

6603 BUNNY TRAIL. Killeen, Texas | Commercial Land For Sale

+/- 7.200 Acres of shovel ready Land

Michael Boyd

Listing Agent

Independence Commercial Real Estate, LLC



C: (254) 319-7744

E: michael@ind-re.com

W: www.ind-re.com

Site Acquisition | Advisory Services | Tenant Representation

Erik W. Ray, CCIM

Principal

Independence Commercial Real Estate, LLC



C: (254) 239-9299

E: erik@ind-re.com

W: www.ind-re.com

Site Acquisition | Advisory Services | Tenant Representation

6603 BUNNY TRAIL. Killeen, Texas | Overview

Land	<ul style="list-style-type: none"> +/- 7.200 Acres
Frontage	<ul style="list-style-type: none"> +/- 1,235 ft of Bunny Trail frontage
Highlights	<ul style="list-style-type: none"> Located in thriving West Killeen. Surrounded by thousands of rooftops. Established in a 220-acre planned unit development.
Access	<ul style="list-style-type: none"> Direct access to Bunny Trail Proximity to State Highway 201 Proximity to W. Stan Schlueter Loop
Zoning	<ul style="list-style-type: none"> PUD – Neighborhood Business District
Permitted Use	<ul style="list-style-type: none"> Multiple: Retail, Restaurant, Medical Office, Child Care, Grocery, Small Fuel Station, etc.
Restrictions	<ul style="list-style-type: none"> See restrictions/exclusions here.
Traffic Counts	<ul style="list-style-type: none"> 9,600 AADT N Bunny Trail (TxDot 2020) 4,193 AADT S. Bunny Trail (TxDot 2020)
Utilities	<ul style="list-style-type: none"> City water and Sewer utilities available adjacent to the property line: Water 16” and 6”, Wastewater 6”
Topography	<ul style="list-style-type: none"> Flat and gently sloping, shovel ready.
Flood Plain	<ul style="list-style-type: none"> X – Area of minimal flood hazard.
Survey	<ul style="list-style-type: none"> Contact agent for Survey.
Price	<ul style="list-style-type: none"> \$8-9 PSF



2023 Demographic Snapshot	1 Mile	3 Mile	5 Mile
Total Population	12,024	52,488	109,911
Owner Occupied Housing Percentage	57.20%	54.30%	50.30%
Median HH Income	\$71,660	\$67,091	\$61,613

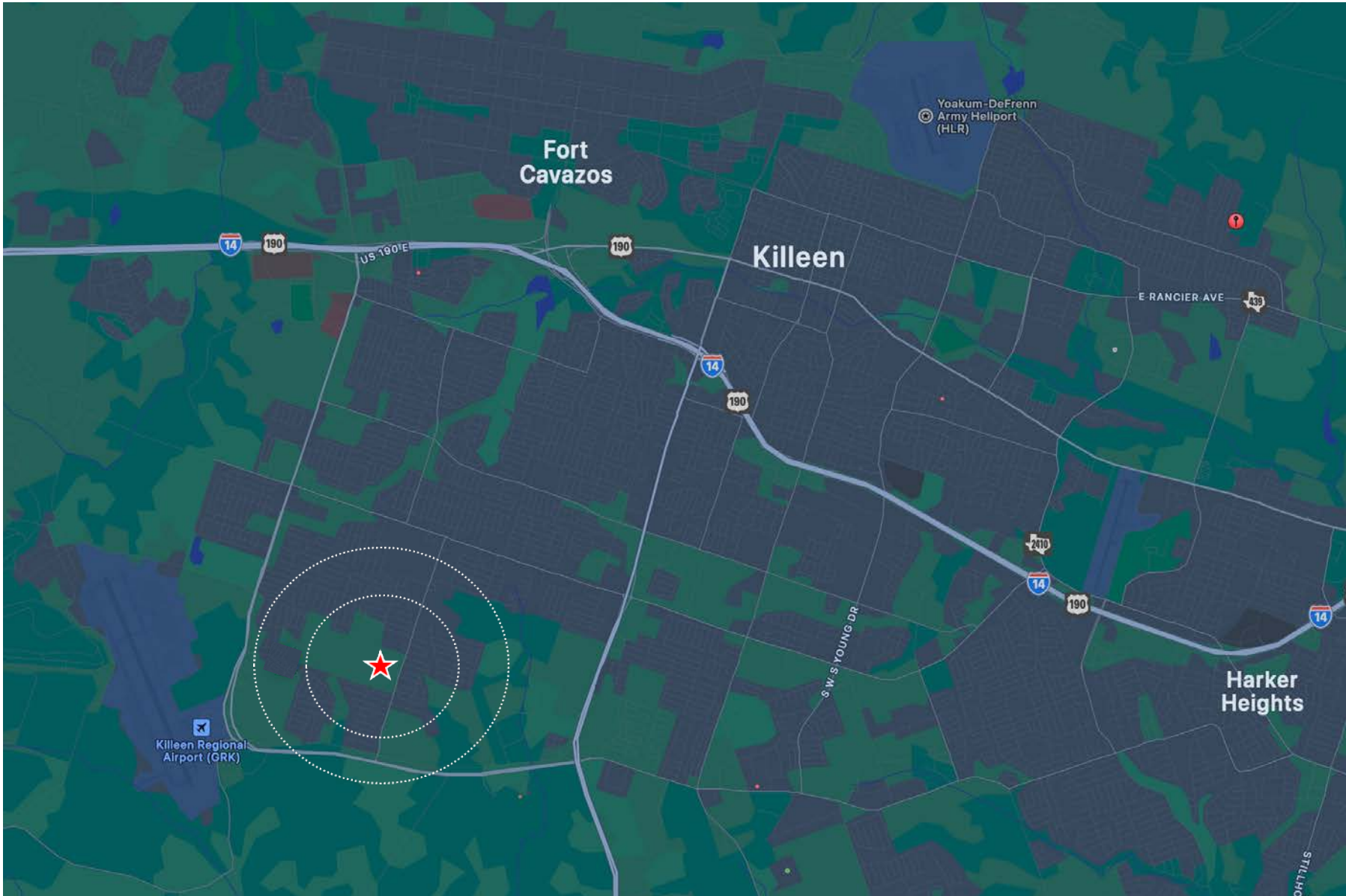
Proximity To	<ul style="list-style-type: none"> Killeen Regional Airport / Central Texas College / Advent Health-Central Texas Hospital / Texas A&M University-Central Texas / West Fort Cavazos / General Robert M. Shoemaker High School / Central Texas Veterans State Cemetery / Fort Cavazos Regional Trail
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6603 BUNNY TRAIL. Killeen, Texas | Location

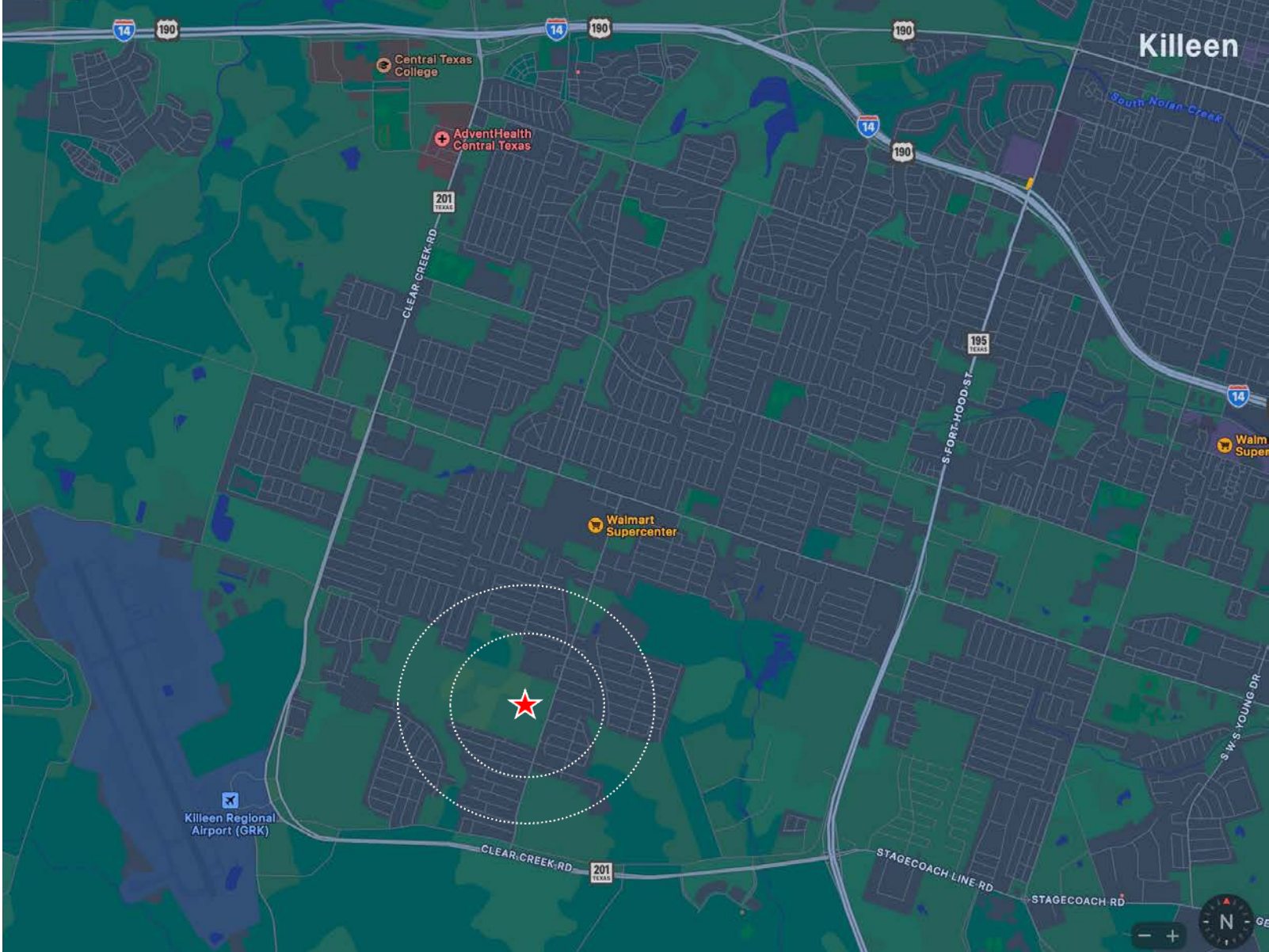


Situated at the entry of this 220-acre planned unit development is +/- 7.2 acres of prime commercial land. Currently zoned as Neighborhood Business District this site is perfect for any size retail, restaurant, medical office, child-care center or other permitted use. Surrounded by thousands of [existing] rooftops, this West Killeen site is a developers dream. Bunny Trail, a minor arterial, offers direct access to the development with principal arterial roads established on each end. To the south is State Highway 201 which leads into the popular Clear Creek corridor. The Killeen Regional Airport, Texas A&M University-Central Texas and a West Fort Cavazos Gate are located 5 minutes away from the site. This premier commercial property offers excellent visibility with +/- 1,235 feet of Bunny Trail frontage. Additionally, the adjoining land parcel will contain 65-acres of single family, 52-acres of townhomes, 39-acres of multi-family, 32-acres of park-space, and 15-acres of major R.O.W.; providing for 1,700 residential units!

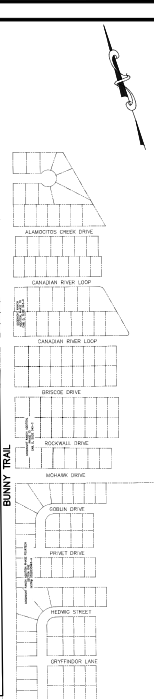
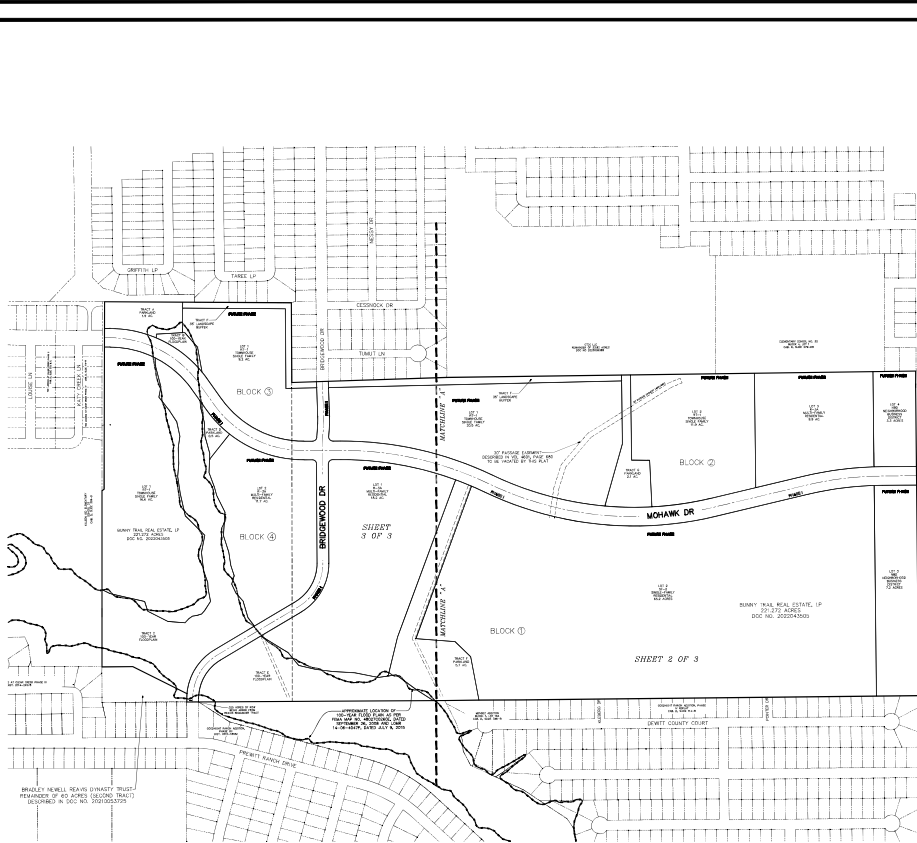
6603 BUNNY TRAIL. Killeen, Texas | City Map



6603 BUNNY TRAIL. Killeen, Texas | Market Map



6603 BUNNY TRAIL. Killeen, Texas | Preliminary Plat



STATE OF TEXAS
 COUNTY OF BELL
 KNOW ALL MEN BY THESE PRESENTS, THAT BUNNY TRAIL REAL ESTATE, LP, A TEXAS LIMITED PARTNERSHIP, WHOSE ADDRESS IS 18732A CENTRO MAIN STREET, SHENANDOAH, TEXAS, 77356, CONTIGUOUS COUNTY, BEING THE SOLE OWNER OF THAT 221,559 ACRES TRACT OF LAND, SITUATED IN THE JOHN E. MADDERA SURVEY, ABSTRACT NO. 600, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF BUNNY TRAILS, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY, ALL EASEMENTS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

BUNNY TRAIL REAL ESTATE, LP, A TEXAS LIMITED PARTNERSHIP
 RAHUL KUNDAVARAM, REGISTERED AGENT
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____ BY RAHUL KUNDAVARAM, REGISTERED AGENT OF BUNNY TRAIL REAL ESTATE, LP, A TEXAS LIMITED PARTNERSHIP.
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF BELL
 APPROVED THIS _____ DAY OF _____, 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KILLEEN, TEXAS
 CHAIRMAN, PLANNING AND ZONING COMMISSION
 SECRETARY, PLANNING AND ZONING COMMISSION

TAX CERTIFICATE
 THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.
 DATED THIS _____ DAY OF _____, 20____
 BELL COUNTY TAX APPRAISAL DISTRICT
 BY: _____
 FILED FOR RECORD THIS _____ DAY OF _____, 20____, IN YEAR _____ PLAT NO. _____
 DEDICATION INSTRUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BELL
 KNOW ALL MEN BY THESE PRESENTS:
 I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF KILLEEN, TEXAS.

BRUCE LANE BRYAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
 BRYAN TECHNICAL SERVICES, INC.
 911 NORTH MAIN
 TAYLOR, TX 78754
 TRACT SURVEYED SEPTEMBER 27, 2023
 221,159 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE DEED NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

STATE OF TEXAS
 COUNTY OF BELL
 KNOW ALL MEN BY THESE PRESENTS:
 I, LINA CHAY, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING AND APPROVING THESE PLANS, THE CITY OF KILLEEN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. IN ADDITION, THE ENGINEER CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THESE PLANS MEET ALL ENGINEERING AND CODE REQUIREMENTS OF THE CITY OF KILLEEN.
 LINA CHAY, P.E. NO. 107211

PRELIMINARY PLAT OF:
BUNNY TRAILS
 121,159 TOTAL ACRES 963,369.260 SQUARE FEET
 10 LOTS, 4 BLOCKS, 7 TRACTS, INCLUDING 15,029 AC. AND 7401.84' OF ROW
 JOHN E. MADDERA SURVEY, ABS #600, BELL COUNTY TEXAS
 AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY TEXAS

NOTES:
 1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND AS BY ADJUSTMENT BEARING AND DISTANCES ARE EXPRESSED AS GRID VALUES.
 2. THE PROPERTY DEPICTED HEREON IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOOD AREA BEING IDENTIFIED ON FEMA PANEL NO. 480270202E, EFFECTIVE DATE SEPTEMBER 26, 2009, IN ZONE "AE" (SHADED).
 3. THE OWNERSHIP OF THE APPROXIMATE 0.3500-ACRE DISCREPANCY AREA LOCATED AT MOHAWK DRIVE, MUST BE RESOLVED PRIOR TO SUBMITTING A FINAL PLAT FOR ANY PORTION OF THE PROPOSED DEVELOPMENT.
 4. A PRELIMINARY PLAT WILL EXPIRE FIVE (5) YEARS AFTER THE FIRST APPLICATION HAS FILED. SUCH FINAL PLAT, WHICH IS A PHASE OF AN APPROVED PRELIMINARY PLAT, SHALL EXTEND THE EXPIRATION DATE OF THE PRELIMINARY PLAT AN ADDITIONAL (2) YEARS FROM THE DATE THE FINAL PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION. NOTHING HEREIN SHALL REDUCE THE INITIAL FIVE-YEAR PERIOD.
 5. WATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH THE CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$162 PER SERVICE UNIT. WASTEWATER IMPACT FEES ARE HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH CITY OF KILLEEN ORDINANCE NO. 21-015 AT A RATE OF \$48 PER SERVICE UNIT. IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMITS.
 6. THE PLAT SHALL BE IN COMPLIANCE WITH THE CITY'S CURRENTLY ADOPTED ZONING, CONSTRUCTION STANDARDS, INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, DRAINAGE DESIGN MANUAL, THOROUGHFARE PLAN AND MASTER PLANS, EXCEPT AS OTHERWISE ALLOWED BY STATE LAW. IN ADDITION, THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODES OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HEREON.
 7. PARKLAND DEDICATION CALCULATION IS HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH THE CITY OF KILLEEN ORDINANCE NO. 23-003 AT 0.05 ACRES PER ACRE. THEREFORE, THE REQUIRED AMOUNT IS LESS THAN THE MINIMUM OF THREE (3) ACRES REQUIRED. THEREFORE, THE REQUIRED AMOUNT IS 0.15 ACRES. THE REQUIRED AMOUNT OF \$150,000 PER SINGLE-FAMILY AND TWO-FAMILY UNIT OR \$50,000 PER MULTI-FAMILY UNIT. PARKLAND DEVELOPMENT FEES IS HEREBY ASSESSED AND ESTABLISHED IN ACCORDANCE WITH THE CITY OF KILLEEN ORDINANCE NO. 23-003 AT \$450,000 PER SINGLE-FAMILY AND TWO-FAMILY UNIT OR \$150,000 PER MULTI-FAMILY UNIT. FEE-IN-LIEU AMOUNT AND PARKLAND DEVELOPMENT FEE SHALL BE PAID AT THE TIME OF RECORDATION.
 8. STREET TREES SHALL BE PROVIDED WITHIN THE TREE LANE ON BOTH SIDES OF ALL LOCAL STREETS.
 9. THE PLOT CORNERS 423-527, WITHOUT AN AMENDMENT, THEY SHALL NOT BE ALTERED; ANY MODIFICATIONS TO THE BOUNDARIES REQUIRE AN OFFICIAL ALTERATION THROUGH THE AMENDMENT PROCESS.
 10. PHASE 1 WILL CONSIST OF MOHAWK AND BRUCEWOOD DRIVES ONLY. SEQUENCE OF FUTURE PHASES WILL BE DETERMINED AS THE INDIVIDUAL PARCELS ARE DEVELOPED. FUTURE PHASES THAT CONTAIN THE DEDICATION OF PUBLIC PARKLAND, SHALL REQUIRE A PRELIMINARY PLAT TO BE SUBMITTED.
 11. TRACTS 1-4 WILL BE DEDICATED TO THE CITY FOR PUBLIC PARKLAND. EACH TRACT SHALL BE INCLUDED WITH THE PRELIMINARY PLAT FOR THE ADJACENT DEVELOPMENT AND DEVELOPED CONCURRENTLY WITH THE ADJACENT RESIDENTIAL SUBDIVISIONS.

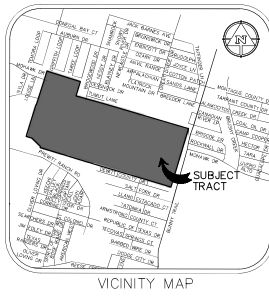
B.L.O.W.	ACREAGE
BRUCEWOOD	3.26
MOHAWK	11.77
TOTAL 15.03	

BLOCK NO.	# OF LOTS
1	3
2	4
3	1
4	2
TOTAL 10	

STATE OF TEXAS
 COUNTY OF BELL
 KNOW ALL MEN BY THESE PRESENTS, THAT BRADLEY NEWELL REAVIS DYNASTY TRUST, WHOSE ADDRESS IS 6603 BUNNY TRAIL, KILLEEN, BELL COUNTY, TEXAS 76749, BEING THE SOLE OWNER OF THE REMAINDER OF THAT 60 ACRE TRACT OF LAND (SECOND TRACT), SITUATED IN THE JOHN E. MADDERA SURVEY, ABSTRACT NO. 600, BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF BUNNY TRAILS, AS AN ADDITION TO THE CITY OF KILLEEN, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL EASEMENTS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF KILLEEN, THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES AND DRAINAGE UTILITIES, WHICH THE CITY MAY INSTALL OR PERMIT TO BE INSTALLED OR MAINTAINED.

BRADLEY NEWELL REAVIS DYNASTY TRUST
 BRADLEY NEWELL REAVIS, TRUSTEE
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____ BY BRADLEY NEWELL REAVIS, TRUSTEE OF BRADLEY NEWELL REAVIS DYNASTY TRUST.
 NOTARY PUBLIC, STATE OF TEXAS

- LEGEND:
- IRS-OC 1/2" IRON ROD SET STAMPED "SERVIAN TECHNICAL SERVICES" CALCULATED CORNER
 - IRF-1652 IRON ROD WITH CAP STAMPED "1652"
 - POB POINT OF BEGINNING
 - IRFC IRON ROD FOUND WITH CAP
 - IRF IRON ROD FOUND
 - IRP IRON PIPE FOUND
 - R.O.W. RIGHT-OF-WAY
 - () DEED/PLAT CALLS



6603 BUNNY TRAIL. Killeen, Texas | Concept Plan

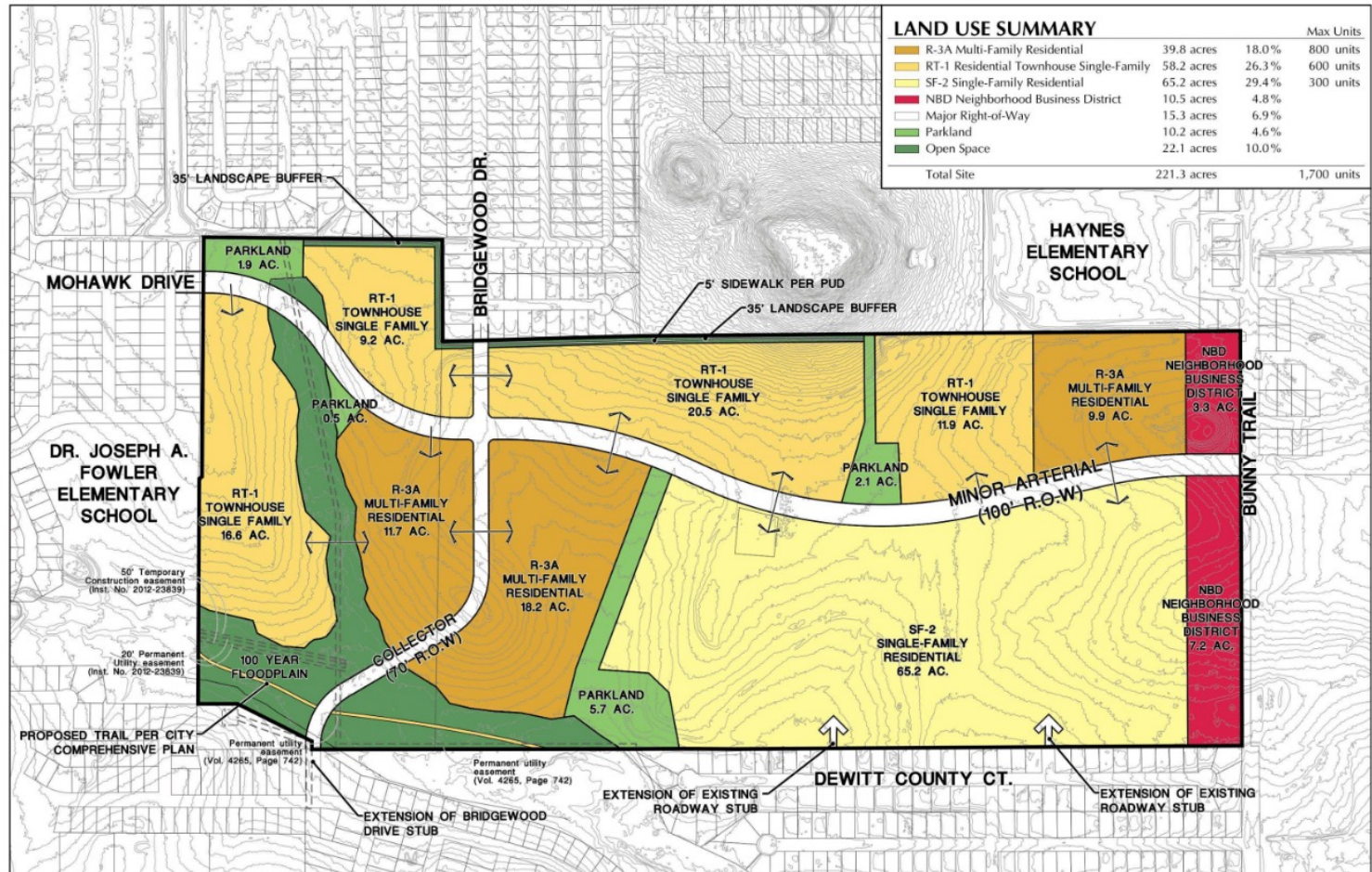
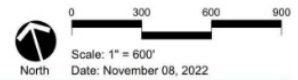


Exhibit B
Concept Plan

Bunny Trail Planned Unit Development



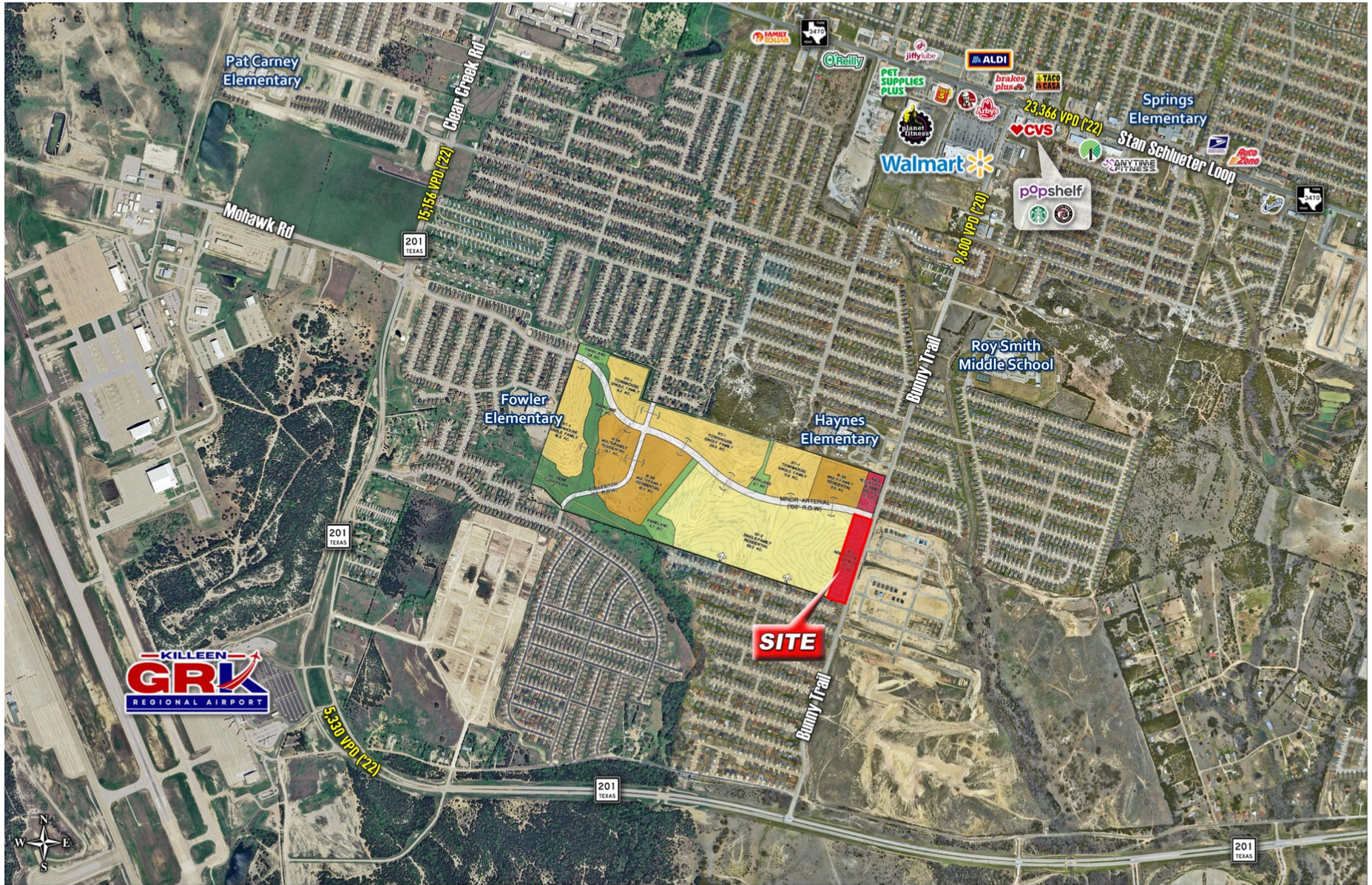
SHEET FILE: J:\2020\63 TOM CATHER PLANNING SUBMITTALS\LAND\6603_2022-11-08.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Exhibit B
Concept Plan

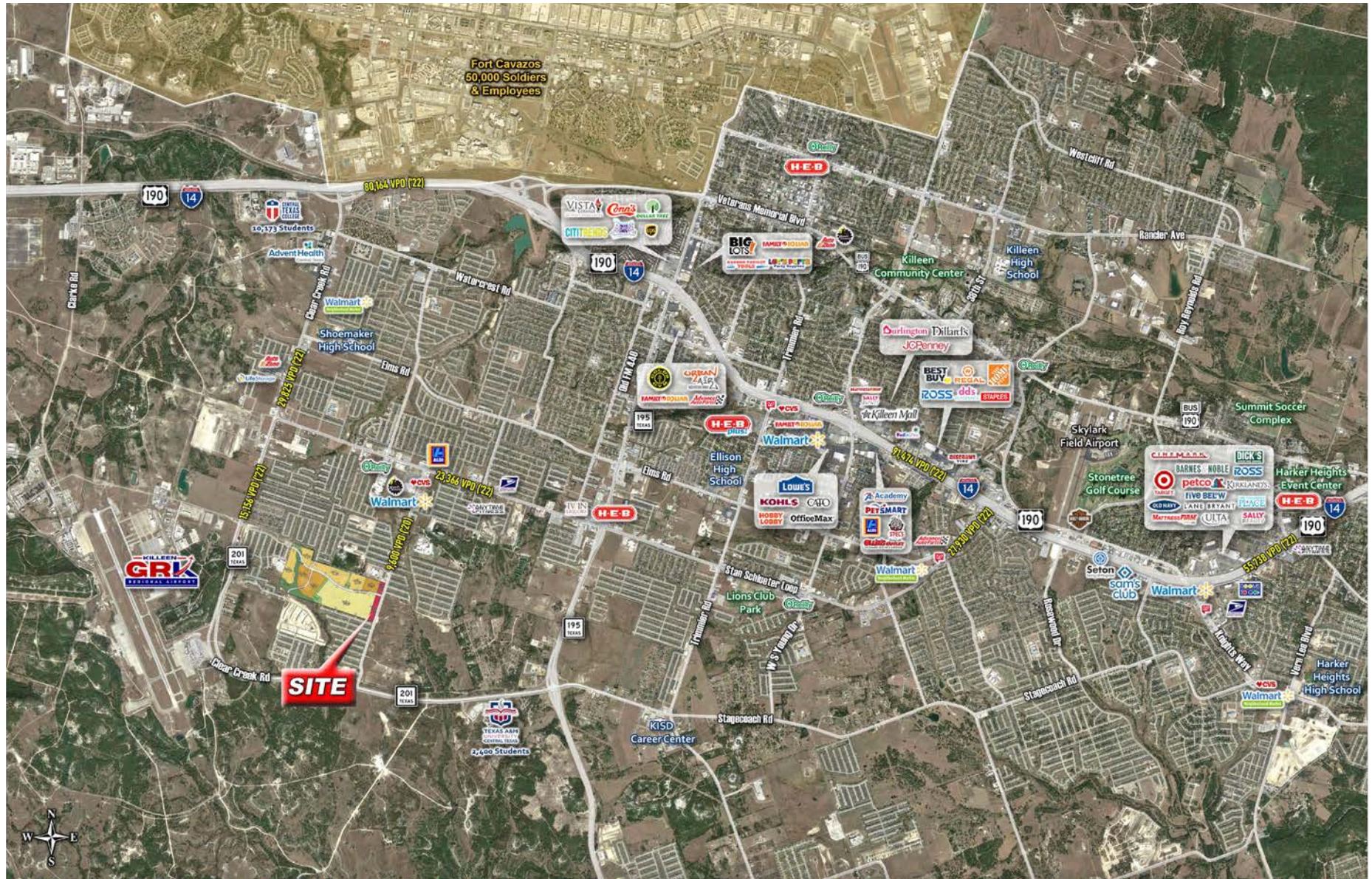
6603 BUNNY TRAIL. Killeen, Texas | Submarket Aerial



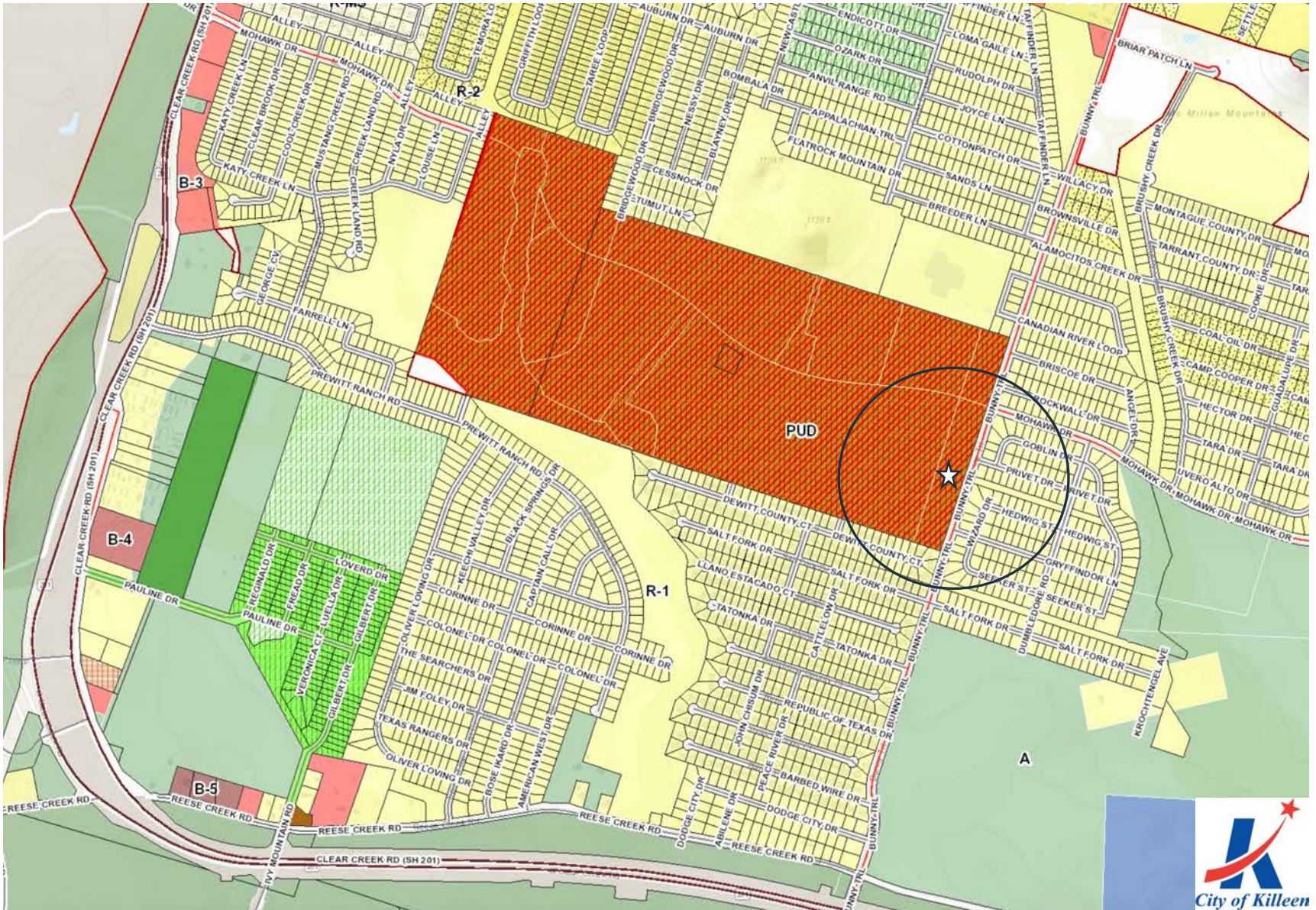
6603 BUNNY TRAIL. Killeen, Texas | Market Aerial



6603 BUNNY TRAIL. Killeen, Texas | Trade Area Aerial



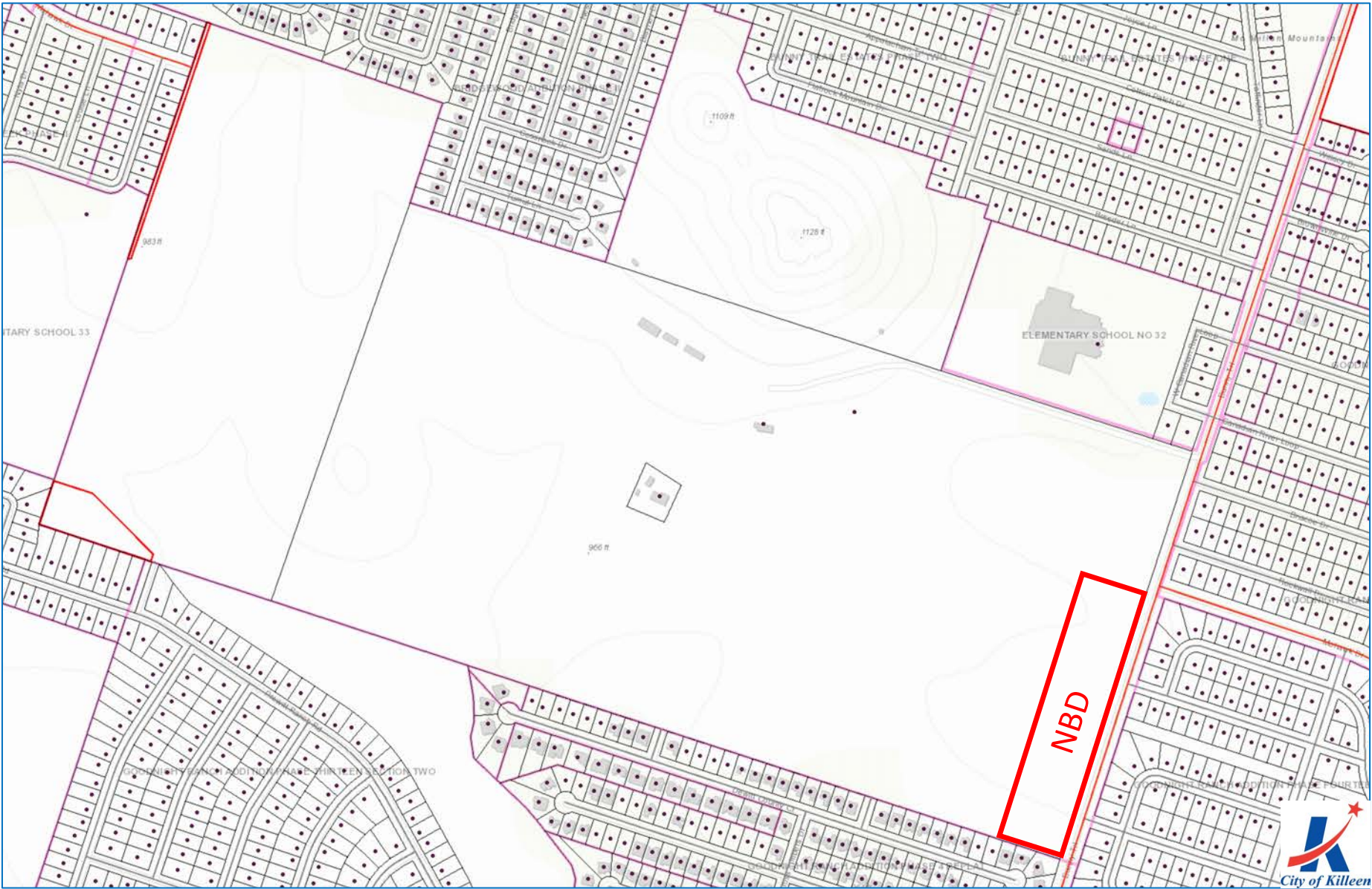
6603 BUNNY TRAIL. Killeen, Texas | City Zoning Map



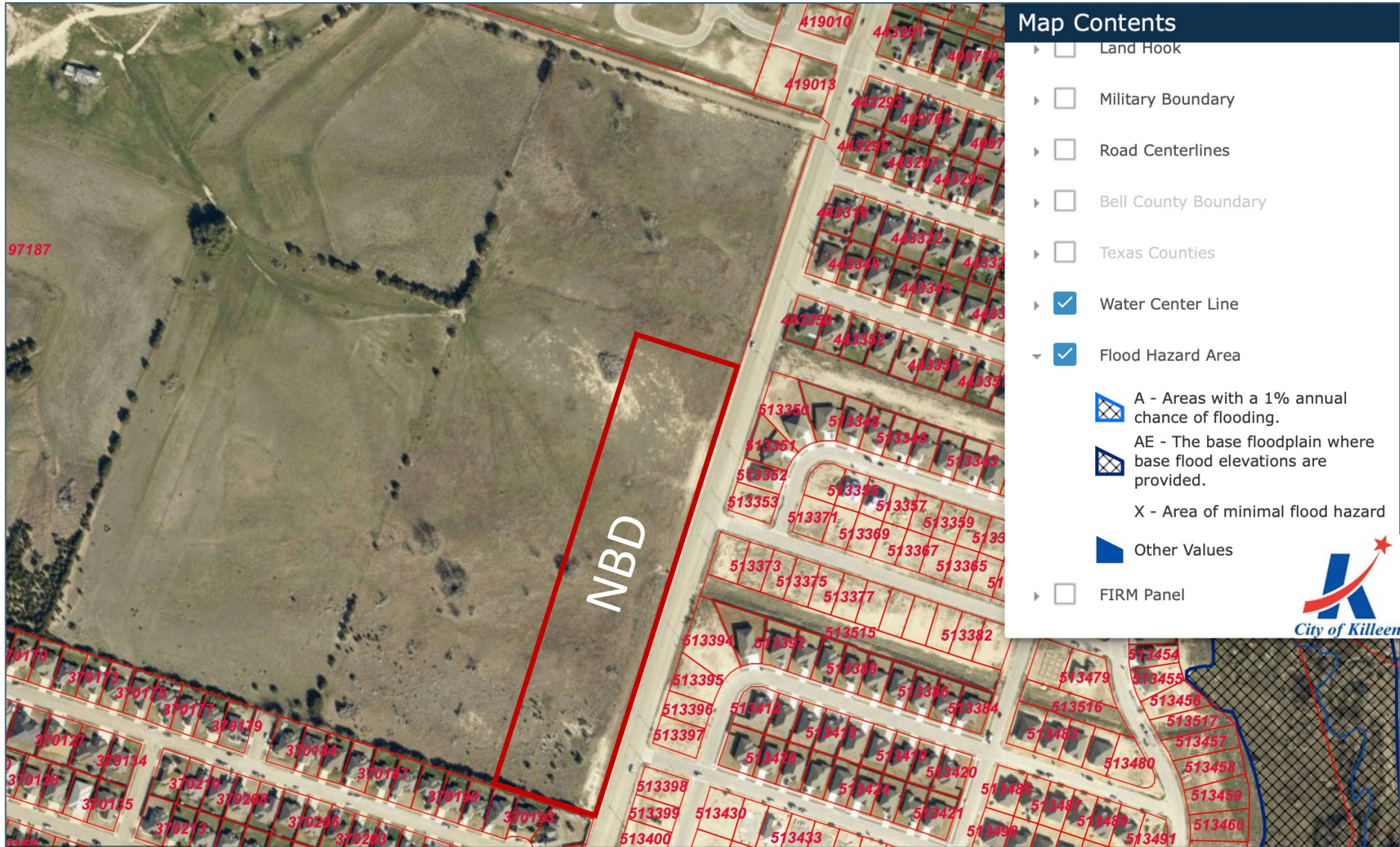
6603 BUNNY TRAIL. Killeen, Texas | Neighborhood Business District



6603 BUNNY TRAIL. Killeen, Texas | Topographic Map



6603 BUNNY TRAIL. Killeen, Texas | Flood Map



6603 BUNNY TRAIL. Killeen, Texas | City Thoroughfare Map



6603 BUNNY TRAIL. Killeen, Texas | view from east



6603 BUNNY TRAIL. Killen, Texas | view from southwest



6603 BUNNY TRAIL. Killeen, Texas | view from west



6603 BUNNY TRAIL. Killeen, Texas | view from northwest



6603 BUNNY TRAIL. Killeen, Texas | view from northeast



6603 BUNNY TRAIL. Killeen, Texas | view from north



6603 BUNNY TRAIL. Killeen, Texas | view from southwest



A building or premises in a "NBD" neighborhood business district shall not exceed gross building size of 10,000 square feet and no single leased/owned business area shall exceed 4,000 square feet. This district shall allow all uses within the "B-3" Local Business District with the following exclusions:

- (1) Home for the aged.
- (2) Hospital, nursing home, or assisted living facility.
- (3) Mortuary or funeral chapel.
- (4) Appliance (household) sales and service.
- (5) Boat and accessory sales, rental and service.
- (6) Marine supplies, sales and service.
- (7) Restaurant or café with drive-in or drive-through service.
- (8) Tennis or swim club.
- (9) Hotel or motel.
- (10) Gasoline service station in excess of four (4) pumps, auto laundry or car wash.
- (11) Auto parts sales, new at retail
- (12) Theaters or general release.
- (13) Mini/self-storage facilities
- (14) Outdoor fruits and vegetable sales (farmer's markets)
- (15) Bowling alley.
- (16) Oil/lube service station.

B-3 Local Business District | Permitted Use



A building or premises in the district "B-3" local business district shall be used only for the following purposes:

- (1) Any use permitted in the "B-2" district.
- (2) Bakery or confectionery, wholesale.
- (3) Day camp.
- (4) ~~Hospital, nursing home, or assisted living facility.~~
- (5) ~~Mortuary or funeral chapel excluding cremation services.~~
- (6) ~~Appliance (household) sales and repair service.~~
- (7) Bakery or confectionery: engaged in preparation, baking, cooking and selling of products at retail on the premises, with six (6) or less employees.
- (8) ~~Boat and accessory sales, rental and service.~~
- (9) ~~Bowling alleys.~~
- (10) ~~Oil/lube station.~~
- (11) Cleaning, pressing and dyeing: with six (6) or less employees.
- (12) Florist, garden shop, greenhouse or nursery office (retail): no growing of plants, shrubs or trees out-of-doors on premises; no outside display or storage unless behind the required front yard or the actual setback of the principal building, whichever is greater.
- (13) General food products, retail sales, such as supermarkets, butcher shops, dairy stores, seafood sales or health food sales.
- (14) Cafeteria or catering service.
- (15) ~~Marine supplies, sales and service.~~
- (16) Lodges or fraternal organizations with greater than five thousand (5,000) square feet of leasable space.
- (17) Restaurant or café permitted to offer alcoholic beverages for sale operating under the rules and regulations promulgated by the Texas Alcoholic Beverage Commission, as amended, all of which are adopted hereby and made a part hereof for all purposes. ~~No restaurant will be permitted to dispense any type of alcoholic beverage through any "drive through" facility or window.~~
- (18) ~~Tennis or swim club.~~
- (19) Small animal clinic, pet grooming shop and/or inside kennel and boarding. No cremation or outside kennels.
- (20) ~~Hotel or motel.~~
- (21) Retail uses and businesses of all sizes to include secondhand goods and antiques with no outside storage or display of second hand goods.
- (22) Gasoline service station, ~~auto laundry or car wash.~~
- (23) ~~Auto parts sales, new, at retail.~~
- (24) A customarily incidental use: sale of beer and/or wine only for off-premises consumption only shall be considered a customarily incidental use in this district, but not in any residential district or any more restrictive business district.
- (25) ~~Theaters of general release.~~
- (26) ~~Mini/self-storage facilities: a building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual compartmentalized and controlled access stalls or lockers for the storage of customer's goods or wares. No outside storage, sales, service, or repair activities, other than the rental of storage units shall be permitted on premises.~~
- (27) ~~Storage warehouse with leasable space of less than twenty-five thousand (25,000) square feet.~~

A building or premises in the district "B-2" local retail district shall be less than five thousand (5,000) square feet in leasable area and used only for the following purposes:

- (1) Any use permitted in district "B-1" or "B-DC."
- (2) Appliance (household) sales.
- (3) Bakery shop (retail sales only).
- (4) Personal services establishments.
- (5) Construction field office and yard: on the job site; for duration of construction only.
- (6) Day care center.
- (7) Custom personal service shops, such as a health studio (to include massage establishments as defined in V.T.C.A., Occupations Code ch. 455, as amended), answering service, typing service, tailor, employment agency, FM piped music, income tax service, letter or mailing service, marriage counselor, secretarial service or shoe repair.
- (8) Drugstore or pharmacy.
- (9) Electric utility substation.
- (10) Florist (retail): retail sales of flowers and small plants. No flower or plant raising or outside display or storage.
- (11) Grocery store (drive-in).
- (12) Bank, savings and loan or other financial institution.
- (13) Registered public surveyor.
- (14) Restaurant, coffee shop or café (no drive-in service).
- (15) Retail stores, (other than listed): offering all types of personal consumer goods for retail sales.
- (16) Fine arts instruction, or sale of art objects.
- (17) Lodges and fraternal organizations with less than five thousand (5,000) square feet of leasable space.
- (18) Drop-in care centers.

- (1) Uses customarily incidental to the primary use, as hereinafter provided, subject to the special conditions contained in subsection [31-276\(2\)](#).
 - a. Physical therapy clinic.
 - b. Chemical or X-ray laboratory.
 - c. Dispensing optician.
 - d. Dispensing apothecary.
 - e. Dental laboratory.
- (2) Buildings may be used for one (1) or more of the uses prescribed in subsection [31-276\(1\)](#) only under the following conditions:
 - a. The total area of a professional building devoted to any single incidental use shall not exceed fifteen (15) percent of the gross floor area of the building.
 - b. The total area of a professional building devoted to incidental uses in the aggregate shall not exceed twenty-five (25) percent of the gross floor area of the building.
 - c. Public access to such incidental uses shall be from the interior of the building.
 - d. No parking space shall occupy any part of the required front yard, except as provided in subsection 31-287(a)(1)b.
 - e. Sign standards for this district shall apply to both primary and incidental uses.
 - f. No building in this district shall be constructed or altered to produce a storefront, show window or display window, and there shall be no merchandise visible from the exterior of the building.
 - g. No outside storage shall be permitted in this district.
- (3) Office, general business.
- (4) An on-premises residential use or living quarters may be included in one (1) structure in a commercial land use district when the main use of the structure is commercial, provided both uses are in compliance with appropriate building codes and the proprietor or an employee of the commercial activity is a resident in the living quarters.
- (5) All uses allowed in [section 31-186](#), with the exception of one-family dwellings.
- (6) Studio for photography, interior decoration.

A building or premises in the district "B-DC" business day care district shall be used only for the following purpose:

- (1) Day care center.

Inactive district. All properties with a "B-DC" district zoning in effect prior to the effective date of the ordinance from which this paragraph is derived shall continue to be allowed to be used for the uses provided in this section, and regulated by the provisions of this section, until such time as the property is rezoned by action initiated by the property owner or by the city. This "B-DC" district shall be considered inactive as of the date of the ordinance from which this paragraph is derived [May 26, 2020] and, as such, no new applications for an "B-DC" zoning shall be accepted or considered by the city following said date.

(Code 1963, Ch. 9, art. 2, § 10-H-1; Ord. No. [20-024](#), § I, 5-26-20)

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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IABS 1-0 Date
Michael Boyd

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