

4824 Reese Creek Road. Killeen, Texas | Commercial Land For Sale

+/- 45 Acres of Raw Land

Michael Boyd

Listing Agent

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Site Acquisition | Advisory Services | Tenant Representation

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Principal

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Site Acquisition | Advisory Services | Tenant Representation

4824 Reese Creek RD. Killeen, Texas | Overview

Land	+/- 45 Acres of Raw Land. - Additional acreage available through Agent.
Highlights	- Located across from Killeen Regional Airport. - Situated along Clear Creek Corridor. - Great Visibility in High Growth Area. - Site is 45 minutes from north Austin via SH-195.
Access	- Primary access from Reese Creek Road. - Available Direct Access to State Highway 201. - Secondary access from Reese Creek Road.
Traffic Counts	14,509 AADT State Highway 201 (TxDOT 2022)
Frontage	650+ feet of State Highway 201 frontage.
Future Land Use	Regional Commercial / Planned Development
Proposed Uses	Light Industrial / Hospitality / Retail / Office / Multi-Family / Civic / Entertainment / Medical Restaurant / Grocery / Convenience Store
Zoning	Agricultural.
Utilities	- City Water available adjacent to site. - City Sewer available adjacent to site. - Oncor Electric available adjacent to site.
Topography	Gently rolling, some trees, existing pond.
Flood Plain	x – Area of minimal flood hazard.
Survey	See included Survey.
Price	\$3,640,000

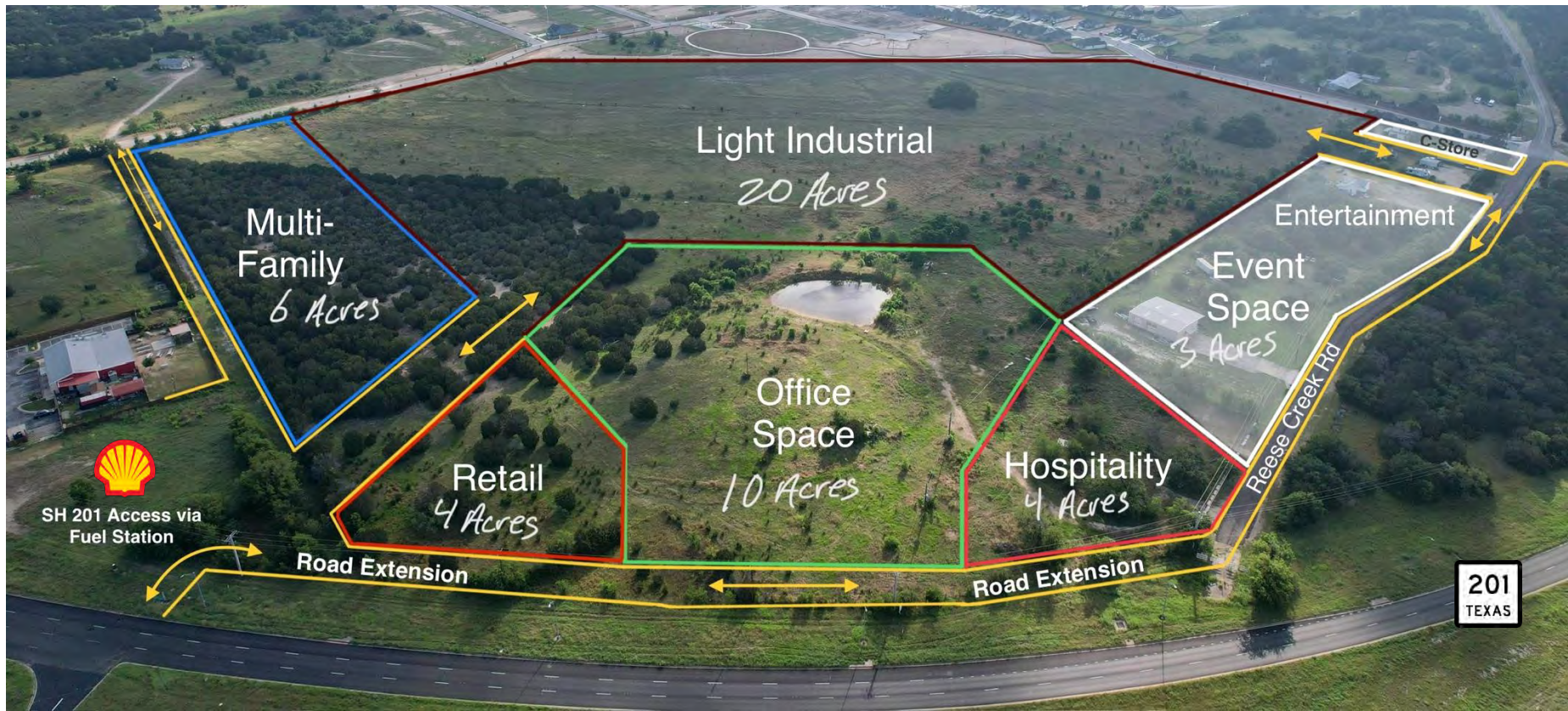


INDEPENDENCE
COMMERCIAL REAL ESTATE

2024 Demographics	3 miles		
Total Population	3,921	Households	3,921
Owner Occupied Housing	74.00%	Household Size	3.31
Median HH Income	\$79,651	Median Age	29.6

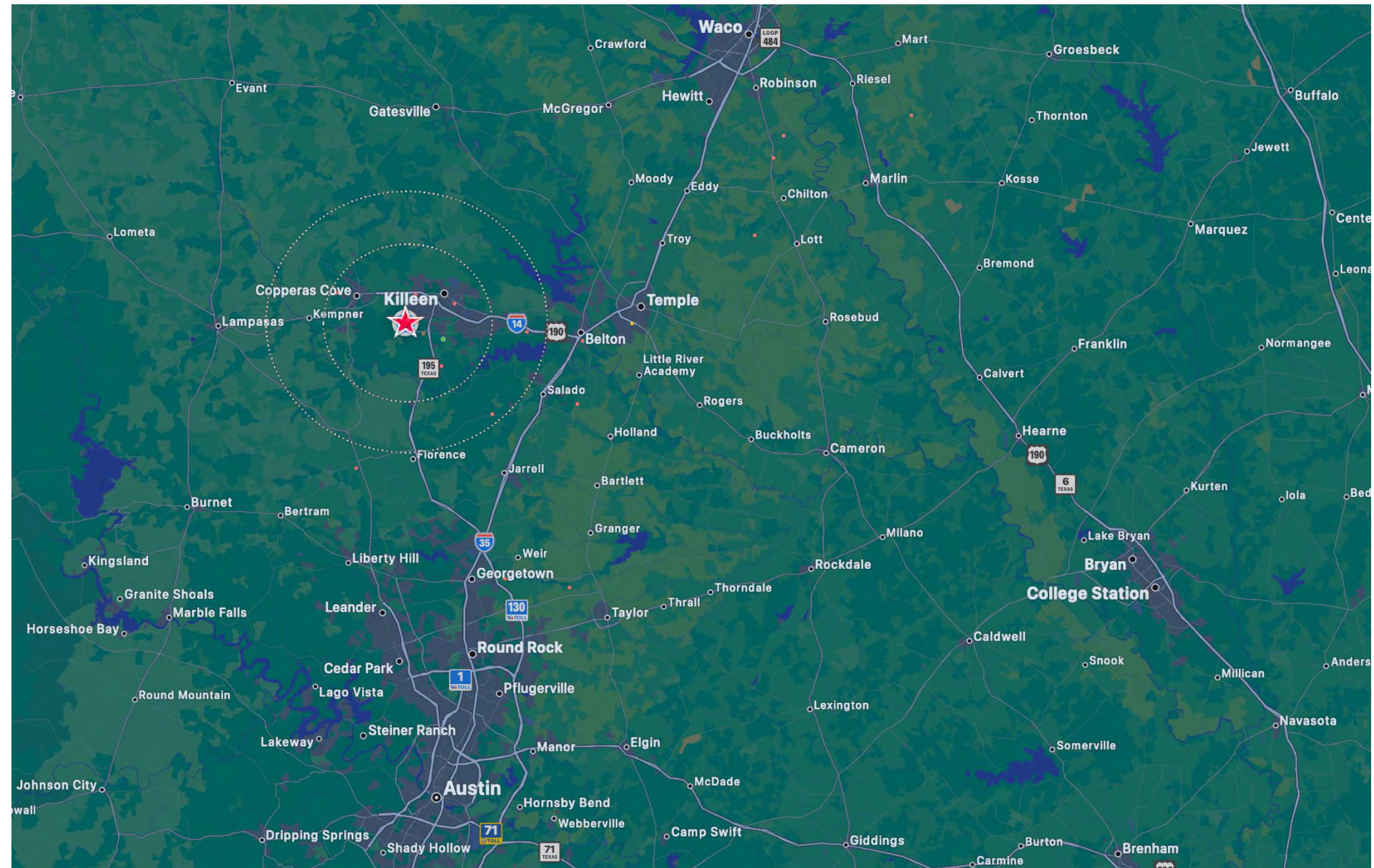
In Proximity	- Killeen Regional Airport - Texas A&M University - Central Texas - AdventHealth Central Texas - Central Texas College - Fort Cavazos Army Base / West Fort Cavazos Gate - General S. Shoemaker High School - Central Texas Veterans State Cemetery - State Highway 201 / State Highway 195 to Austin - Fort Cavazos Regional Trail / Westside Regional Park
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4824 Reese Creek RD. Killeen, Texas | Site Summary

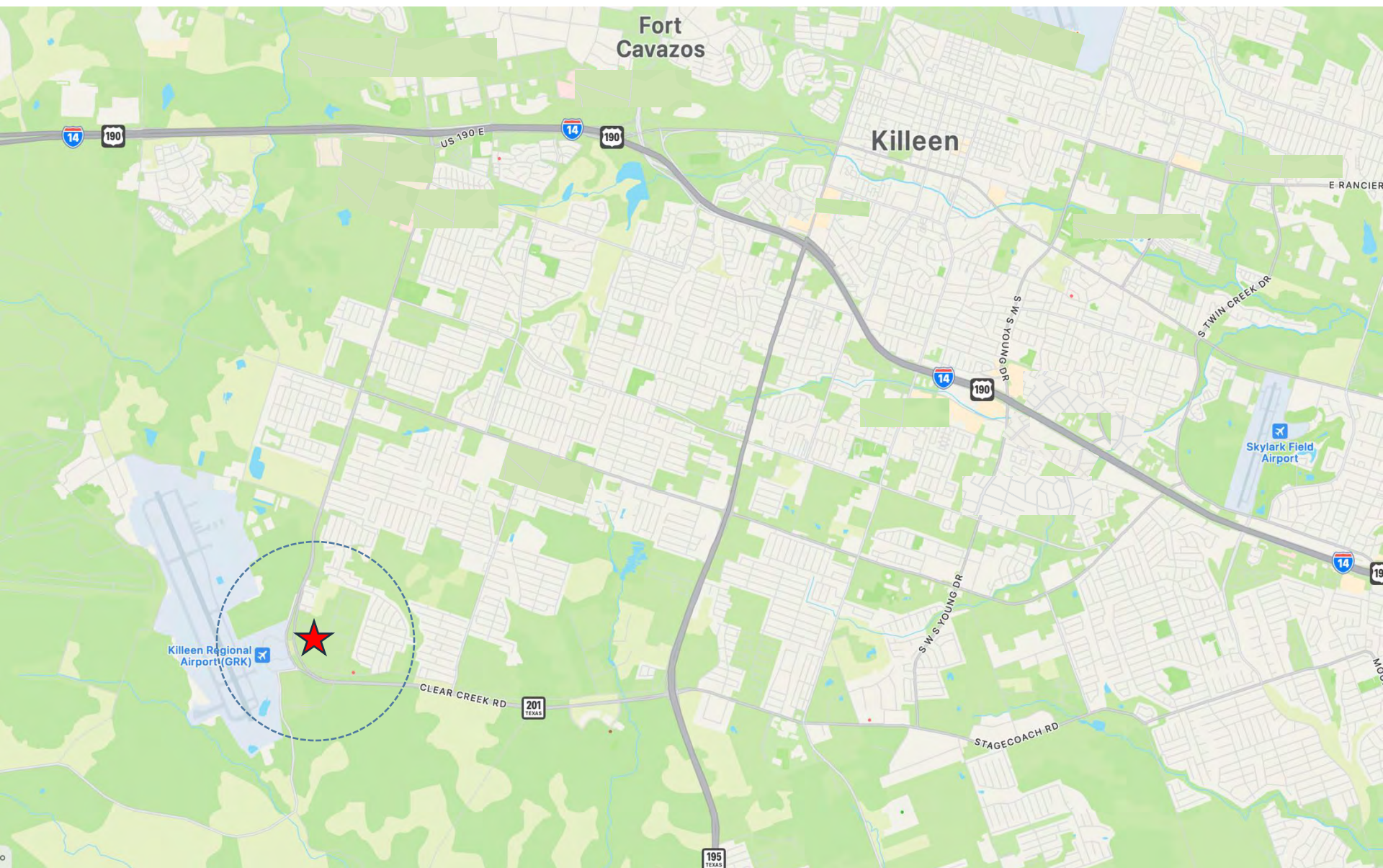


Located directly across from the Killeen Regional Airport, these +/- 45 acres of raw land offer the opportunity for a premier development in a high-growth area. Situated along the renowned Clear Creek corridor the site also borders the neighboring Fort Cavazos Army Base; home to 60,000+ military personnel. Zoned Agricultural the property is envisioned for a planned-unit development, commercial or light industrial use. A great site to establish an office or corporate headquarters in the thriving Central Texas market. This corner property is surrounded by a multitude of newer residential units. Direct access is available at two points along Reese Creek Road. The site provides for a future road extension of Reese Creek Rd into the adjacent fuel station (under construction) to gain direct access to SH-201. Excellent visibility with 650+ feet of highway frontage. In proximity are Texas A&M University-Central Texas, Advent Health Central Texas, Central Texas College & State Highway 195 to Austin.

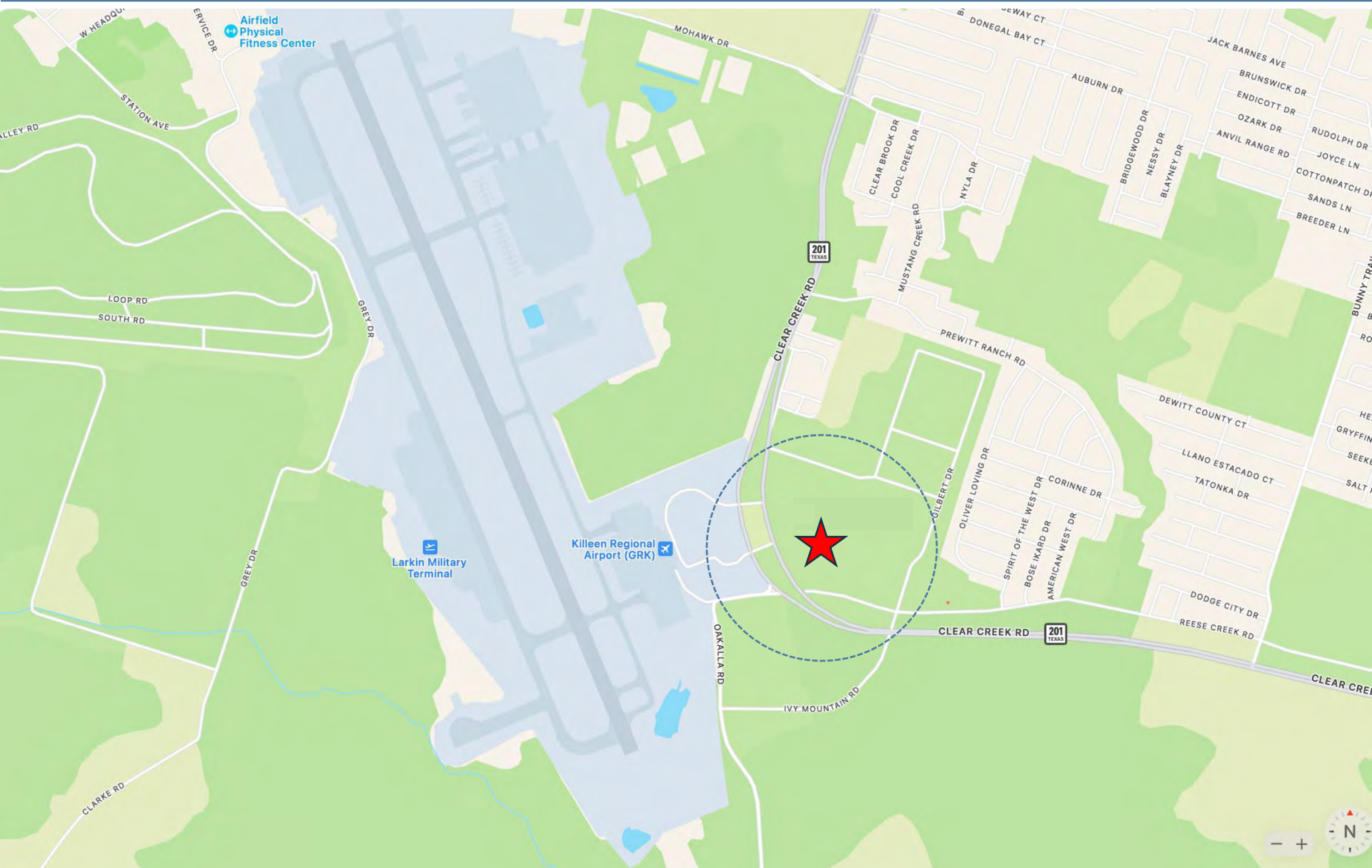
4824 Reese Creek RD. Killeen, Texas | Region Map



4824 Reese Creek RD. Killeen, Texas | City Map



4824 Reese Creek RD. Killeen, Texas | Submarket Map



4824 Reese Creek RD. Killeen, Texas | Submarket



4824 Reese Creek RD. Killeen, Texas | Market Aerial



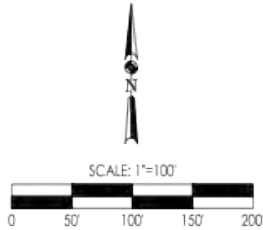
4824 Reese Creek RD. Killeen, Texas | Trade Area Aerial



Quick Inc.
Land Surveying, Development
+1(800) 34-94-5100, 5150
Physical Address: 221 N. Main Street, Fort Collins, CO 77557
www.quickinc.com

[illegible]

4824 Reese Creek RD. Killeen, Texas | Survey #2



LEGEND

P.O.B.	POINT OF BEGINNING
R1	RECORD CALL PER VOLUME 4528, PAGE 301
R2	RECORD CALL PER VOLUME 1579, PAGE 296
●	1/2" IRON ROD FOUND
⊙	3/8" IRON ROD FOUND
⊙	TIKDOT MONUMENT W/ BRASS DISK FOUND
⊙	UTILITY POLE
⊙	WATER VALVE
⊙	LIGHT POLE
⊙	STORM DRAIN MANHOLE
⊙	FIBER OPTIC PEDESTAL
⊙	SANITARY SEWER MANHOLE
X X	WIRE FENCE
- - - OEL - - -	ELECTRIC (OVERHEAD)



SHOWING A 0.195 ACRE TRACT OF LAND, LOCATED IN THE J.H. LEWIS SURVEY, ABSTRACT NO. 536, BELL COUNTY, TEXAS, SAID 0.195 ACRE TRACT, BEING THE REMAINING PORTION OF THAT TRACT OF LAND RECORDED IN VOLUME 1137, PAGE 79, DEED RECORDS, BELL COUNTY, TEXAS.

NOTES

- 1) FIELD WORK PERFORMED ON: JULY 24, 2024
- 2) OWNER: KATHERINE JENNINGS
- 3) ADDRESS: REESE CREEK ROAD, KILLEEN, TEXAS
- 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83, GRID
- 5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE
- 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 48027C0280E & 48027C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
- 9) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.

Quick Inc.
Land Surveying, Development
4100 D St. #4-5154 Killeen, TX 76551
Physical Address: 831 N. Main St. #101, Killeen, TX 76551
Mailing Address: P.O. Box 776, Killeen, TX 76551



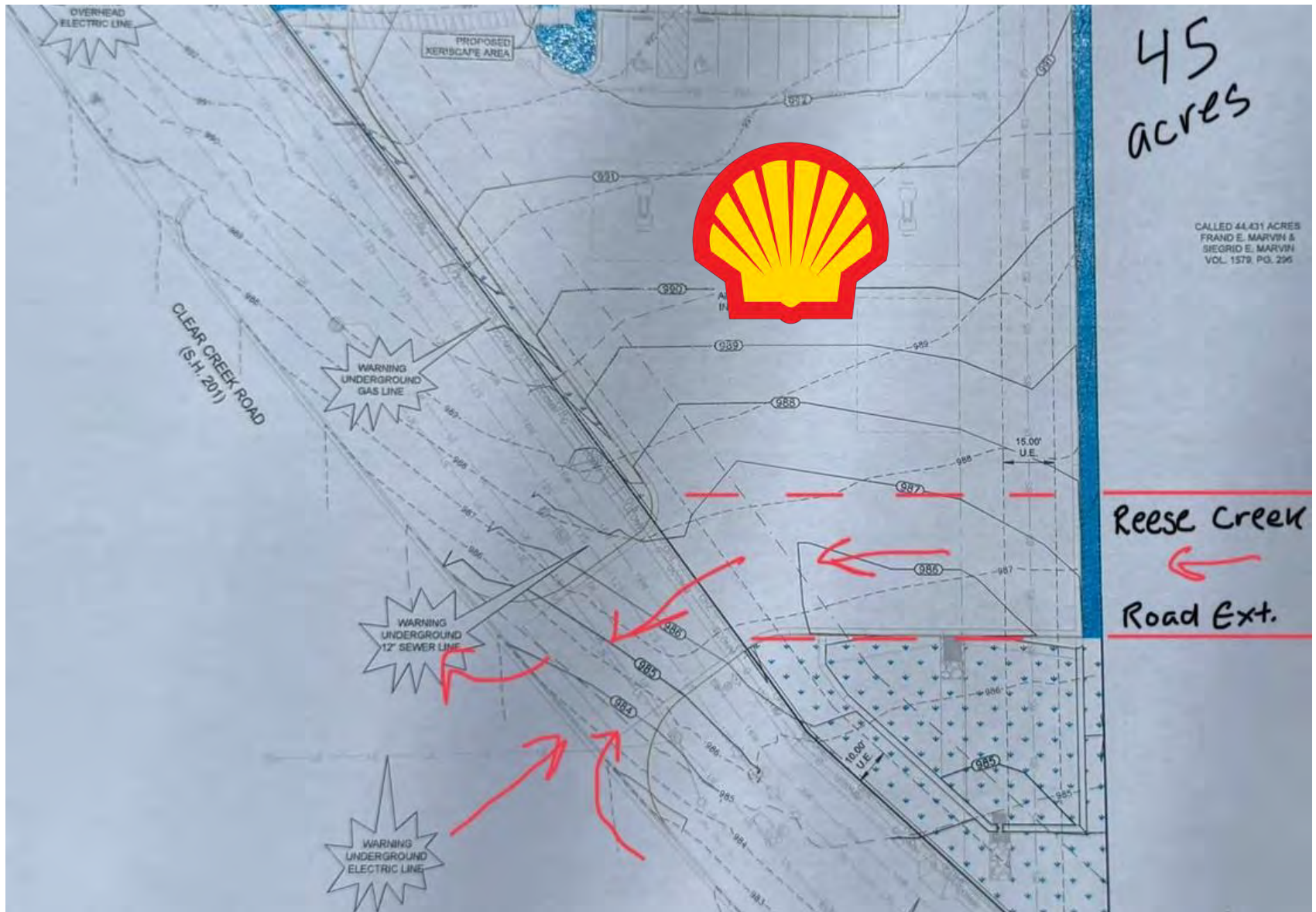
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL DATE: JULY 30, 2024
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 24-0231.1

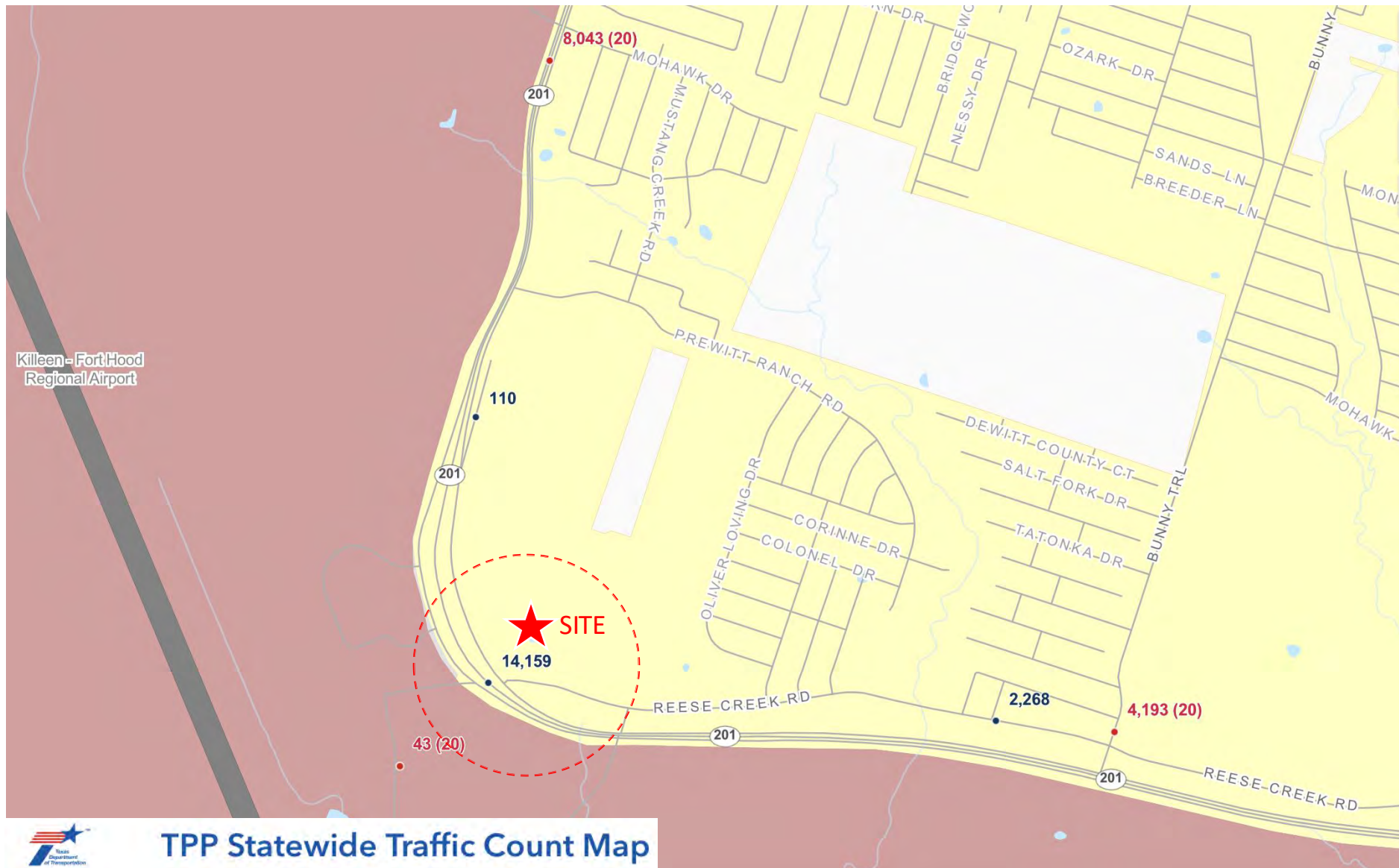
4824 Reese Creek RD. Killeen, Texas | Killeen Regional Airport



4824 Reese Creek RD. Killeen, Texas | Available Access to SH-201



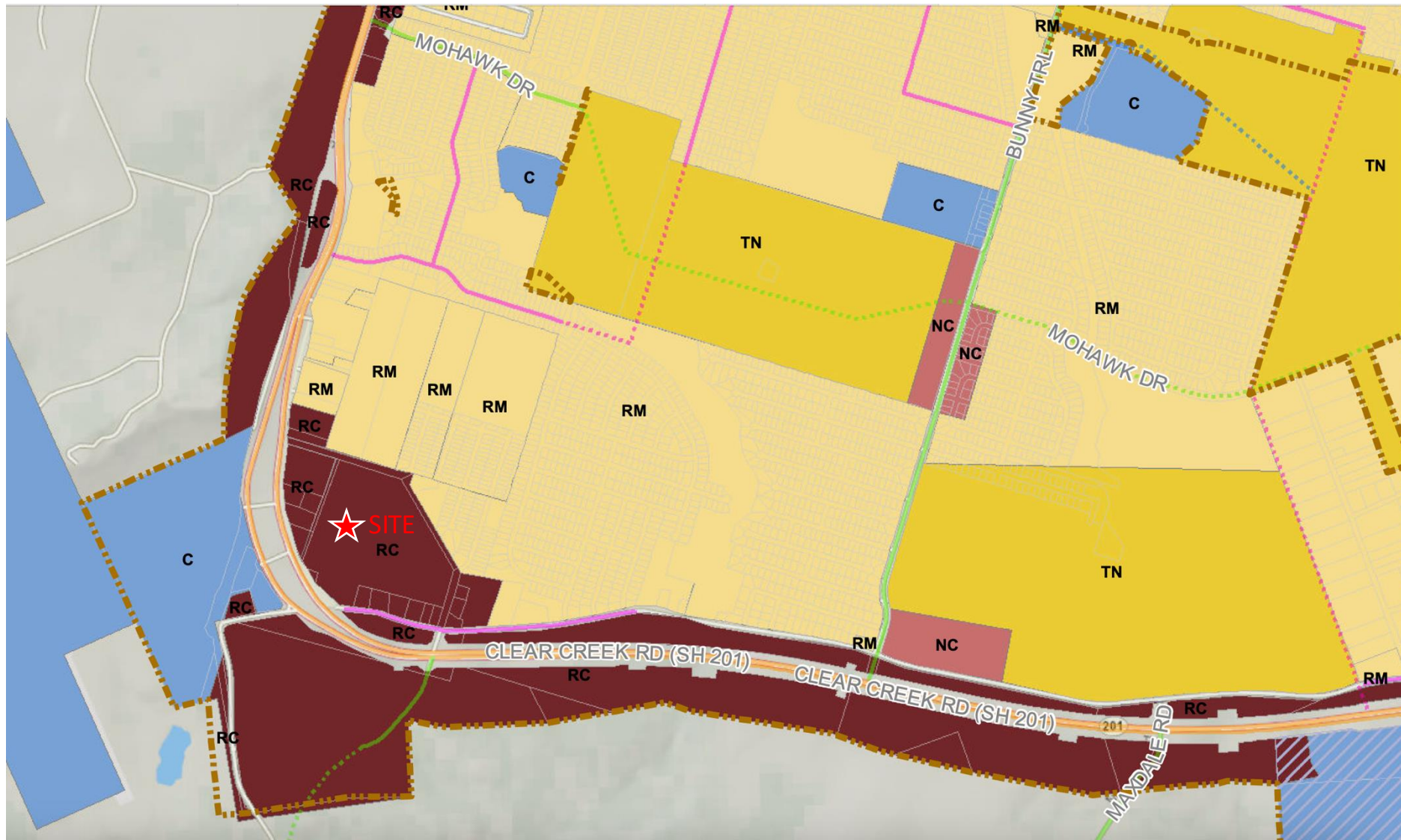
4824 Reese Creek RD. Killeen, Texas | TxDOT Traffic Counts



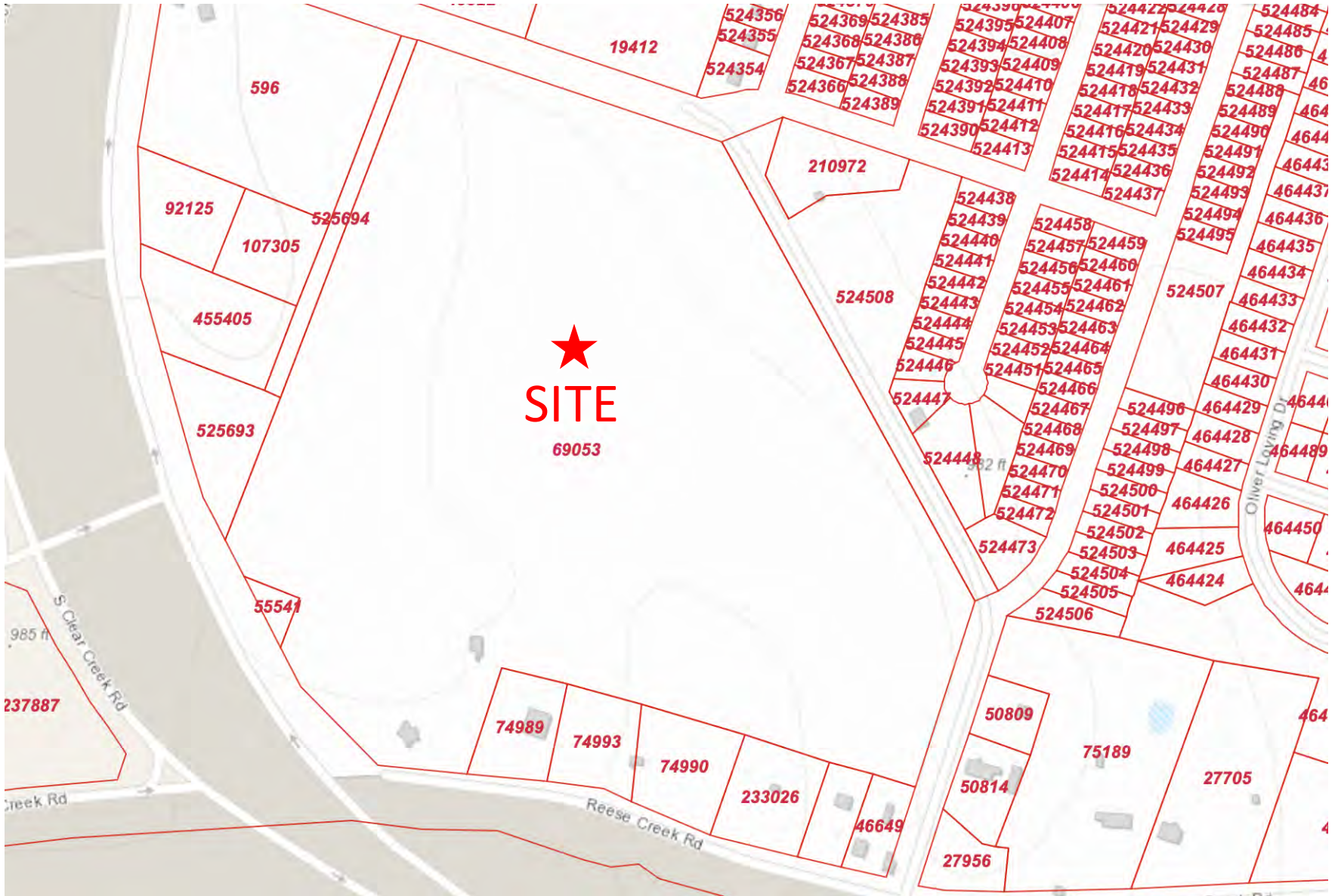
4824 Reese Creek RD. Killeen, Texas | Zoning - Agricultural



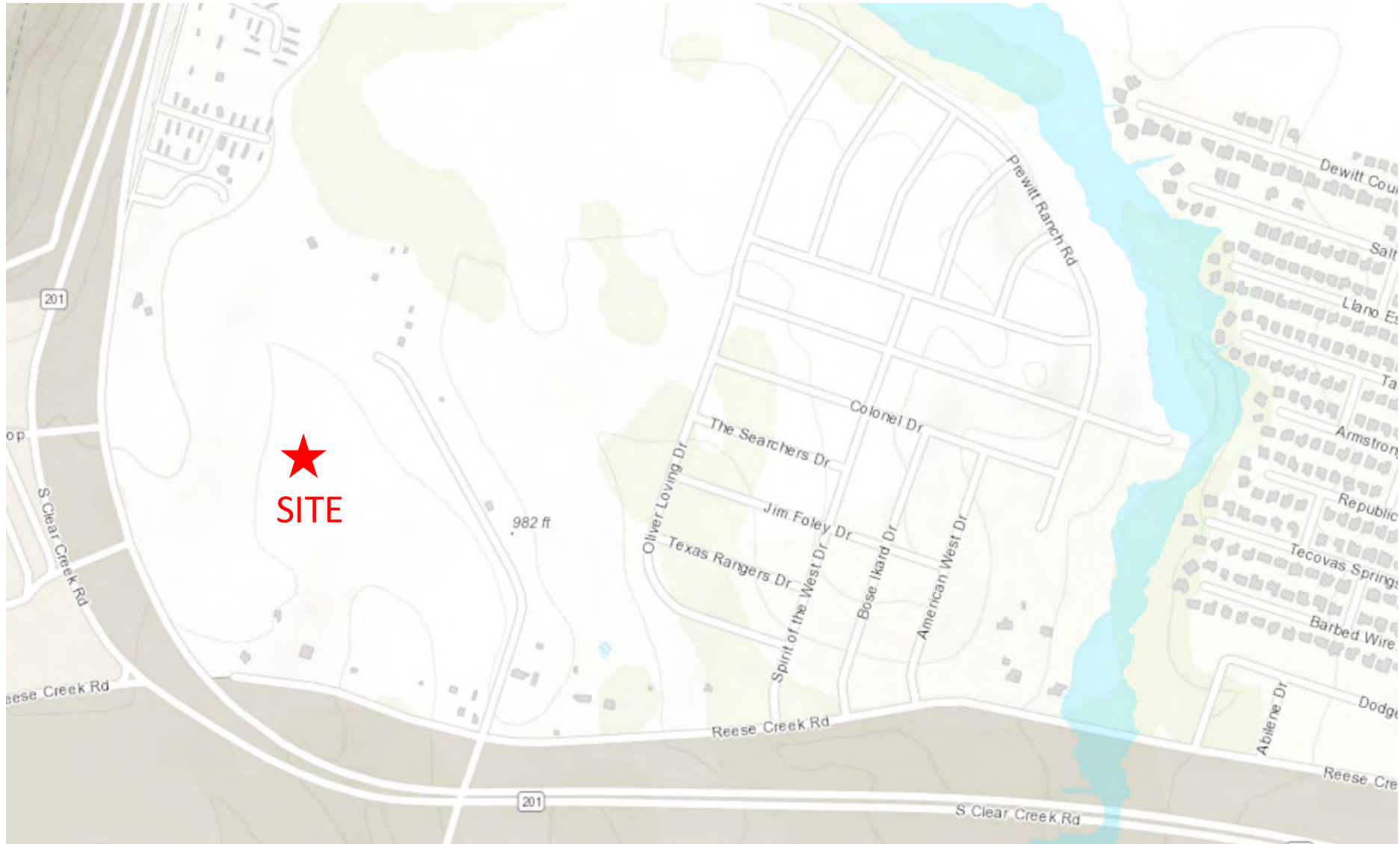
4824 Reese Creek RD. Killeen, Texas | Future Land Use Map



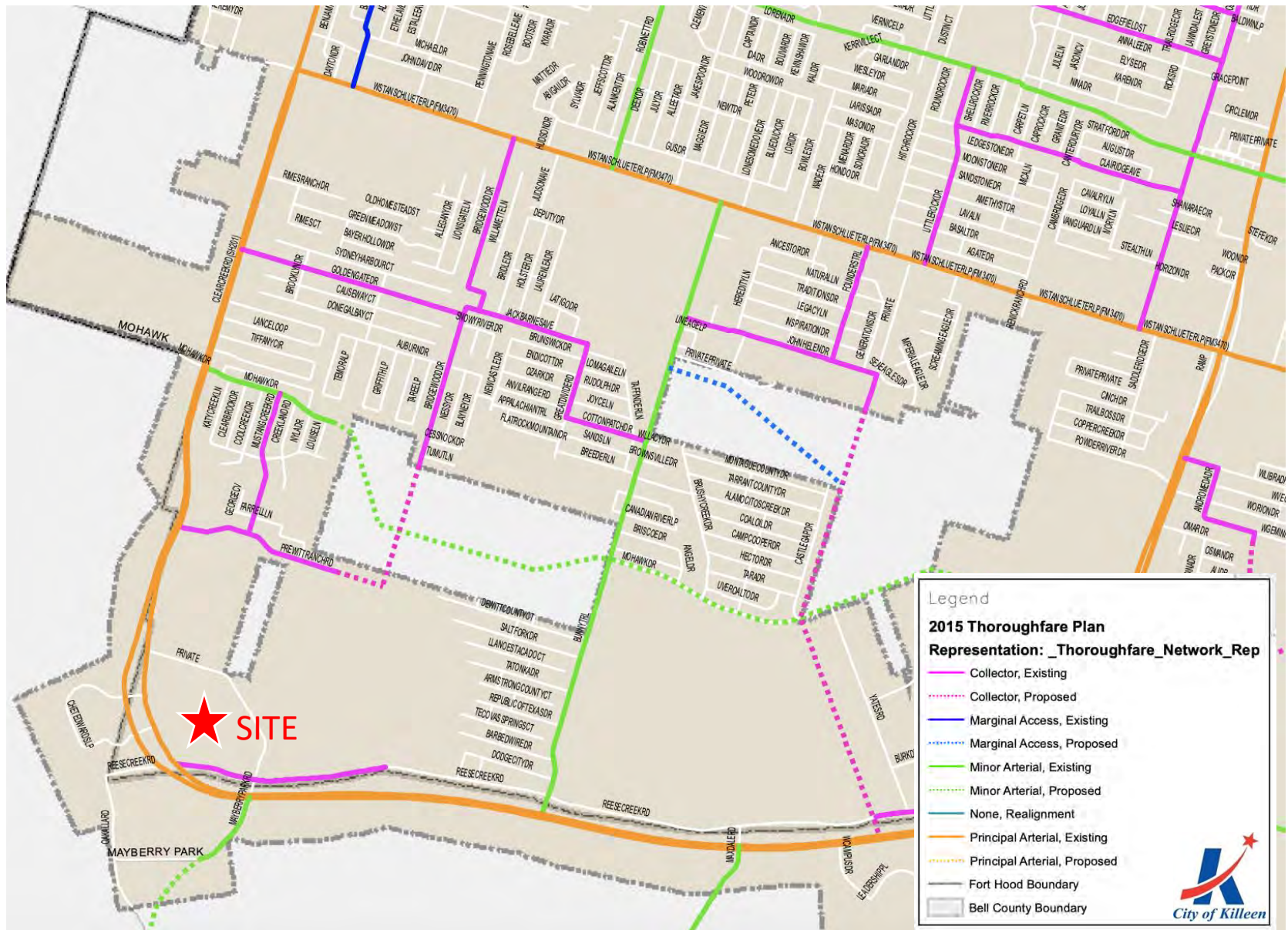
4824 Reese Creek RD. Killeen, Texas | Topographical Map



4824 Reese Creek RD. Killeen, Texas | FEMA Flood Map



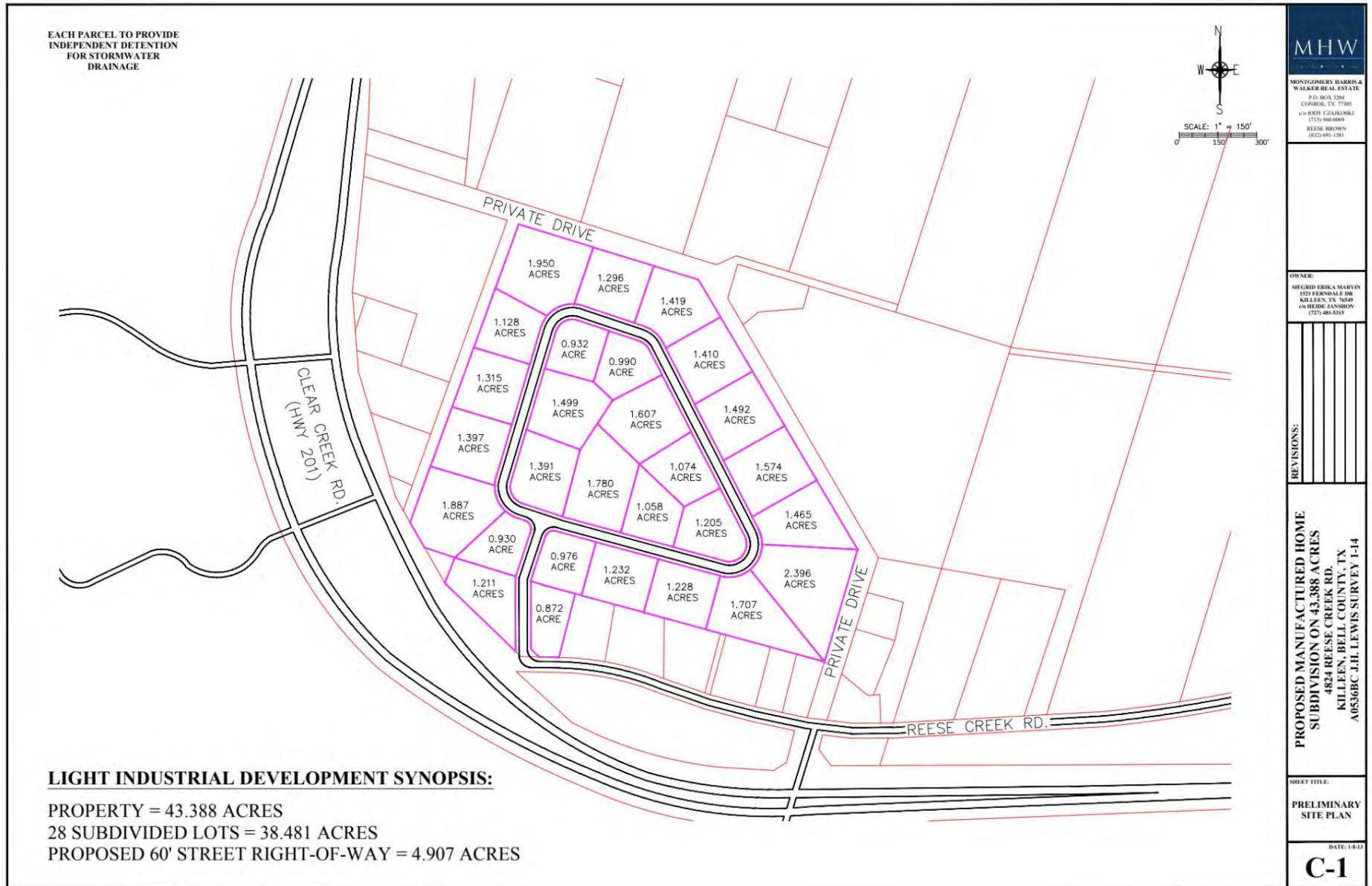
4824 Reese Creek RD. Killeen, Texas | City Thoroughfare Map



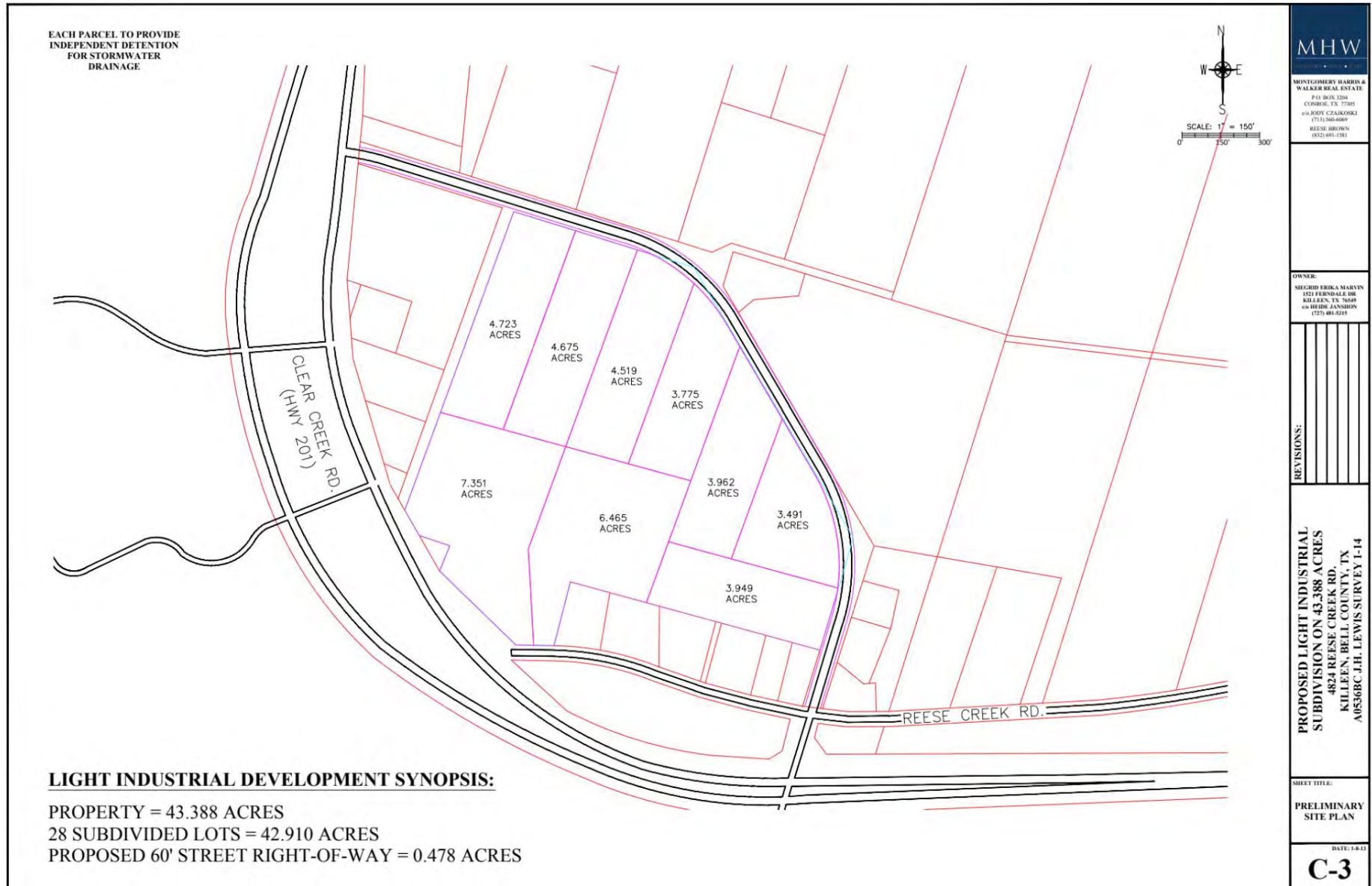
4824 Reese Creek RD. Killeen, Texas | Proposed Use



4824 Reese Creek RD. Killeen, Texas | Concept Plan - 28 lots



4824 Reese Creek RD. Killeen, Texas | Concept Plan - 9 lots



4824 Reese Creek RD. Killeen, Texas | Aerial Image #1



201
TEXAS

4824 Reese Creek RD. Killeen, Texas | Aerial Image #2



4824 Reese Creek RD. Killeen, Texas | Aerial Image #3



4824 Reese Creek RD. Killeen, Texas | Aerial Image #4



4824 Reese Creek RD. Killeen, Texas | Aerial Image #5



4824 Reese Creek RD. Killeen, Texas | Aerial Image #6



4824 Reese Creek RD. Killeen, Texas | Aerial Image #7



4824 Reese Creek RD. Killeen, Texas | Aerial Image #8



4824 Reese Creek RD. Killeen, Texas | Aerial Image #9



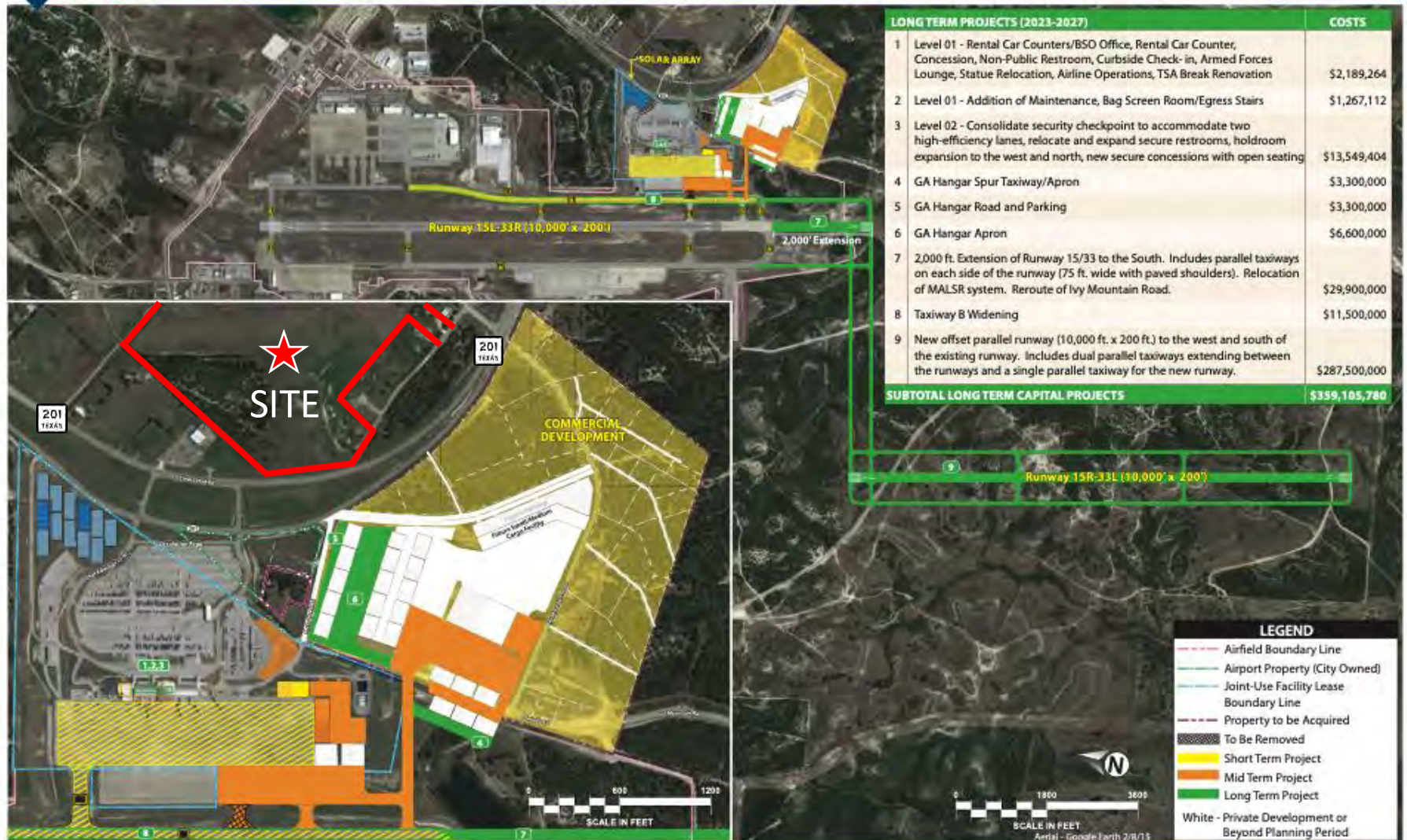
4824 Reese Creek RD. Killeen, Texas | Aerial Image #10



4824 Reese Creek RD. Killeen, Texas | Airport Master Plan



AIRPORT MASTER PLAN



Financial Analysis

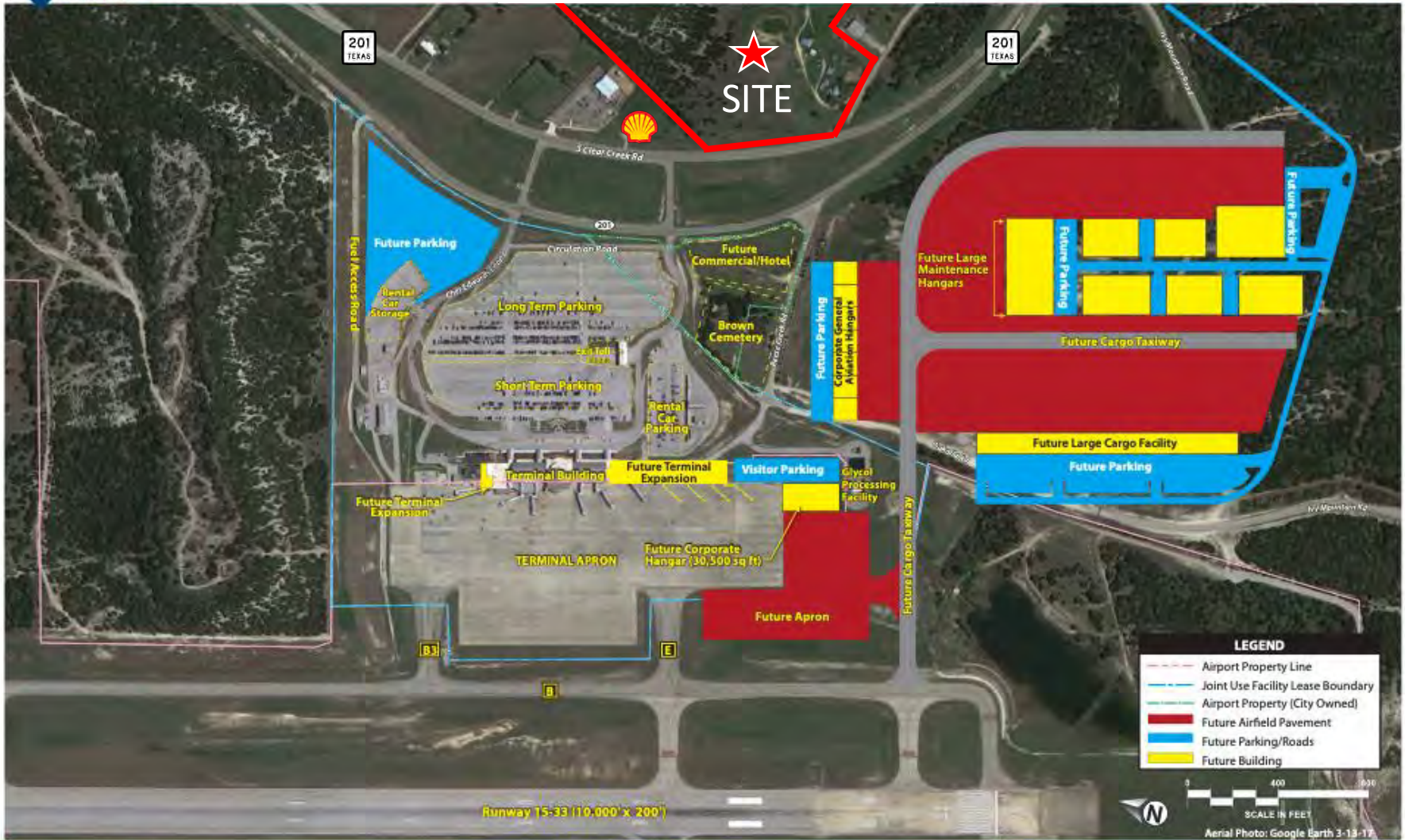
6-25

Exhibit 6E
LONG TERM PROJECTS

4824 Reese Creek RD. Killeen, Texas | Airport Master Plan



AIRPORT MASTER PLAN



Airport Alternatives

4-15

Exhibit 4B
PREVIOUS DEVELOPMENT PLAN

4824 Reese Creek RD. Killeen, Texas | Campus Master Plan

Campus Plan

The plan for the A&M-Central Texas is a physical representation of the goals, objectives, guiding principles, and design framework described in this document. The plan is organized to build off existing development and infrastructure, while capitalizing on the natural amenities of the unique site location. Development is situated on a local ridge which keeps topographic change within the campus to a minimum, while preserving areas of natural value for habitat and water quality as identified in the site analysis.

A green finger of preserved open space divides the campus into east and west branches and is punctuated by trails that connect the two sides. Buildings flank either side of a pedestrian spine in the shape of a wishbone, coalescing at a vibrant open plaza or "collaboration quad" at the northernmost apex of the spine. Moving outward in either direction from this main public space, you encounter a series of smaller public spaces, each with its own character and uses.

In keeping with the "blended knowledge community" approach, buildings are not designated as solely academic, research, housing, or student life but may encompass multiple uses or tenants as development progresses and university and industry needs emerge. Flexibility is key to the plan, and the need to adapt to future needs is paramount to the success of the campus as a place and an economic driver for the region.



4824 Reese Creek RD. Killeen, Texas | Campus Master Plan



Disclaimer

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Information About Brokerage Services

11/2/2015

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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Buyer/Tenant/Seller/Landlord Initials

Date

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