



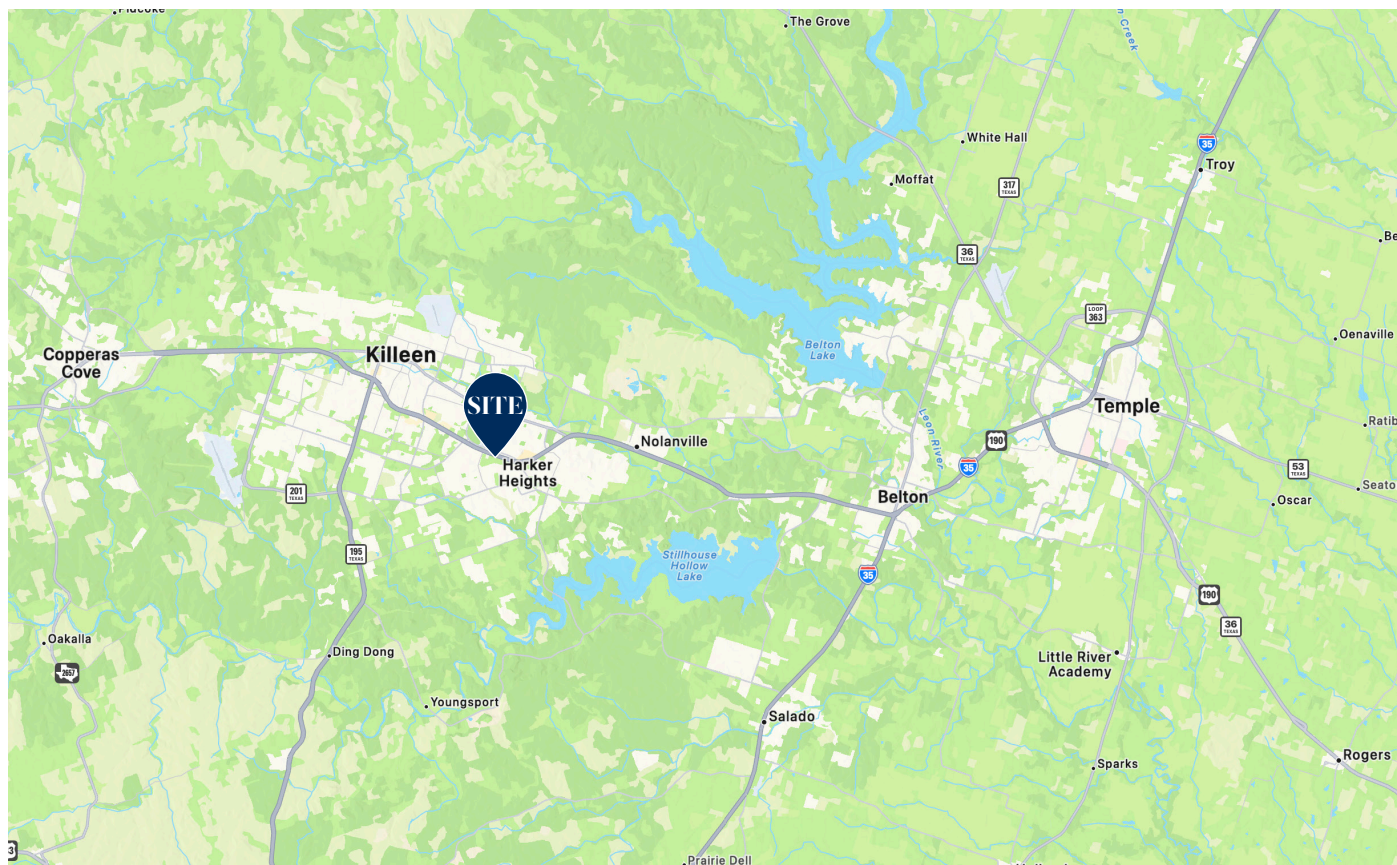
COMMERCIAL DIVISION

Briggs
Freeman

Sotheby's
INTERNATIONAL REALTY

TOP HIGHWAY FRONTAGE PAD SITE

Anchored by Sam's Club and fully entitled for a car wash,
featuring an elevated billboard with highway visibility

**LOCATION**

W Central Texas Expressway
Harker Heights, Texas 76548
Property ID: 515046

AVAILABLE SPACE

± 1.83 AC | ± 79,845 SF

ZONING

COML ACG - Commercial Acreage

TRAFFIC COUNTS

| | |
|----------------------|------------|
| U.S. 190 | 54,959 VPD |
| E Central Texas Expy | 39,614 VPD |
| Rosewood Drive | 14,484 VPD |

FRONTAGE

± 232 feet along U.S. 190

PRICE

Upon Request

BY THE NUMBERS**Median Household Income**

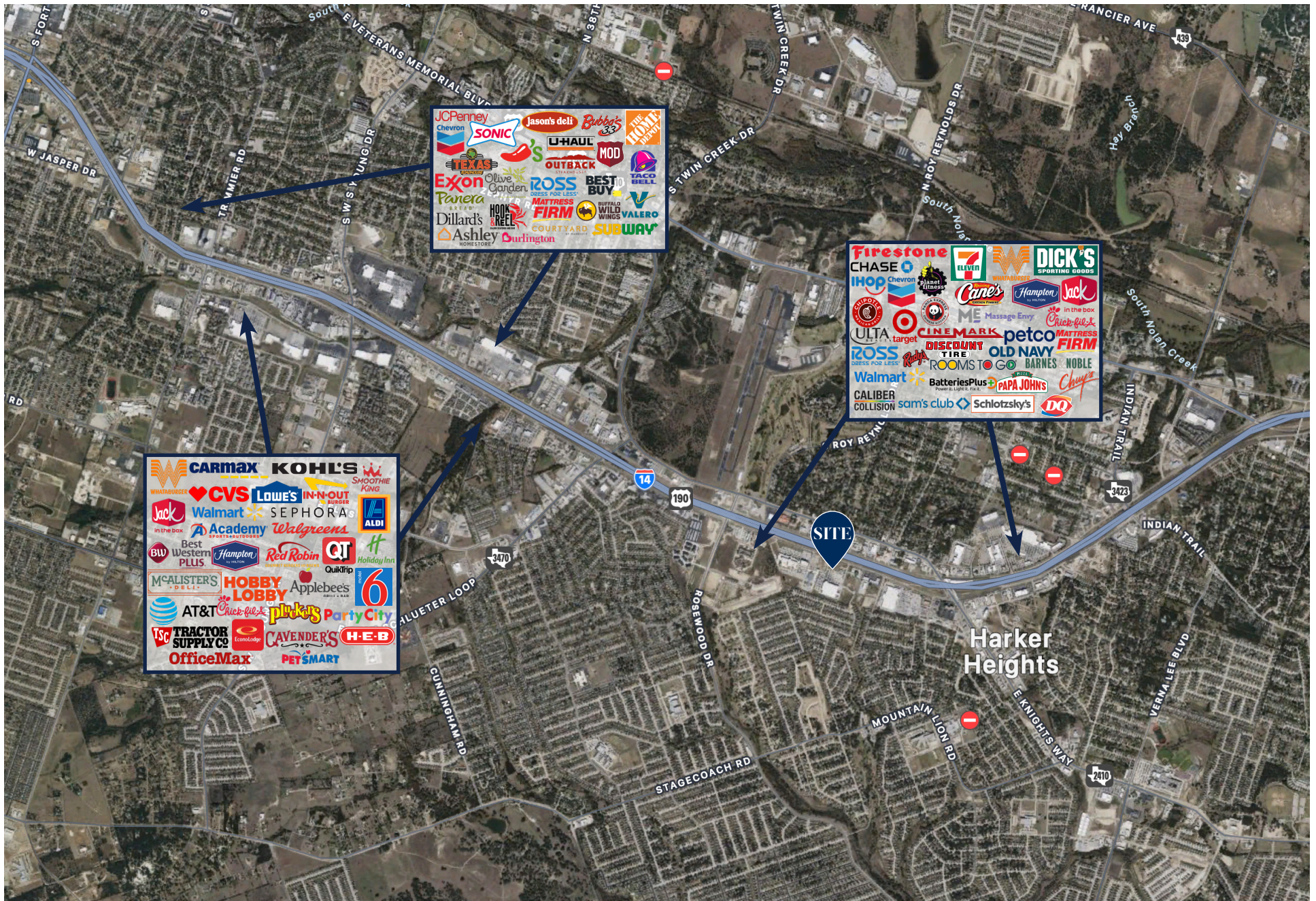
| | | |
|----------|----------|----------|
| 1-mile | 3-miles | 5-miles |
| \$61,100 | \$55,700 | \$58,800 |

Population

| | | |
|--------|---------|---------|
| 1-mile | 3-miles | 5-miles |
| 24,700 | 117,000 | 186,000 |

HIGHLIGHTS

- This ideal lot is fully entitled for a car wash, and would be excellent for a a retail development or stand alone restaurant
- One of the best highway frontage sites in Harker Heights, Texas
- Choice retail location anchored by Sam's Club and adjacent to Chuy's restaurant
- Close proximity to a number of medical facilities including Seton Medical Center, Austin Heart, ClearSky Rehabilitation Hospital and Freedom Urgent Care
- Easy access from Central Texas Expressway
- All utilities are delivered to the site
- Elevated billboard will convey with the property upon a sale



LISTING TEAM

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