 195; Right (South) On Hwy 195; Right (West) On Stan Schlueter Loop; The Property Is Just Past The Walmart Super Center . The Commercial Center is called The S.K. Plaza. Look For The Ice Cream Shop! The Lot Is Just Behind the S.K. Plaza. Go Through The Parking Lot - The 2.104 Acres are on The South End.

Showing Instructions:

Call Listing Agent

Showing Phone:

Show Phone 2:

Security Code:

DOM: **11** CDOM: **11** IDX: **Yes** Internet: **Yes** Disp Addr: **Yes** Allow AVM: **Yes** Allow Cmts: **Yes**

List Date: **12/28/2023** Expire Date: **12/31/2025** Off Market Date: Pending Date:

Currently Lsd: **No**

Listing Office: **(H7955140) Coldwell Banker Realty**
Office Phone: **(254) 200-3800**

List Agent: **Vernon MacHardy**
Agent Email: **vmachardy@cbunited.com**
Contact #: **(254) 289-5905**

Prepared By: Vernon MacHardy

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