PAD SITES AVAILABLE

KILLEEN, TX | W. STAN SCHLUETER LOOP & LONESOME DOVE DRIVE

AVAILABILITY:
1.382 ACRES

LEASE RATES:
PLEASE CALL FOR RATES

AREA RETAILERS:

Church's Chicken · Dollar General · O'Reilly Auto Parts · Subway · jiffy lube · Walmart · CVS pharmacy · at&t · Great Clips · Sprint · Arby's · Quick N Clean Car Washing... Fast & Easy

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2017 Population	14,825	70,719	130,706
% Pop Growth 2017-2022	10.0%	13.7%	9.7%
% Pop Growth 2000-2010	389.6%	76.6%	30.6%
2017 Daytime Population	7,484	93,852	146,580
2017 Total Households	4,997	24,777	44,465
2017 Average HH Income	$64,632	$61,368	$57,532

TRAFFIC COUNTS:
Stan Schlueter: 21,855 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

LANCE MORRIS
512.485.0888
lmorris@theretailconnection.net

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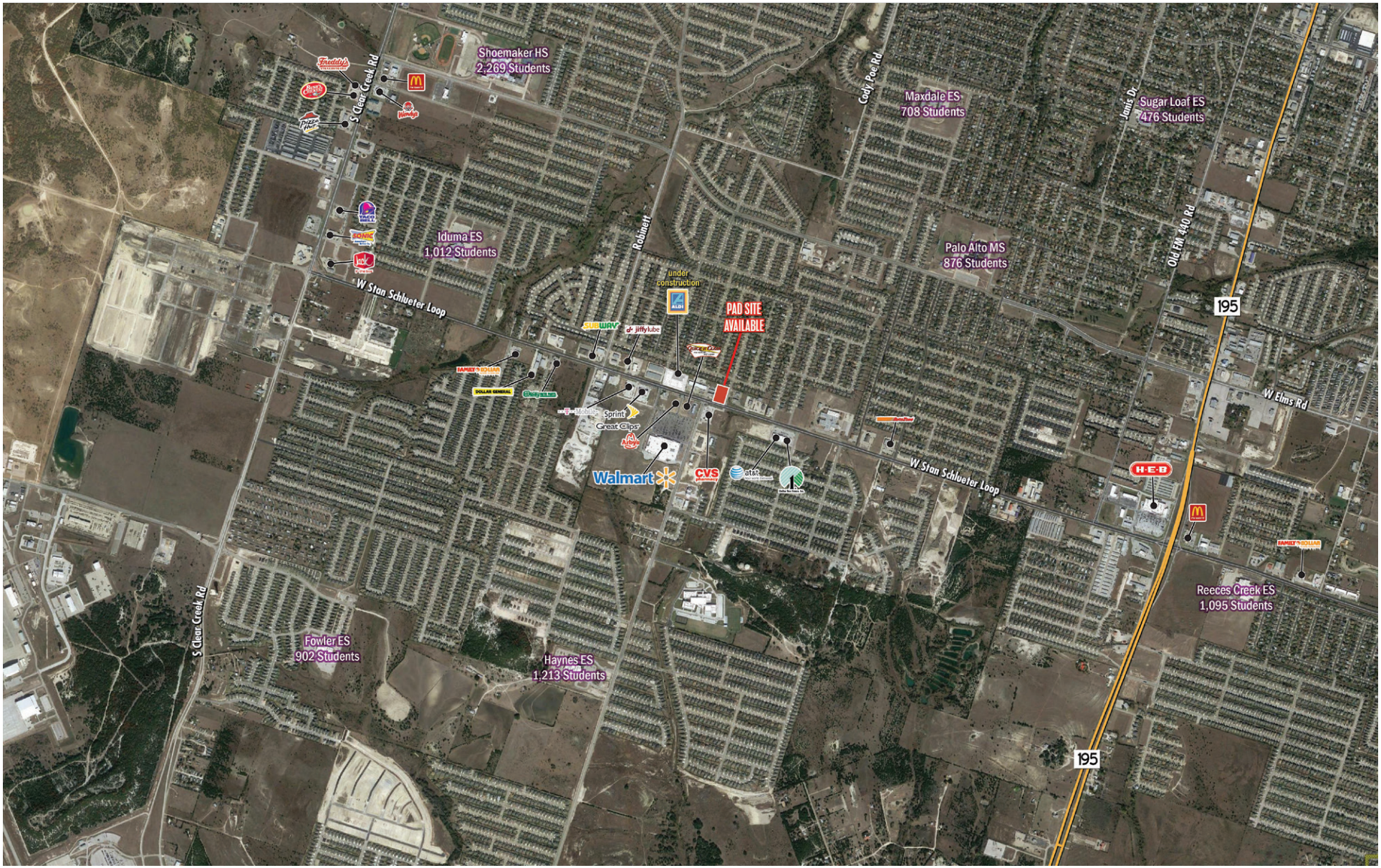

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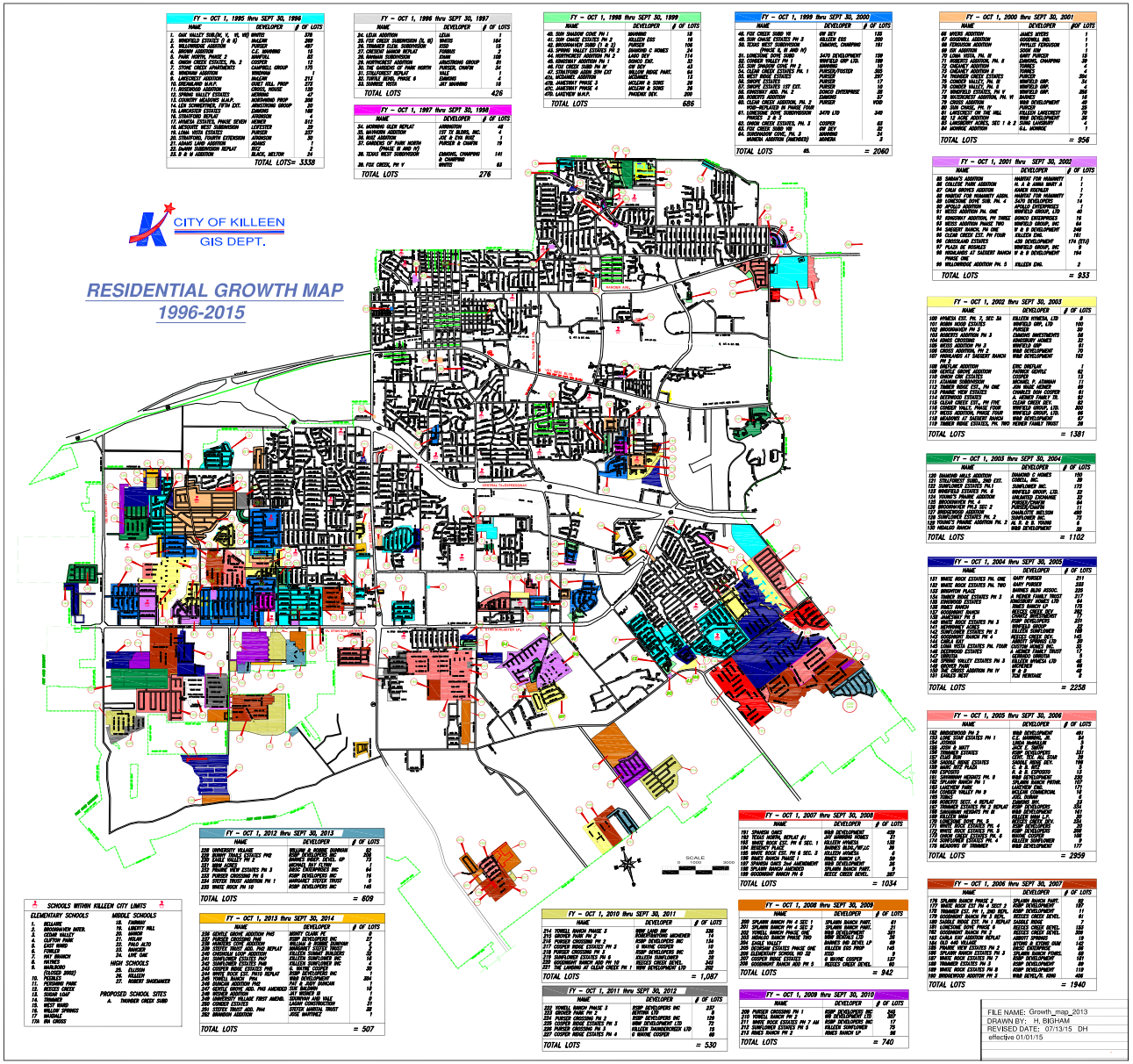

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KILLEEN REGION

- #1 MSA in the Nation *[out of 200]* for best overall business climate *[Milken Institute-2011]*
- 5th best performing MSA in the Texas economy *[Milken Institute-2011]*
- 8th MSA in the nation for economic strength *[Policom-2013]*
- 9th fastest growing city in the nation *[US Census Bureau-2009]*
- Largest city between DFW & Austin *[US Census Bureau-2011]*

Seven surrounding cities have combined population of about 405,000.

Killeen has had a population growth of 47 percent since Census 2000. This increase is due to the number of military soldiers that exit or retire from the US Army at Fort Hood and remain in the local area.

Texas A&M University – Central Texas (TAMUCT) is newly opened and now officially a stand-alone, upper-level University, offering bachelor's and master's degrees. Current enrollment of the university is up to 3,500 students employing over 200 professors. The campus is currently under construction and at completion will accommodate over 15,000 students. The Proposed full build out of TAMUCT will include 19 academic buildings totaling 1,600,000 square feet, 4 general use buildings totaling 325,000 square feet and a 30,000-person-capacity football stadium. The university is the second-largest economic development to occur in the region only behind the establishment of Fort Hood.

Central Texas College has two campuses in the area. The main campus is here in Killeen with an undergraduate enrollment of 12,715 students and employing 715 professors. The other campus is in Fort Hood which has about 750 students and employs 50 professors.

TOP TEN EMPLOYERS | KILLEEN

1. Fort Hood
2. Killeen ISD
3. Central Texas College
4. MetroPlex Hospital
5. Fort Hood Exchange
6. City of Killeen
7. First National Bank
8. Sallie Mae [Now Aegis]
9. Killeen Mall
10. Wal-Mart

KILLEEN AREA MEDICAL PROVIDERS

[EMPLOYS OVER 8,100 HEALTH CARE PRACTITIONERS AND TECHNICIANS]

Carl Darnall Medical Center – Currently under construction of 947K SF. This project is a $1B renovation to what once was the Darnall Army Community Hospital, scheduled to open in summer of 2015. This 72acre campus will serve 170,000 personnel and family members within a 25 mile radius. It will be the premier Healthcare System in America, singularly focused on honoring our Service members, Veterans and Family Members.

Seton Medical Center – Recently opened over 200K SF of floor area costing $100MM. This Hospital is a full service facility with 83 beds located on the east side of Killeen, just over the border of Harker Heights.

Metroplex Health System – Operating the largest private hospital in Killeen with 245 beds. Located on the far west side of Killeen.

FORT HOOD

Fort Hood is the largest United States military installation in the world, and is the home of III Corps, 1st Cavalry Division, 13th Sustainment Command, First Army Division West, 3rd Armored Cavalry Regiment, and 41st Fires Brigade.

Fort Hood houses 65,000 soldiers with another 20,000 Department of Army Civilians and Service | Contract employees.

Fort Hood is the largest single site employer in the state of Texas, inserting $10.9B annually into the Texas economy of which $7.1B impacts the greater Fort Hood region.

The average active duty compensation package is worth $99,000 which includes income, non-taxable income benefits such as hazard pay, combat pay, housing allowance, meal rations, clothing allowance and others. 87.6% of households on the base have children under the age of eighteen living with them, 87.1% are married couples living together.

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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.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

The Retail Connection GP, Inc.	0512517	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____