

FOR LEASE: 3,800 +/- SF

Killeen, Texas 76542



400 Cheyenne

3,800 +/- SF

Killeen, Texas 76542

PROPERTY:

- Freestanding flex office/industrial building
- 3,800 +/- SF
- Zoning: B-5 per City of Killeen
- Corner property of Cheyenne and Botanical- off 195 and 190
- (1) grade level overhead door
- Buyer to verify

Call Brokers for additional information.

The information contained herein has been obtained from sources believed reliable. Wiler and Associates, Inc. makes no guarantees or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract.



Wiler & Associates, Inc.
REAL ESTATE SERVICES

Holland Wiler
(512)244-6100
hwiler@wilercre.com

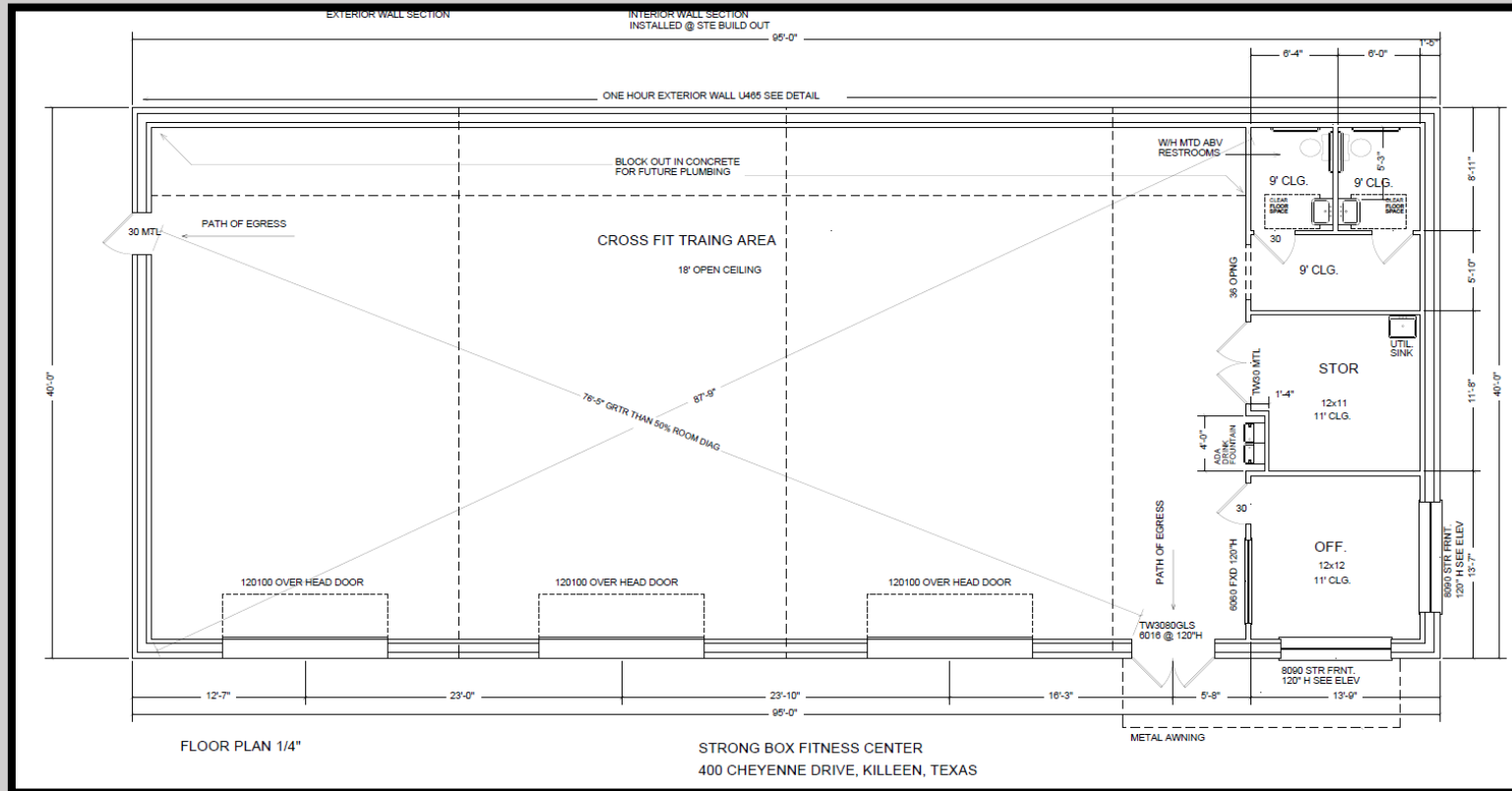
400 Cheyenne

3,800 +/- SF

Killeen, Texas 76542

PROPERTY:

- \$12.00 SF annually + \$2.52 SF NNN. Tenant pays:
- water, trash, electric and maintenance.
- Building dimension 95x40+/-
- Proximity to 195 and 190 from Botanical and Jasper



The information contained herein has been obtained from sources believed reliable. Wiler and Associates, Inc. makes no guarantees or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract.





11/2/2015

- 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.

- 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.

- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' written consent, appoint a different licensee 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/buyer 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.

- 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.

Weller and Associates, Inc.	501206	hweller@austin.rr.com	(512)224-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Holland Weller	501206	hweller@austin.rr.com	(512)224-6100
Designated Broker of Firm	License No.	Email	Phone
Holland Weller			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cameron Hughley	617716	cameron@wellerco.com	(512)294-9338
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
Regulated by the Texas Real Estate Commission TAR-2501	Information available at www.trec.texas.gov IABS 1-8-10 Date
Waller & Associates Real Estate Services, Inc. 11301 W. Cimarron Road, Suite 707 Dallas, Texas 75249 Contact with 469-996-0000 or 800-469-1870 Where the Road Leads, We'll Go	Phone: 214-344-6444 Fax: 214-344-6445 E-mail: info@wallerre.com Website: www.wallerre.com

www.wilercr.com

The information contained herein has been obtained from sources believed reliable. Wiler and Associates, Inc. makes no guarantees or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract.



Holland Wiler
(512)244-6100
hwiler@wilercre.com