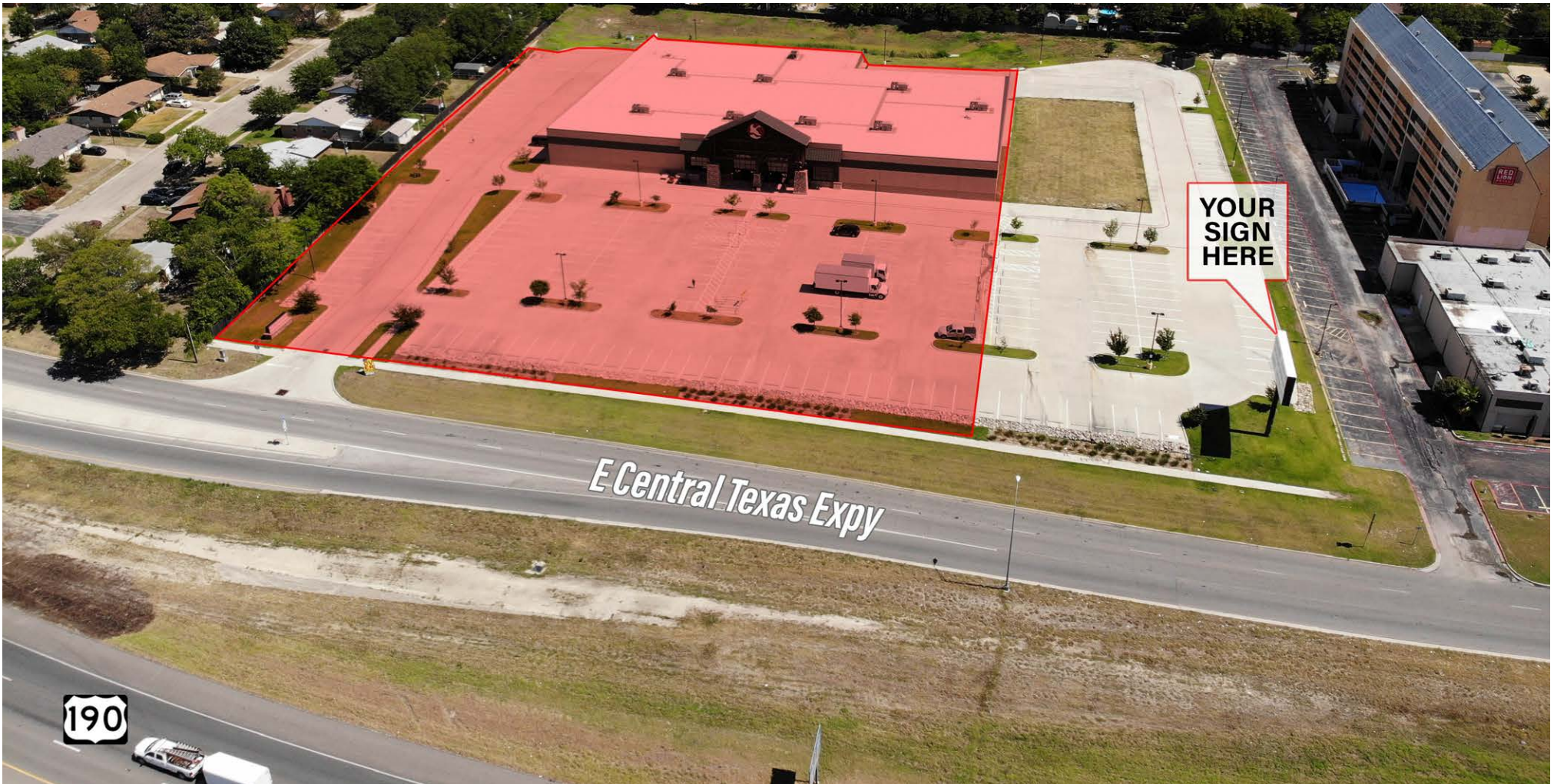


FREESTANDING BUILDING

701 E CENTRAL TEXAS EXPRESSWAY | KILLEEN, TX 76541

FOR SALE



BUILDING: 52,000 SF | LAND: 4.8 ACRES

FOR MORE INFORMATION PLEASE CONTACT

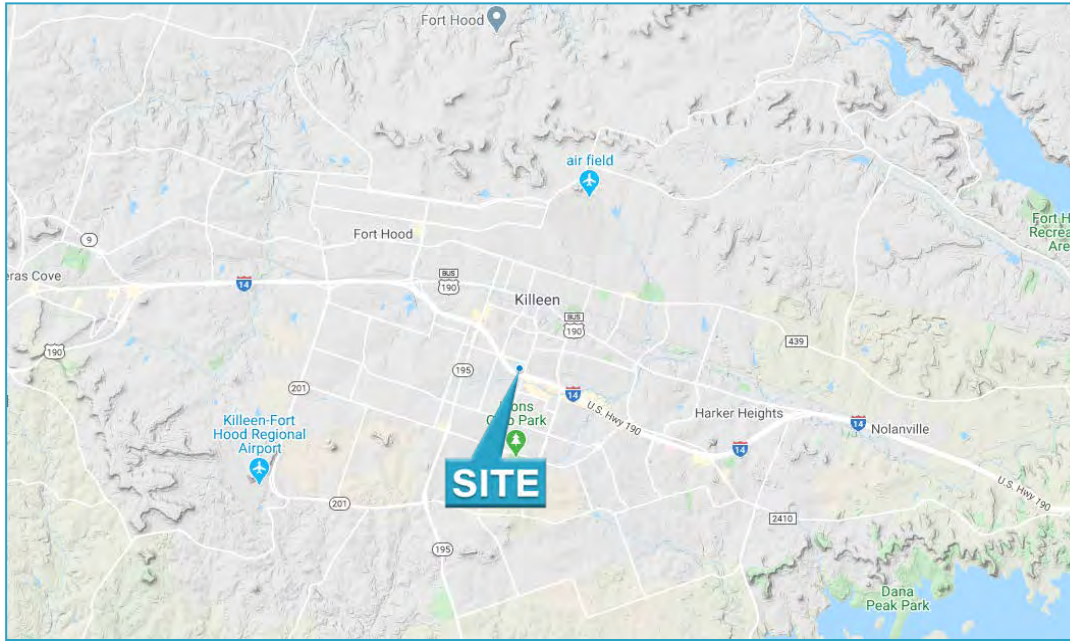


Charlotte W. Cooper
ccooper@mantare.net
214.797.4940

Clay Mote
clay@retailunion.com
214.960.4606



PROPERTY INFORMATION



The information contained herein was obtained from sources believed reliable; however RetailUnion makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions prior to sale or lease, or withdrawal without notice.

2020 DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
EST. POPULATION	100,377	181,195	253,276
DAYTIME POP	25,518	38,347	52,633
MEDIAN HH INCOME	\$43,082	\$49,636	\$51,956
AVG. HH INCOME	\$53,866	\$60,297	\$63,949



LOCATION:

701 E Central Texas Expressway
Killeen, TX 76541

PROPERTY:

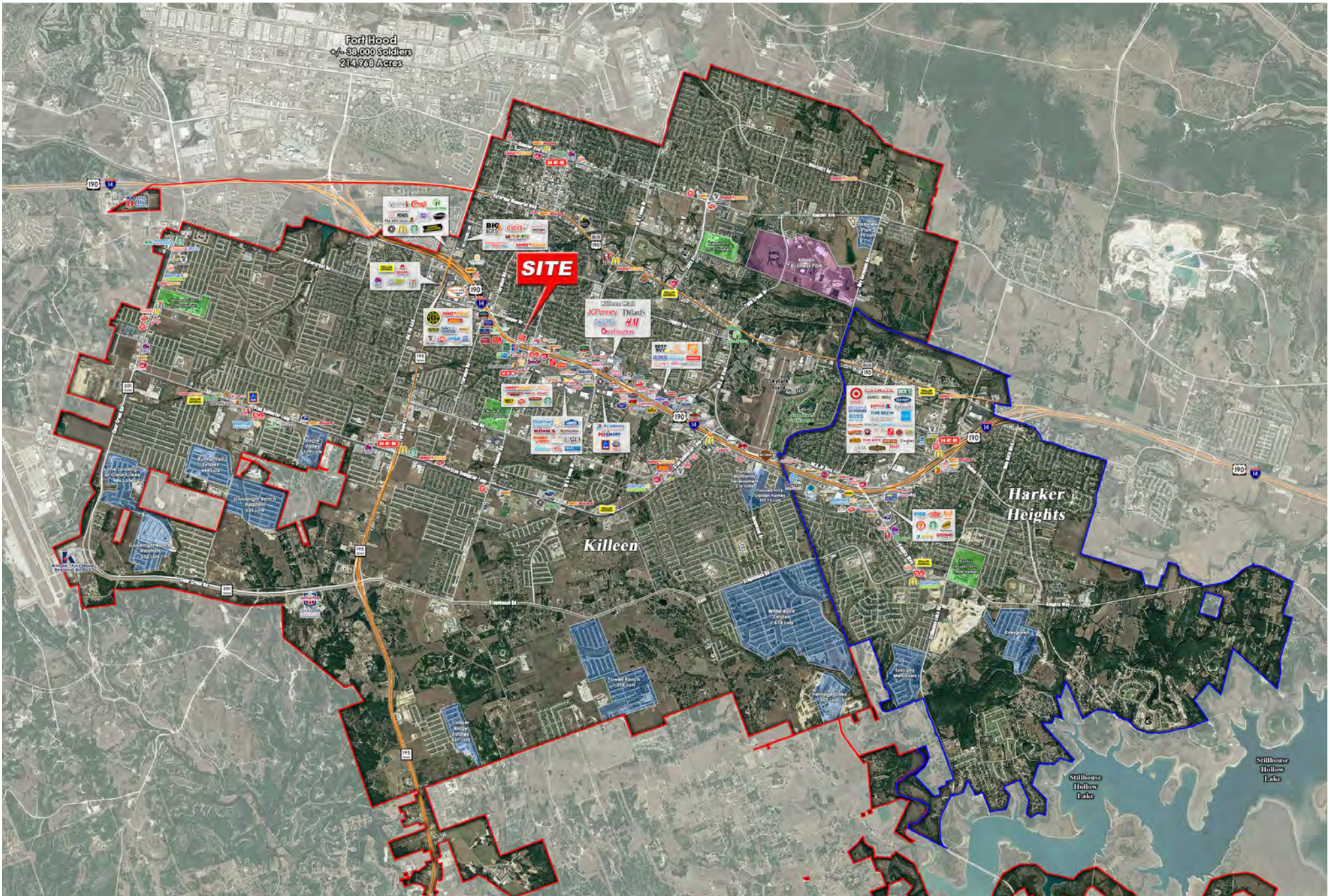
Building: 52,000 SF
Land: ±4.8 ACRES

TRAFFIC COUNTS:

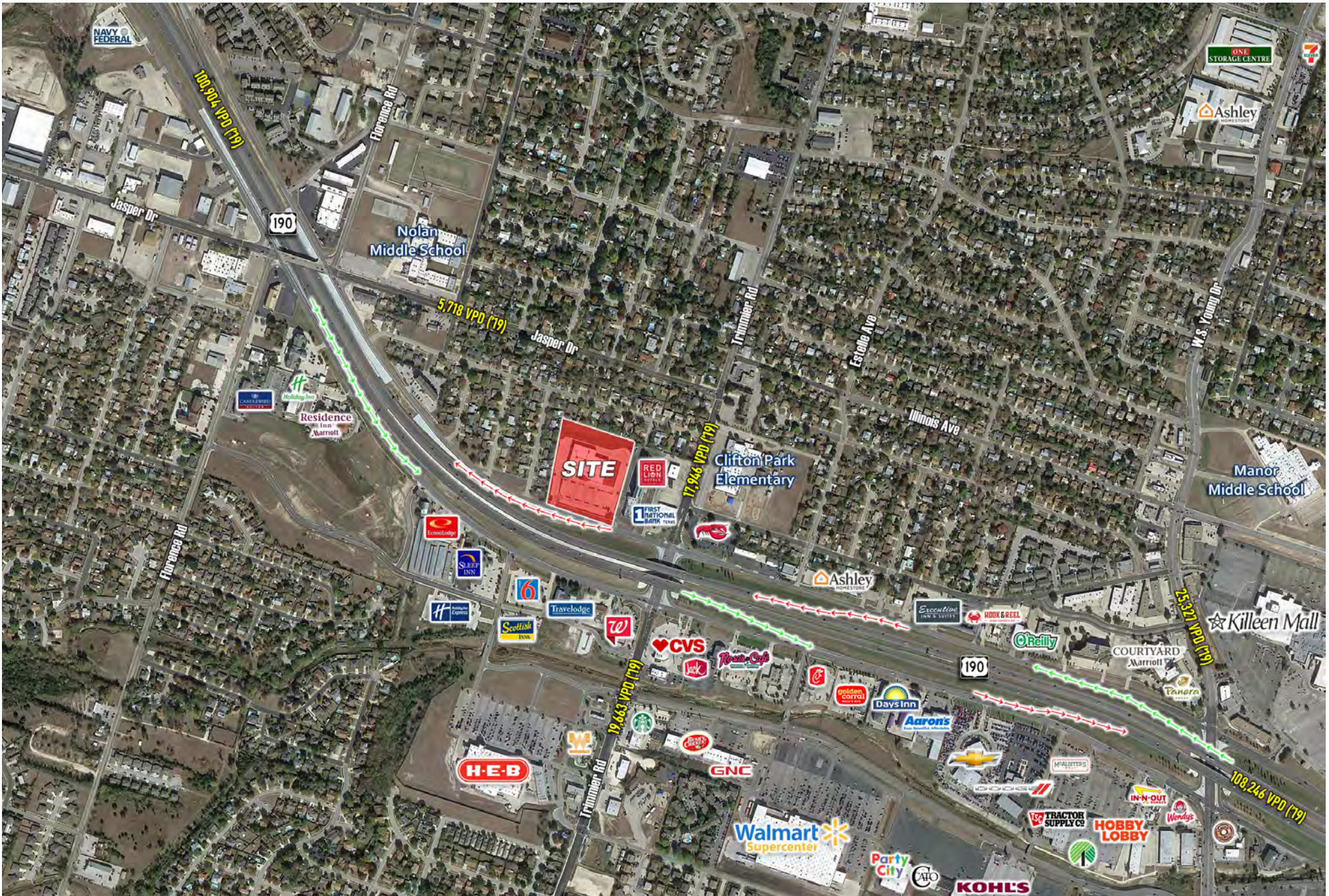
U.S. 190 (IH-14): 63,722 AADT

PROPERTY HIGHLIGHTS:

- Excellent access and visibility from U.S. 190/ Interstate 14 with 207' of frontage
- Adjacent parcel available for a larger user or for future expansion
- The pad can be subdivided to meet your needs
- Large monument and pylon signage
- Zoning: B-3 Local Business District
- New Texas Bank headquarters being built on corner next to Red Roof Hotel
- Located within Killeen's primary retail hub
- Home of Fort Hood, one of the largest military bases in the world with over 55,000 personnel
- Killeen is also home to both Central Texas College (±25,000 students) & Texas A&M University-Central Texas (±2,417 students)



CLOSE-UP AERIAL



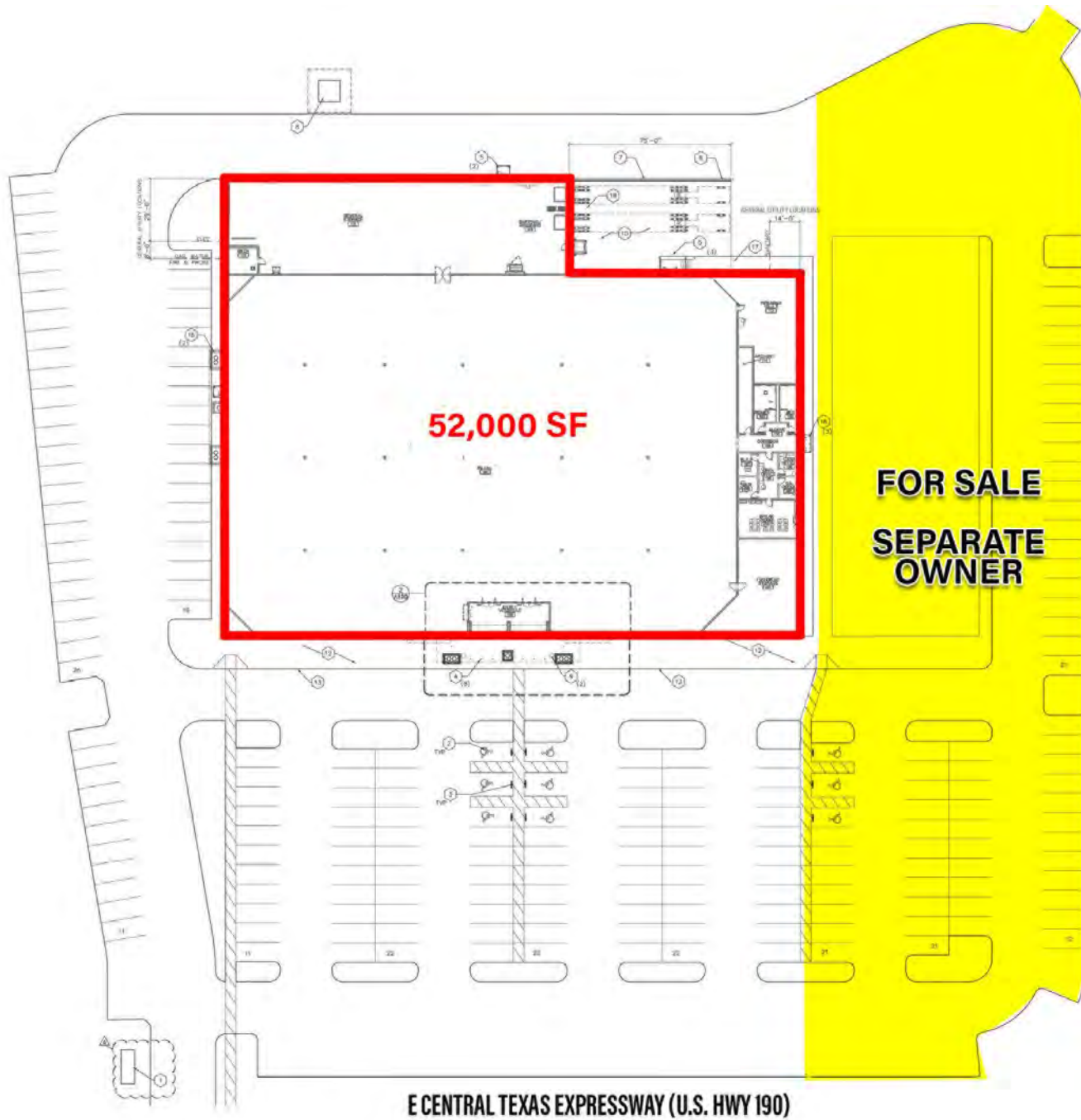
AERIAL PHOTO (1 of 2)



AERIAL PHOTO (2 of 2)



SITE PLAN



EXTERIOR PHOTOS (1 of 2)



EXTERIOR PHOTOS (2 of 2)



INTERIOR PHOTOS (1 of 3)



INTERIOR PHOTOS (2 of 3)



INTERIOR PHOTOS (3 of 3)





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.



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.

RU Brokerage LLC	9009360	Nick@retailunion.com	214.960.4606
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nick G Koeijmans	386459	Nick@retailunion.com	214.960.4606
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Clay Mote	447471	clay@retailunion.com	214.960.4606
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date