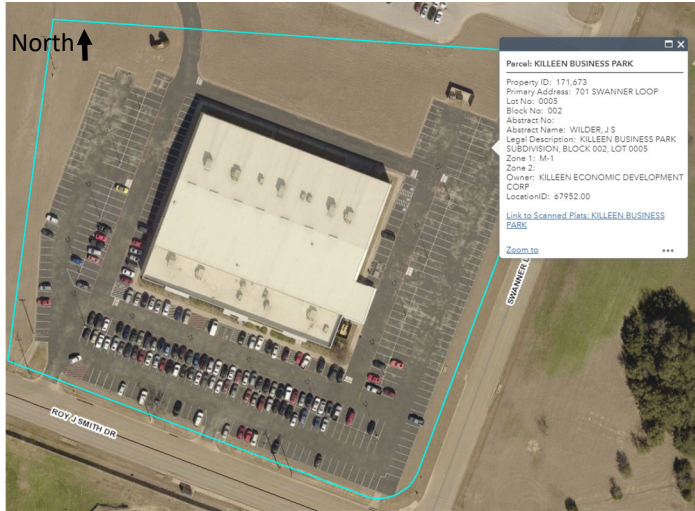




**Building Name** ..... Blackboard  
**Address** ..... 4501 Roy J. Smith Drive  
**City, State** ..... Killeen, TX  
**Total Square Feet** ..... 50,000  
**Location** ..... Killeen Business Park is Zoned M1  
**POC** ..... Phyllis Gogue  
**Company** ..... Killeen EDC  
**Address** ..... PO Box 548  
**Phone** ..... (254) 526-9551  
**Website** ..... Killeenedc.com  
**Sale Price** ..... Negotiable  
**Lease Price** ..... Negotiable NNN



**Incentives Available**

- Tenant Improvement Allowance
- Job Creation Allowance
- Sales Tax Rebate
- Property Tax Abatement

**Interstate Access:**  
 3 miles to I14  
 25 miles to I35

**Tax Increment Reinvestment Zone**

**No Cost Training Programs for Hiring Veteran's and Spouses**

- **Lease includes some furniture, fixtures and equipment.**
- Constructed in 1995. This is an expandable tilt-wall building originally constructed for manufacturing use.
- Previous tenants since 1995 include AT&T, Convergys and Blackboard, all back office operations.
- The clear height under the frames is a bit under 18' at the eave and probably reaches 18' at some distance off the walls.
- The clearance under the front 40'+/- with the flat roof is going to be closer to 12'-6" or so.
- The slab is 5" thick.
- Surrounding businesses include Z-Modular; First National Bank Texas; Teleperformance; Pepsi; MGC Pure Chemicals America, Inc.; Northward American; Central Transportation System; Bell Glass; Atmos Energy and Lockheed Martin.

<b>Building I.D.:</b> ..... Blackboard	<b>Type Zoning:</b> ..... M1	<b>Electric Service</b> ..... Yes—Oncor
<b>Office Square Feet:</b> ..... 50,000	<b>Sprinkler System</b> ..... Yes	<b>Volts</b> ..... 3 phase 12.5 KV
<b>City:</b> ..... Killeen	<b>HVAC</b> ..... Yes	<b>Water Main Size</b> ..... 8" and 12"
<b>Previous Use:</b> ..... Call Center	<b>Total Land Area</b> ..... 5 acres	<b>Sewer Main Size</b> ..... 8" and 12"
<b>Construction Date:</b> ..... 1995	<b>Truck Loading</b> ..... Yes	<b>Gas Main Size</b> ..... 2"
<b>Type Construction:</b> ..... Tilt Wall	<b>Dock High</b> ..... No	<b>Rail Siding</b> ..... No
<b>Ceiling Height:</b> ..... Approx. 18'	<b>Column Spacing</b> ..... 3 rows 30'x55'	

**Lease Price** ..... NNN  
**Purchase Price** ..... Negotiable