



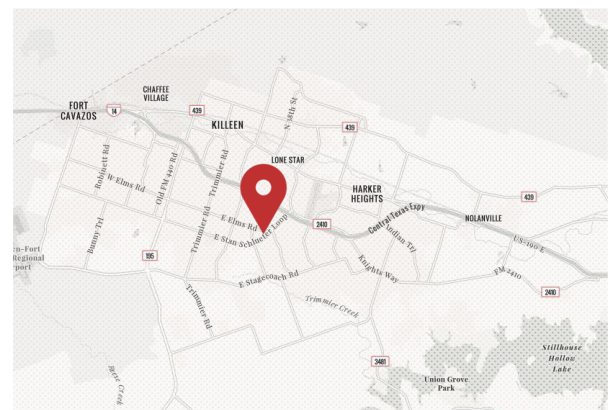
Development Pad Site

3803 E Stan Schlueter Loop, Killeen, TX 76542

Property Features

- 0.85 AC development pad site with prime frontage along Stan Schlueter Loop, a major arterial road in Killeen, TX
- The site sits in front of Walmart and will neighbor a brand new car wash that is currently under development
- The site features excellent visibility to the 21,351 vehicles that pass the site daily and includes a direct curb cut from Stan Schlueter Loop, cross access & utilities

Area Retailers & Businesses:



LOT SIZE	0.85 AC
DIVISIBLE	No
RATE	Contact Broker

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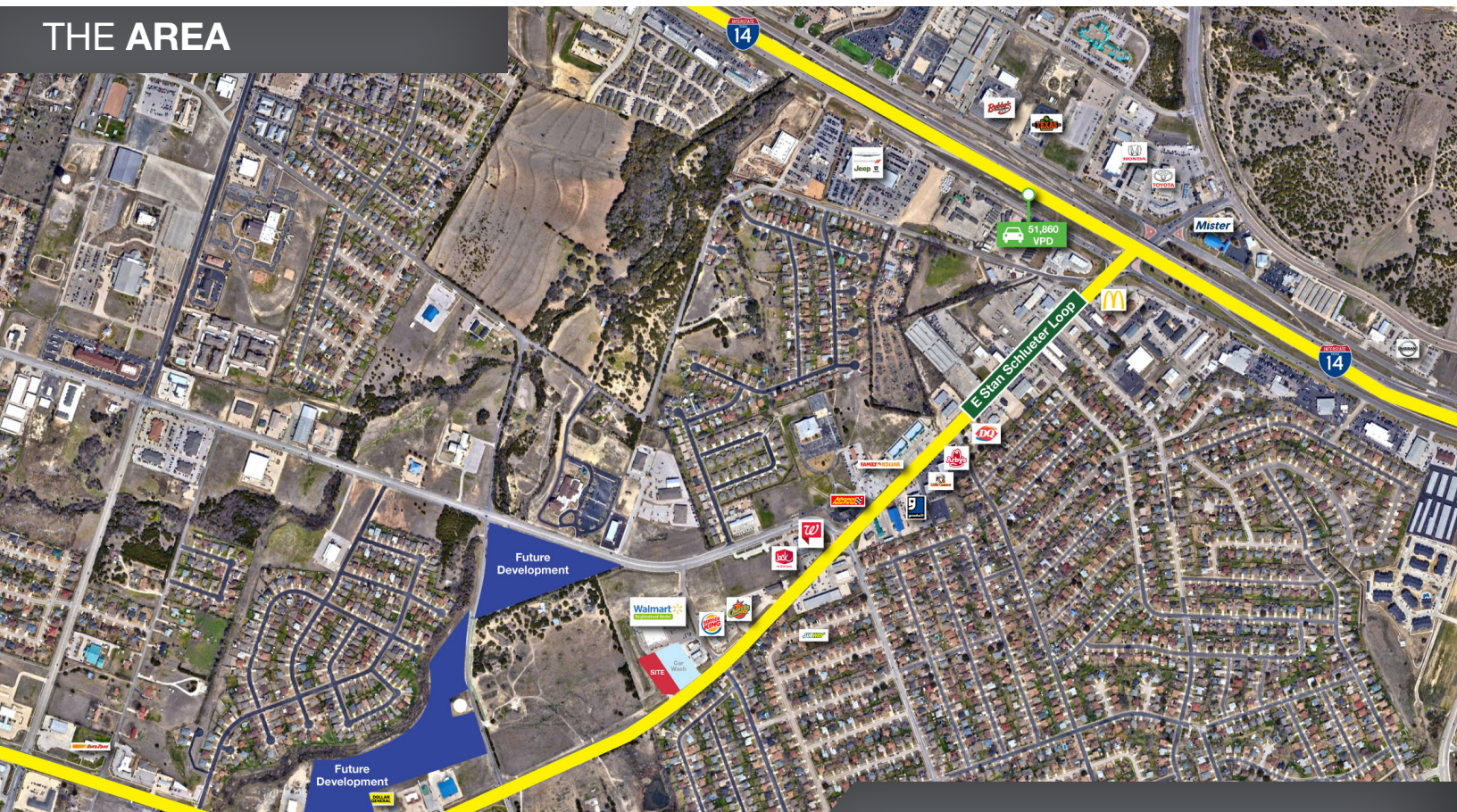
AVAILABLE

GROUND LEASE OR
BUILD-TO-SUIT

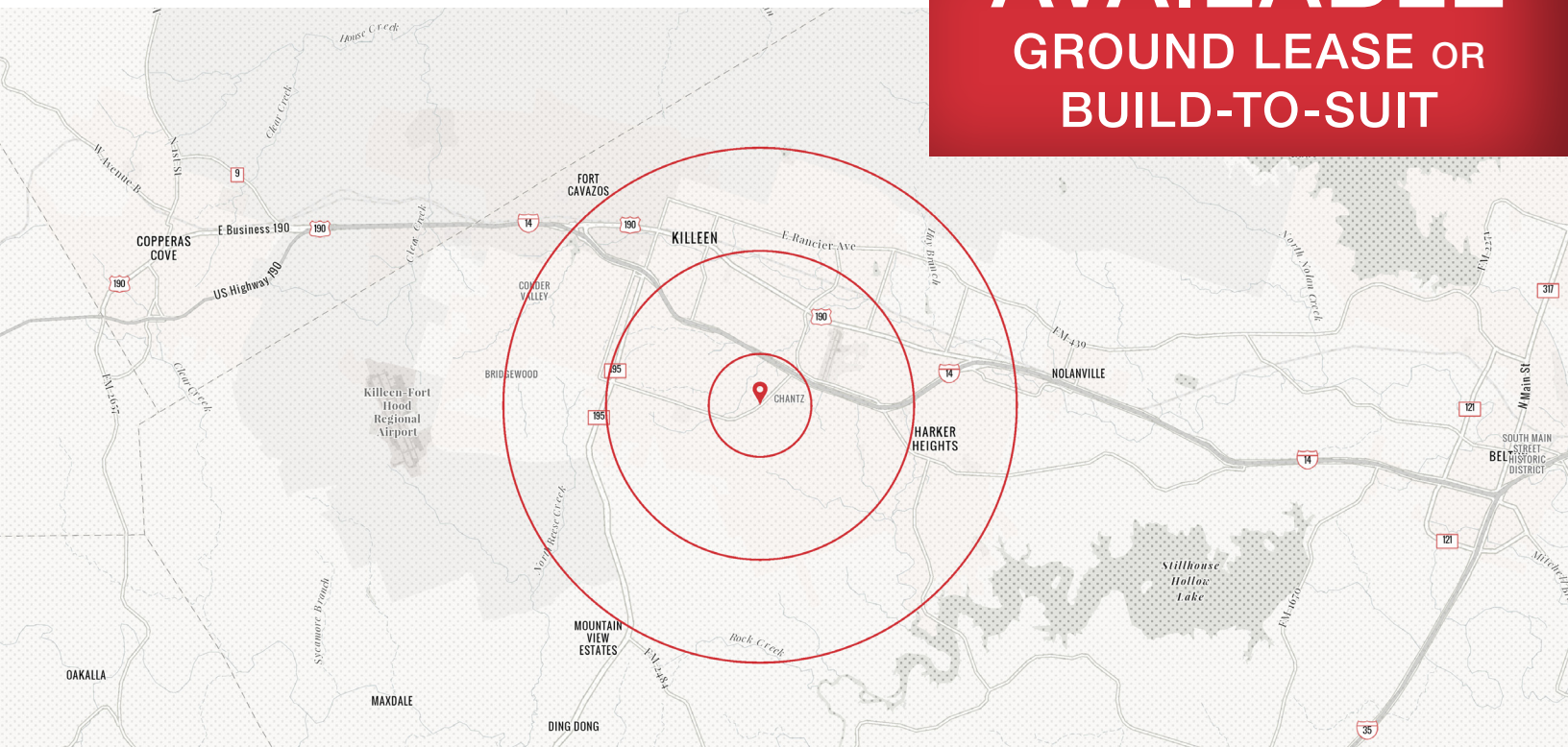
THE SITE



THE AREA



AVAILABLE GROUND LEASE OR BUILD-TO-SUIT



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	9,601	57,027	113,064
AVG HH INCOME	\$102,931	\$94,929	\$82,480
HOUSEHOLDS	3,134	19,805	41,812
MEDIAN AGE	34.1	33.7	32.6

Location Advantages

- Located directly on Stan Schlueter Loop, a main arterial road of Killeen, TX
- Many national tenants are in the area and along Stan Schlueter Loop, bringing traffic and energy to the area
- Located in the heart of central Texas, Killeen is a family-friendly city with a thriving economy fueled by Fort Hood, one of the largest military bases in the country