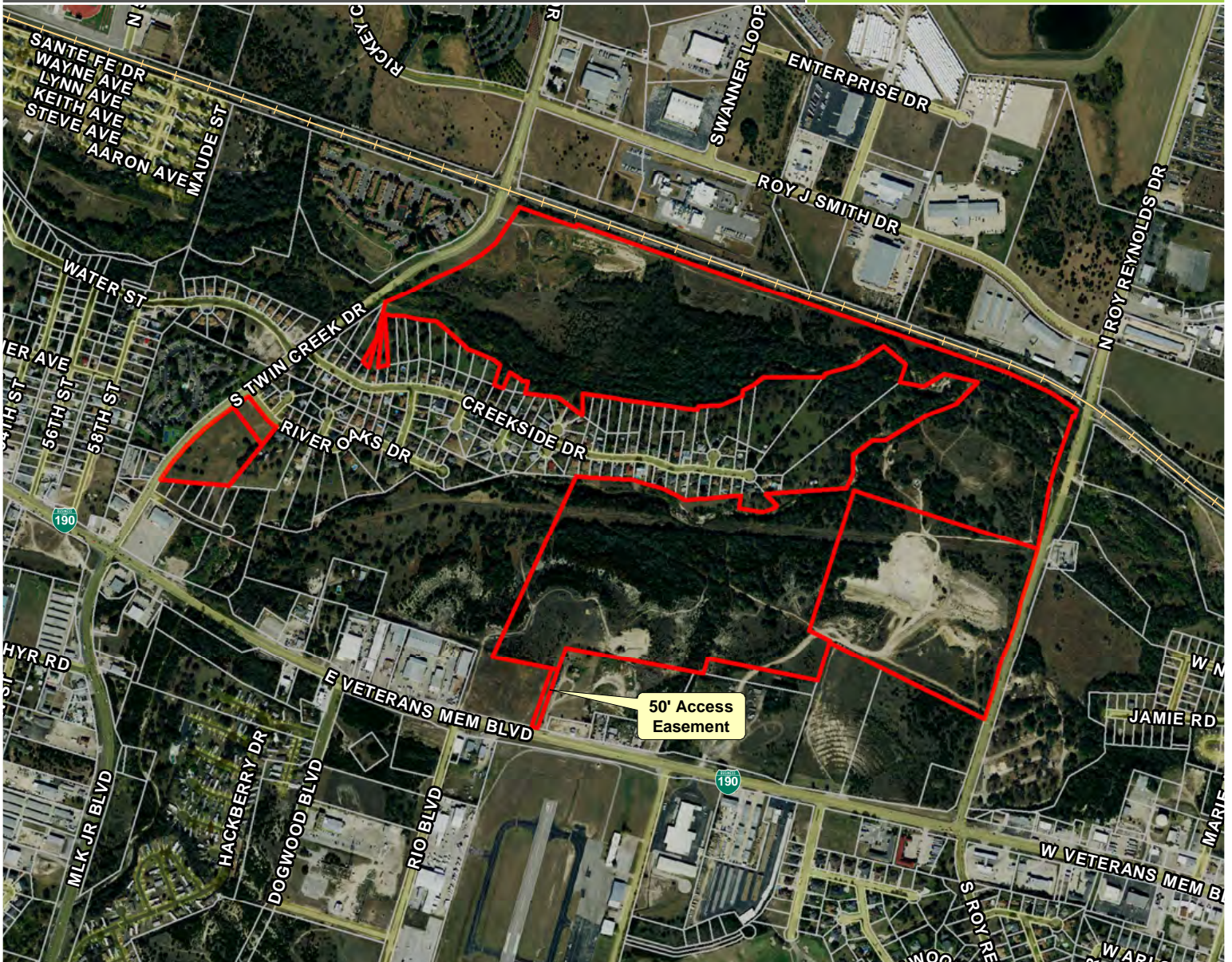


TWIN CREEK DEVELOPMENT SITES
Killdeer, TX

FOR SALE



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Robby Eaves, CCIM
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Lee Ellison, ALC
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9130 Jollyville Rd., Suite 300
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SUMMARY

For Sale: Twin Creek Development Sites | Killeen, TX

COMMERCIAL B-5 LAND - CITY OF KILLEEN

LOCATION:	Southeast corner of South Twin Creek Drive and River Oaks Drive.
LAND SIZE:	±6.61 Acres net of FEMA floodplain
ZONING:	B-5 Zoning B-5 Zoning allows for a variety of commercial uses, including those in B-4, B-3, B-3 and B-1.
TOPOGRAPHY:	Relatively flat with a small amount of the southeast portion located in the FEMA Flood Zone.
UTILITIES:	A 6" water line and a 12" wastewater line runs along the frontage of S. Twin Creek Drive. Electricity is available to the site through a deregulated energy provider.
FRONTAGE:	±918' along South Twin Creek Drive
SALE PRICE:	\$3.50/SF = \$1,007,760.60



For More Information Contact:

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SUMMARY

For Sale: Twin Creek Development Sites | Killeen, TX

COMMERCIAL B-4 LAND - CITY OF KILLEEN

- LOCATION:** The parcel is located on the western side of Roy Reynolds Drive between Veterans Memorial Boulevard and Roy J. Smith Drive.
- LAND SIZE:** ±30.406 Acres net of FEMA floodplain
- SALE PRICE:** \$1.50/SF = \$1,986,728.04
- ZONING:** B-4 Zoning with Special Use Permit
B-4 Zoning allows for a variety of commercial uses, including those in B-3, B-2 and B-1.
- UTILITIES:** A 24" water supply line runs near the southeast corner of the parcel at N. Roy Reynolds Drive and a 12" Wastewater line is runs along the northern and eastern property line. Electricity is available to the site through a deregulated energy provider.
- FRONTAGE:** ±1,340' along Roy Reynolds Drive



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SUMMARY

For Sale: Twin Creek Development Sites | Killeen, TX

INDUSTRIAL M-1 LAND - CITY OF KILLEEN

LOCATION:	East side of South Twin Creek Drive at the Burlington Northern Santa Fe Railroad.
LAND SIZE:	±15.565 Acres net of FEMA floodplain
ZONING:	M-1 Zoning M-1 Zoning allows for all permitted uses in B-5 including: <ul style="list-style-type: none">• Food Processing• Chemical Manufacturing• Automobile, Mobile Home, or Heavy Equipment Manufacturing
TOPOGRAPHY:	Relatively flat with a small amount of the southeast portion located in the FEMA Flood Zone.
UTILITIES:	A 12" water line is across the street in S. Twin Creek Drive and along the northern part of the Burlington Northern Santa Fe Railroad and a 18" wastewater line runs along the frontage of S. Twin Creek Drive. Electricity is available to the site through a deregulated energy provider.
FRONTAGE:	±1,050 along South Twin Creek Drive
SALE PRICE:	\$2.50/SF = \$1,695,028.50



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SUMMARY

For Sale: Twin Creek Development Sites | Killeen, TX

INDUSTRIAL M-1 LAND - CITY OF KILLEEN

LOCATION:	North side of Memorial
LAND SIZE:	±39.421 Acres net of FEMA floodplain
ZONING:	M-1 Zoning M-1 Zoning allows for all permitted uses in B-5 including: <ul style="list-style-type: none">• Food Processing• Chemical Manufacturing• Automobile, Mobile Home, or Heavy Equipment Manufacturing
TOPOGRAPHY:	Very rough topography with some flat areas for development with a large amount of the northern portion located in the FEMA Flood Zone.
UTILITIES:	A 10" water line runs along Veterans Memorial Blvd and an 8" line just the north of the northern boundary line along with a 20" wastewater line just to the west of the western boundary line. 3 Phase Electricity is available to the site through a deregulated energy provider.
FRONTAGE:	± 60' Easement out to Veterans Memorial Boulevard
SALE PRICE:	\$1.00/SF = \$1,717,178.76



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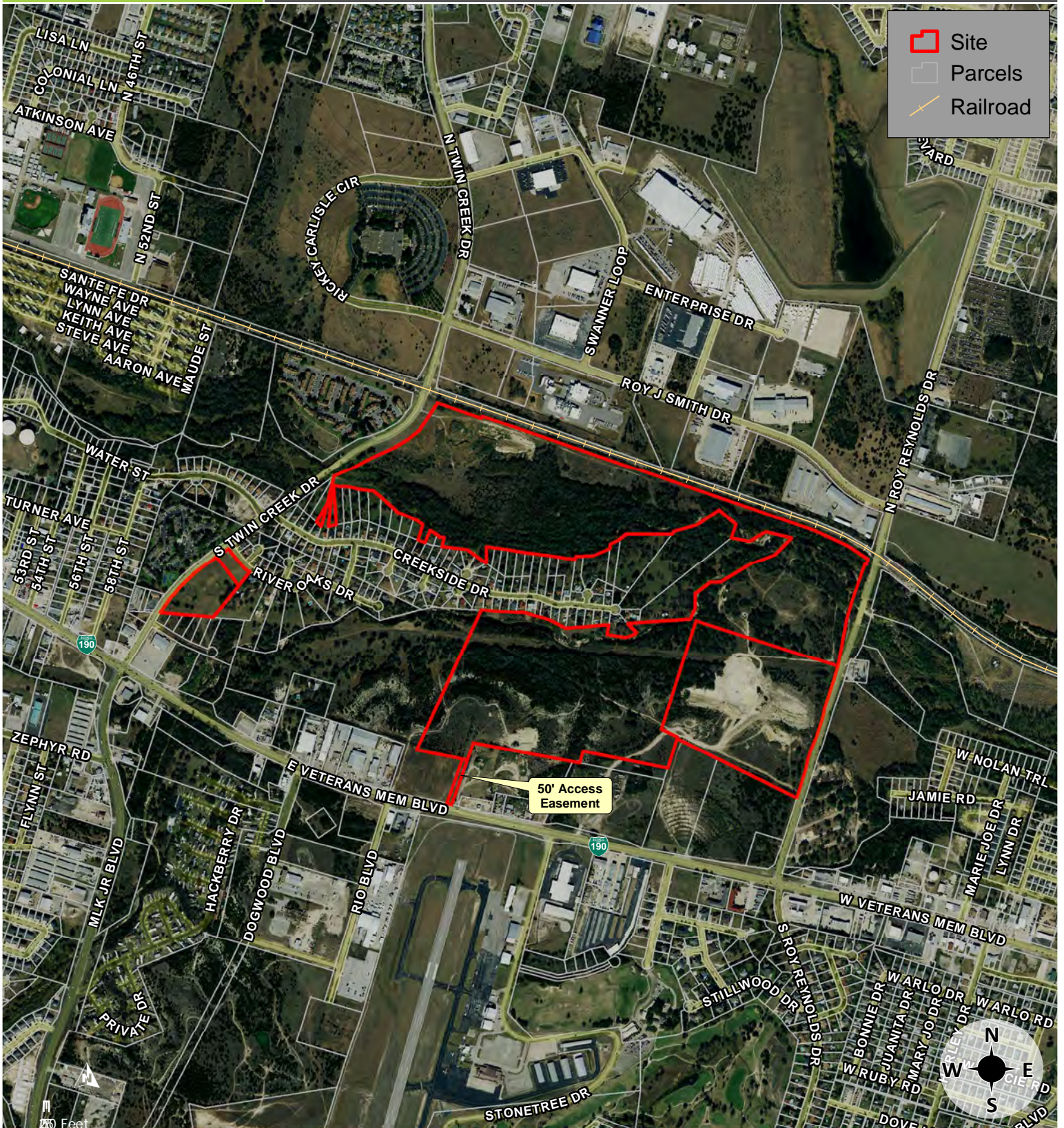
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CLOSE UP AERIAL MAP

For Sale: Twin Creek Development Sites | Killeen, TX



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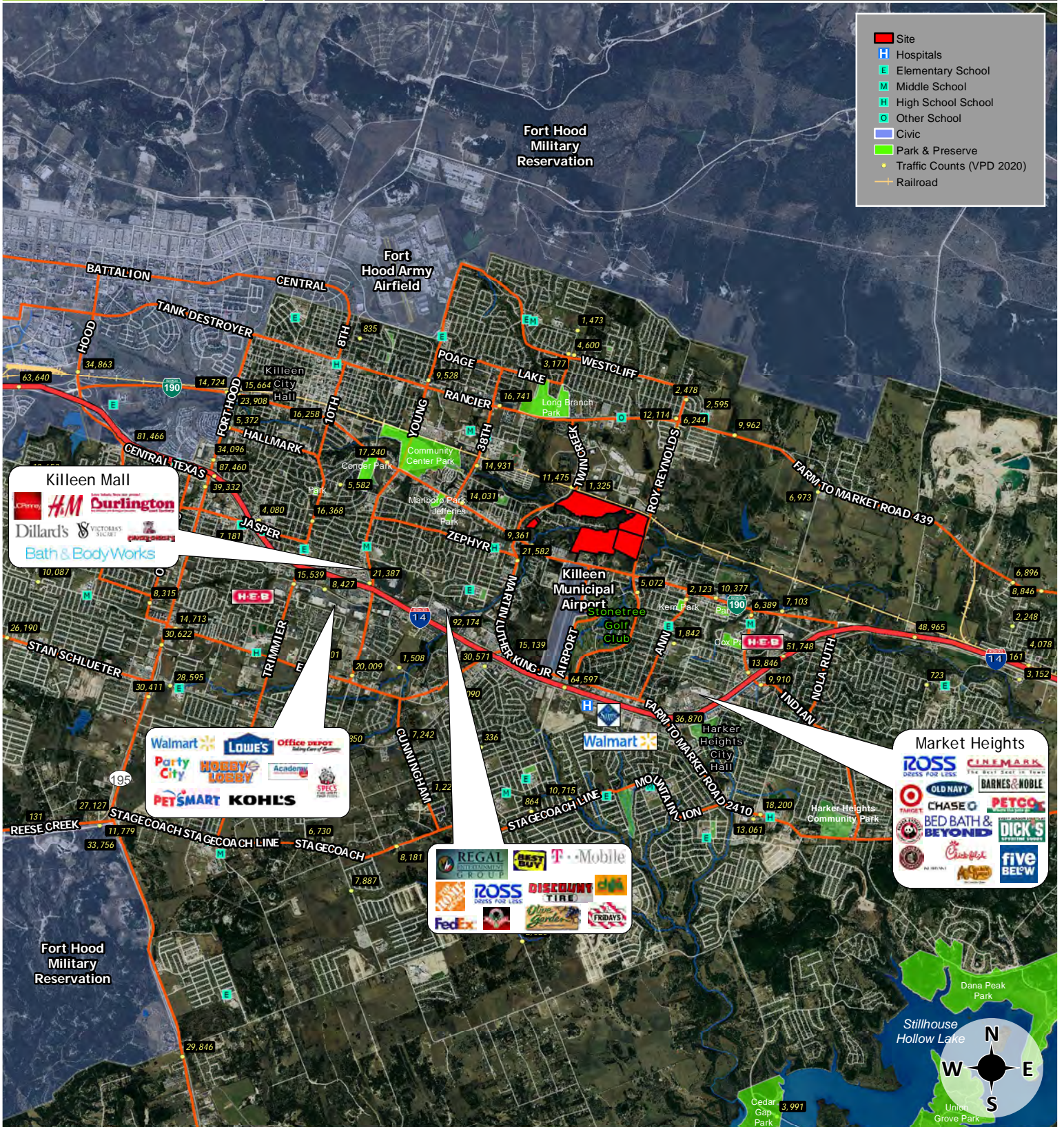
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REGIONAL AERIAL MAP

For Sale: Twin Creek Development Sites | Killeen, TX



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TOPO/FEMA MAP

For Sale: Twin Creek Development Sites | Killeen, TX



- Site
- Parcels
- 10 Ft Elevation Lines
- 2 Ft Elevation Lines
- 100 - Year FEMA Floodplain
- Railroad

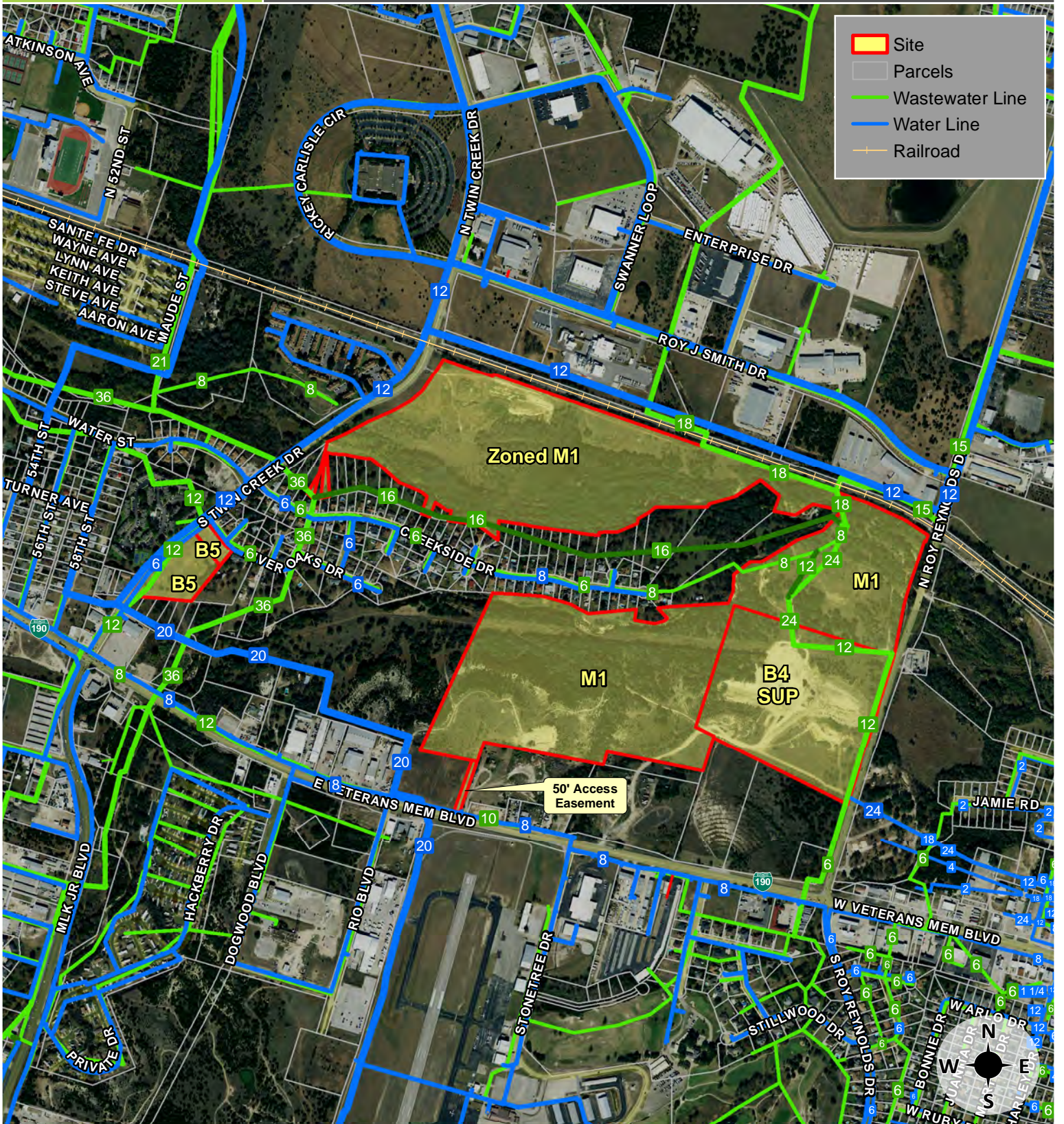


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W-WW MAP

For Sale: Twin Creek Development Sites | Killeen, TX



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INFOGRAPHIC 5 MILE RADIUS

For Sale: Twin Creek Development Sites | Killeen, TX

KEY FACTS

156,647

Population



2.6

Average Household Size

30.3

Median Age

\$51,001

Median Household Income

EDUCATION

9%

No High School Diploma



25%

High School Graduate



42%

Some College



24%

Bachelor's/Grad /Prof Degree

BUSINESS



3,734

Total Businesses



37,482

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services

10.0%

Unemployment Rate

INCOME



\$51,001

Median Household Income



\$24,856

Per Capita Income



\$28,929

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.6%)

The smallest group: \$200,000+ (3%)

Indicator ▲	Value	Diff		
<\$15,000	12.8%	+1%		
\$15,000 - \$24,999	10.6%	+0.9%		
\$25,000 - \$34,999	10.6%	+0.7%		
\$35,000 - \$49,999	14.8%	+1.2%		
\$50,000 - \$74,999	20.6%	+0.5%		
\$75,000 - \$99,999	12.4%	-0.5%		
\$100,000 - \$149,999	11%	-1.4%		
\$150,000 - \$199,999	4.3%	-0.7%		
\$200,000+	3%	-1.6%		

Bars show deviation from Bell County

Source: This infographic contains data provided by Esri, Esri, Esri and Data Axle. The vintage of the data is 2021, 2026, 2021.



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robby Eaves / Lee Ellison	588199/430895	robby@cipaustin.com / lee@cipaustin.com	512-682-1003 / 512-682-1008
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date