

SITE

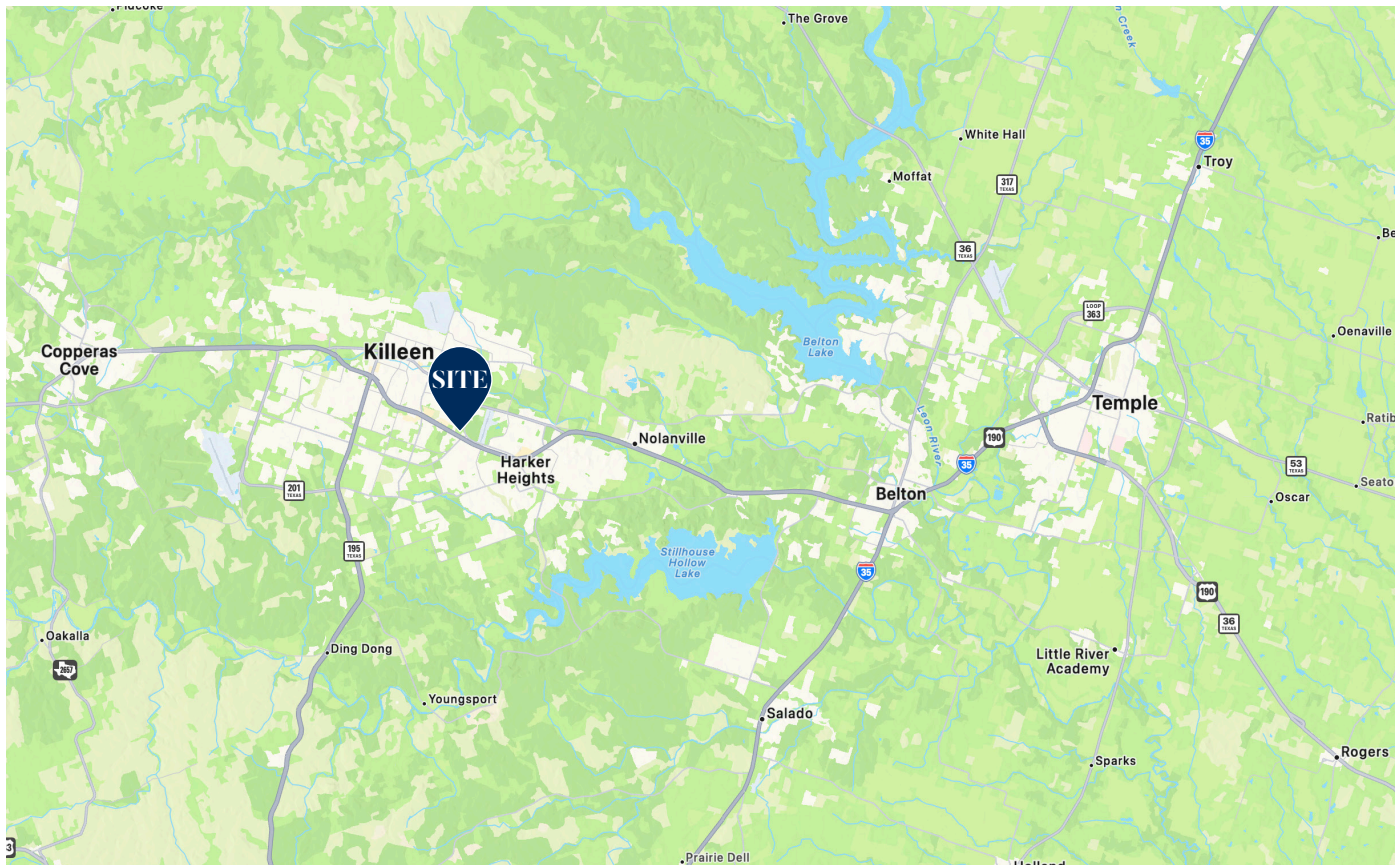
COMMERCIAL DIVISION

Briggs
Freeman

Sotheby's
INTERNATIONAL REALTY

GREAT DEVELOPMENT OPPORTUNITY

Perfect site to build a new retail space for a restaurant, automotive, home goods, medical or storefront user



LOCATION

3705 E Central Texas Expressway
Killeen, Texas 76543

AVAILABLE SPACE

± 1.09 AC | ± 47,567 SF

ZONING

COML ACG - Commercial Acreage

TRAFFIC COUNTS

U.S. 190	51,860 VPD
E Central Texas Expy	39,614 VPD
E Stan Schlueter Loop	322 VPD

FRONTAGE

± 130 feet along U.S. 190

PRICE

\$1,300,000

BY THE NUMBERS

Median Household Income

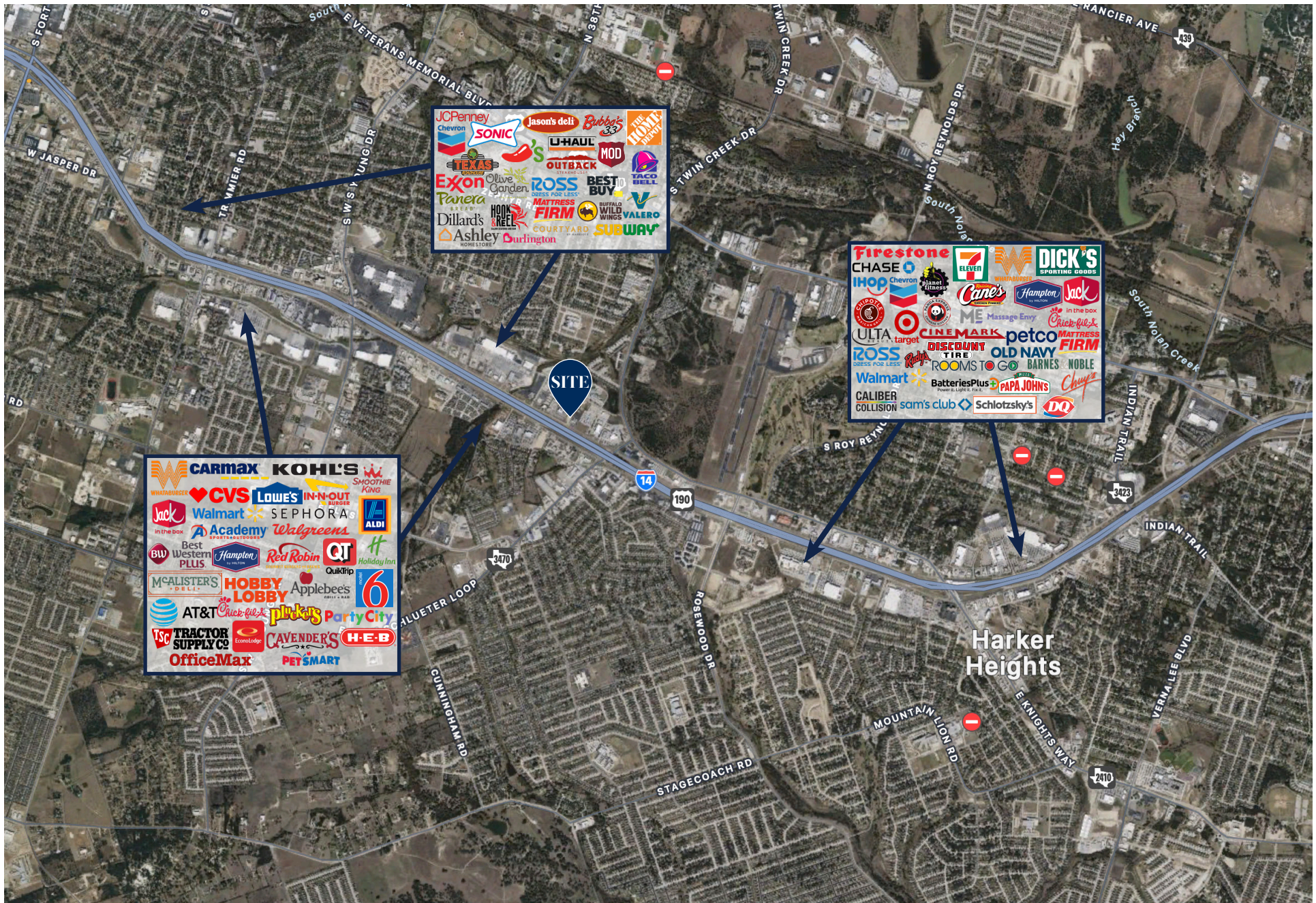
1-mile	3-miles	5-miles
\$61,100	\$55,700	\$58,800

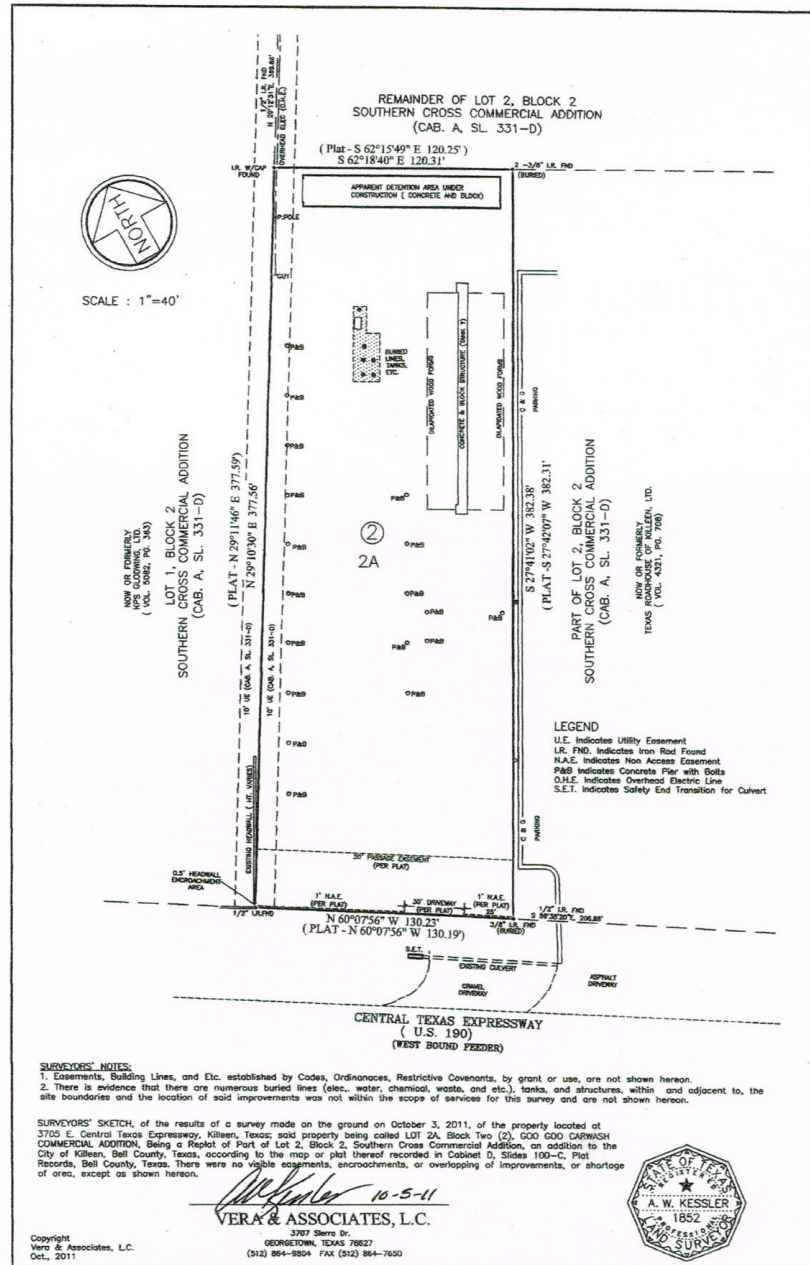
Population

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

HIGHLIGHTS

- The site is located between Bubba’s 33 and Texas Roadhouse, with E Central Texas Expy running along the southern boundary.
- This undeveloped 1.09 acre lot has 130’ of frontage along U.S. 190 and runs 378’ deep
- Two lane frontage roads parallel U.S. 190 with single direction traffic movement and a posted speed limit of 45 MPH.
- Site access will exist via two curb cuts along E Central Texas Expy (U.S. 190’s frontage road).
- Located to the south of Scott and White Drive with proximity to Baylor Scott & White Dialysis Center - Killeen and Baylor Scott & White Pharmacy.
- Site visibility could be supported by exterior hi-rise signage, lighting and canopy.





LISTING TEAM

SCOTT BUMPAS

214.402.2007

sbumpas@briggsfreeman.com

ELLEN HAYNES

214.923.3490

ehaynes@briggsfreeman.com

REESE DAVIS

214.616.8330

rdavis@briggsfreeman.com

The information provided in this package has been prepared by Briggs Freeman Sotheby's International Realty for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantees, warranties, or representation about this information. It is recommended to confirm independently for completeness and accuracy. All projections provided by Briggs Freeman Sotheby's International Realty are based upon assumptions relating to the general economy, competition, and other factors beyond our control and therefore subject to variation.



