

# KILLEEN MALL RETAIL CENTER I

1801 East Central Texas Expressway, Killeen, Texas 76543

AVAILABLE FOR LEASE



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## TRAFFIC COUNTS

US Highway 190	109,408 VPD (TxDOT '20)
South W.S. Young Drive	21,601 VPD (TxDOT '22)

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2023 Total Population	11,861	93,043	188,991
2023 Avg. HH Income	\$56,290	\$62,564	\$71,560
2023 Daytime Population	16,971	95,710	189,289
2023 Total Households	5,046	37,443	67,800

## OVERVIEW

- 16,737 SF Retail Center Located in Thriving Central Texas Market of Killeen, Texas
- Outparcel to Killeen Mall (Dillard's, JCPenney, Burlington Coat Factory & Over 90 Other Stores)
- Strong Regional Location; 5,700,000+ SF of Retail GLA in 2 Mile Radius
- Moments from Fort Hood, the Largest Active Duty U.S. Military Base in the World
- Positioned off US-190; Primary East-West Thoroughfare in Killeen-Temple-Fort Hood (109,400+ VPD)
- 15 Minutes from 1-35E; Provides Direct Route to Waco (45 Minutes) & Austin (1 Hour)
- Nearby Tenants Include Walmart, H-E-B Plus, ALDI, Home Depot, Kohl's, Lowe's, Academy, Best Buy, Ross & Many Others

## PROPERTY DETAILS

### BUILDING SIZE

16,737 SF

### RATE

Contact Broker

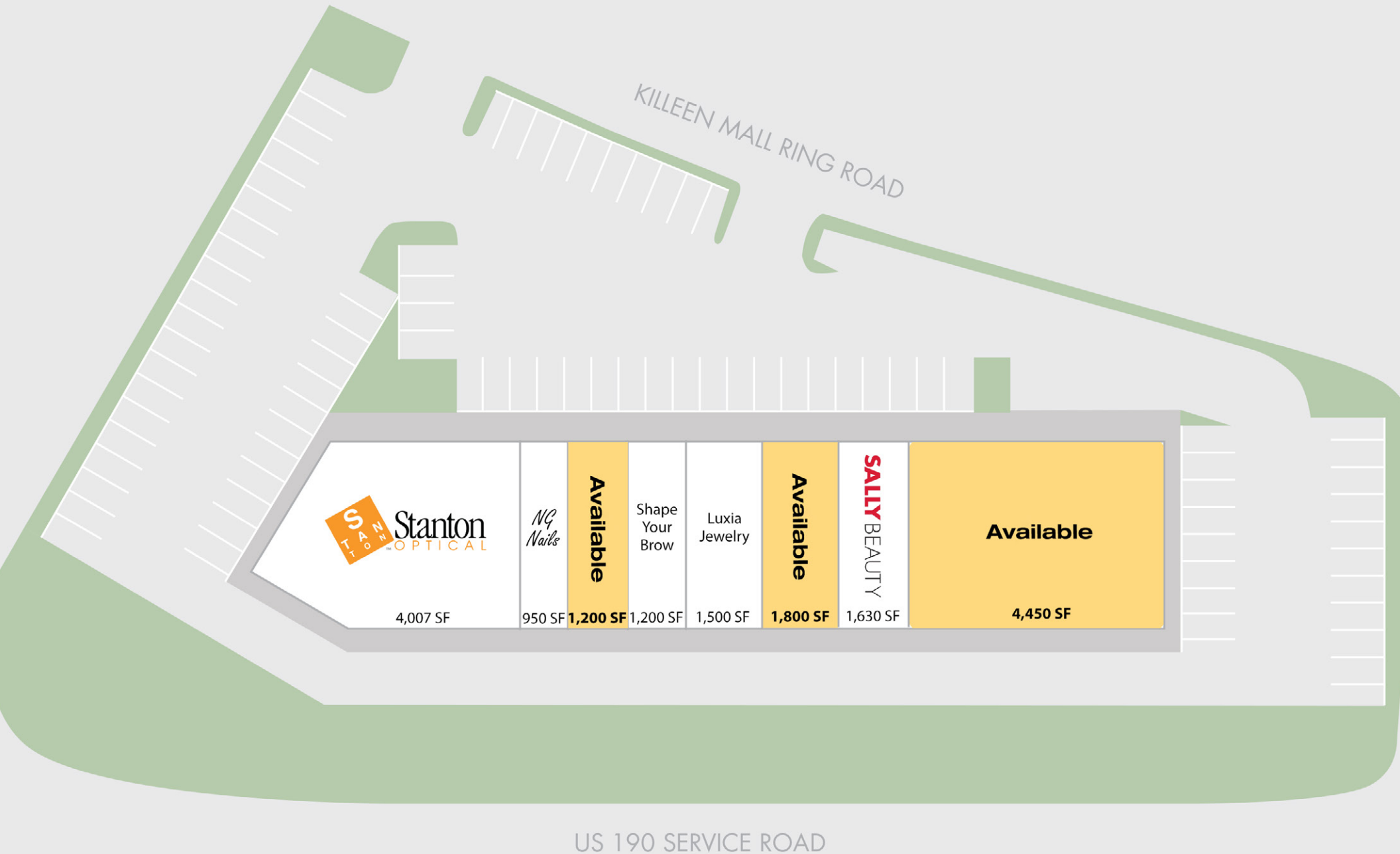
### AVAILABLE SPACE

4,450 SF (End Cap)

1,200 SF (In-Line)

1,800 SF (In-Line)

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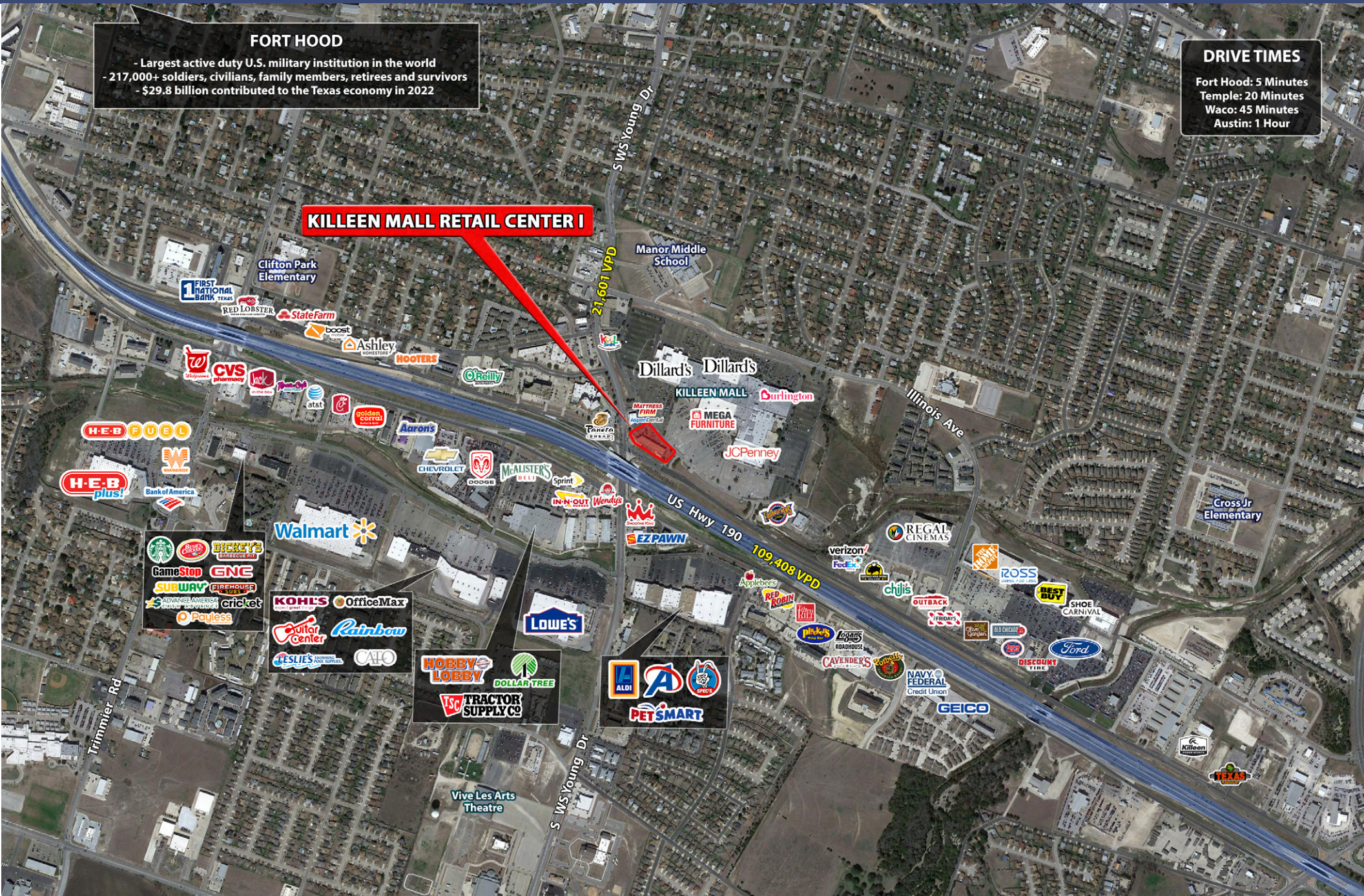
## FORT HOOD

- Largest active duty U.S. military institution in the world
- 217,000+ soldiers, civilians, family members, retirees and survivors
- \$29.8 billion contributed to the Texas economy in 2022

## DRIVE TIMES

- Fort Hood: 5 Minutes
- Temple: 20 Minutes
- Waco: 45 Minutes
- Austin: 1 Hour

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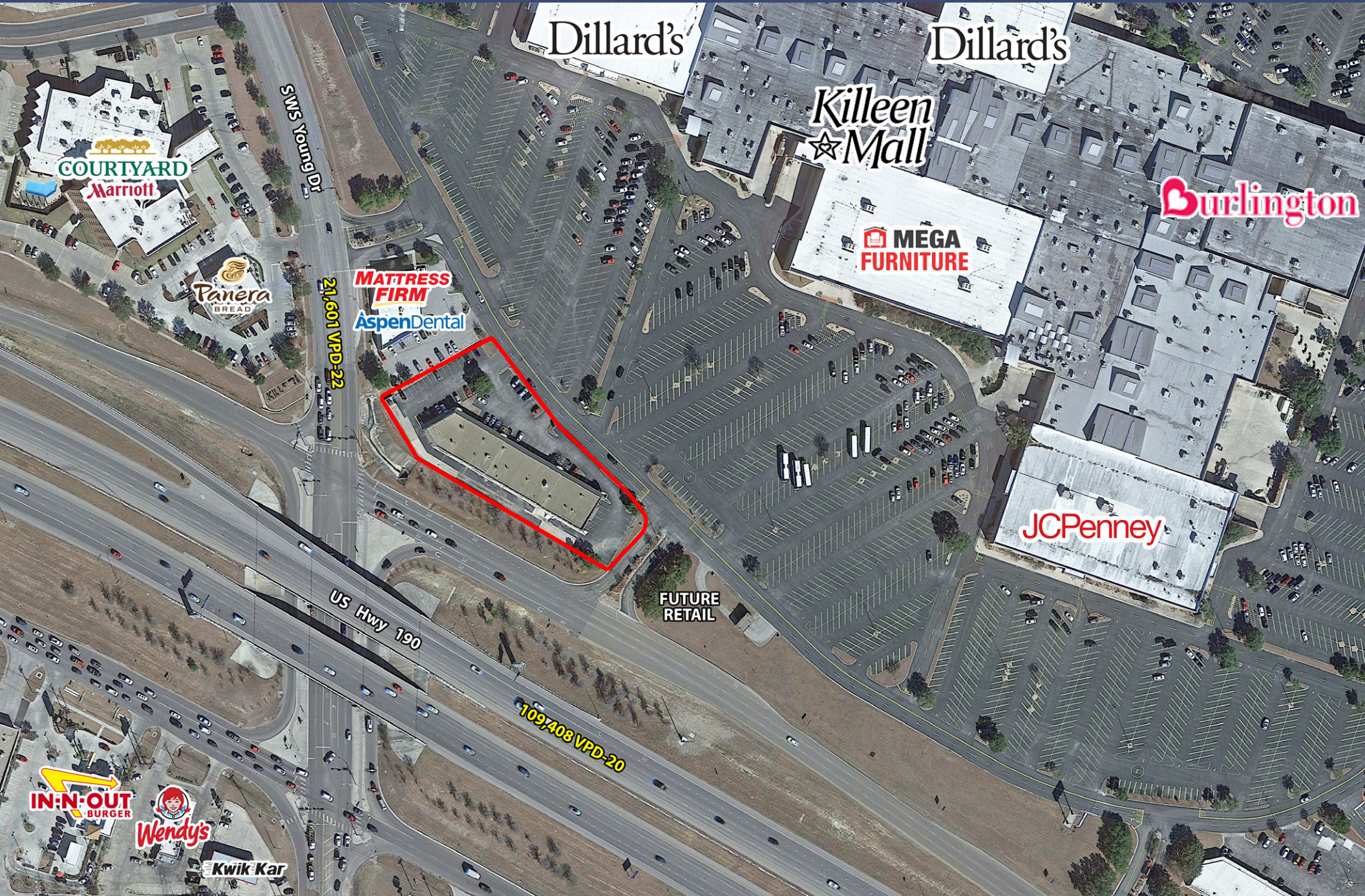


Starbucks, Dunkin', Dickey's, GameStop, GNC, Subway, Firehouse Subs, Advance America, Cricket, Payless, Kohl's, OfficeMax, Guitar Center, Rainbow, Leslie's, O'Fallon, O'Fallon

Hobby Lobby, Dollar Tree, Tractor Supply Co

ALDI, A, PetSmart

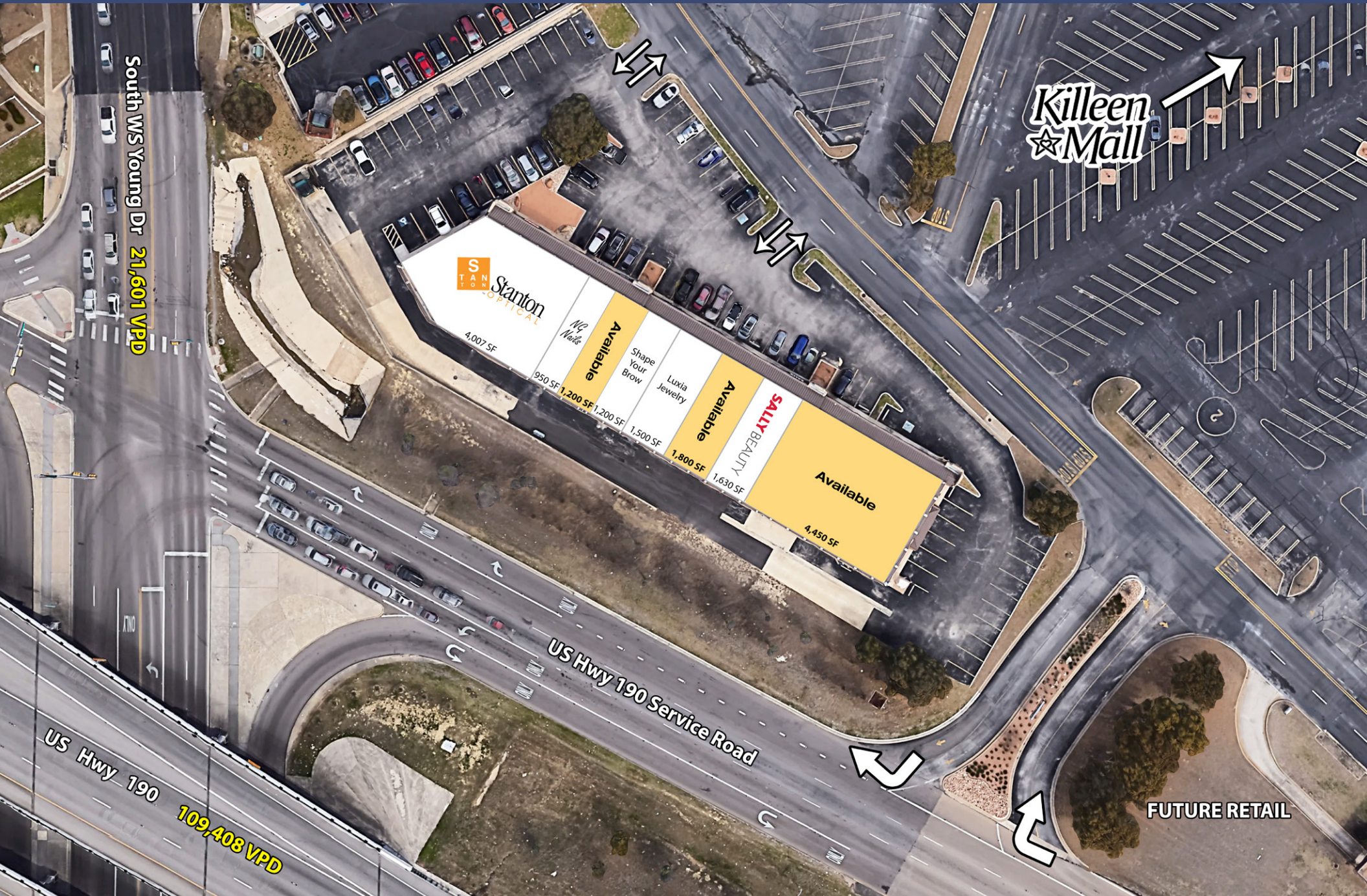
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S WS Young Dr

109,408 VPD-20

21,289 VPD-22

US Hwy 190

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

**Cameron Burk**

**669341**

**cameron@burkinterests.com**

**214-803-4284**

\_\_\_\_\_  
Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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License No.

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Email

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Phone

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Designated Broker of Firm

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License No.

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Licensed Supervisor of Sales Agent/ Associate

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License No.

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Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

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Date