



DB Commercial Real Estate

A DAVIS-BEEVERS COMPANY

Broker License No. 0511146

Fax (254) 774-9999

(254) 771-5959

2104 S. CLEAR CREEK RD.

SEC CLEAR CREEK RD. & WATERCREST RD.

SEC Clear Creek Rd. & Watercrest Rd. Killeen, TX 76549

1.0 - 10.16 Acres

PAD SITES AVAILABLE



- ◆ Across from Metroplex Adventist Hospital
- ◆ SIGNALIZED Intersection
- ◆ Rapid RETAIL Growth Corridor
- ◆ Regionally CONVENIENT

Presented By: Stan Briggs, M.B.A.
 stan@dbcre.com
 254-771-5959 x 7



6 South 1st Street, Temple, Texas 76501
 P.O. Box 2367, Temple, Texas 76503

www.dbcre.com





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SEC CLEAR CREEK RD. & WATERCREST RD.

Killeen, TX

PAD SITES AVAIABLE

LOCATION: Property is located at the SEC of Clear Creek Rd. & Watercrest Rd.. Prime DEVELOPMENT TRACT. The Clear Creek gate into Fort Hood is only a mile away. Metroplex Hospital and Central Texas College are across the street. Starbucks, Zaxby's, Walmart Neighborhood Market, McDonald's, Wendy's, Freddy's Frozen Custard and Bush's Chicken are nearby.

TRAFFIC COUNT: 32,063 vehicles per day (TxDOT 2015)

TOPOGRAPHY: Flat

FRONTAGE: ±425 feet of frontage along Clear Creek Rd.
±765 feet of frontage along Watercrest Rd.

UTILITIES: Water: City of Killeen (see attached map)
Sewer (available): City of Killeen (see attached map)
Electric: Oncor

ZONING: B5 - BUSINESS DISTRICT

ASKING PRICE: SEE EXHIBIT A

COMMENTS: Available: 1.0 - ±10 Acres. Property is a platted subdivision.

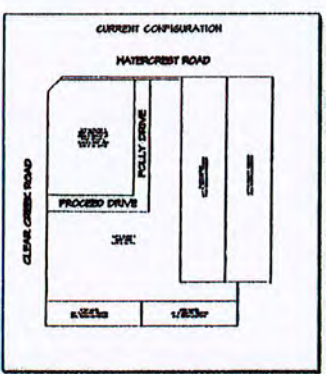
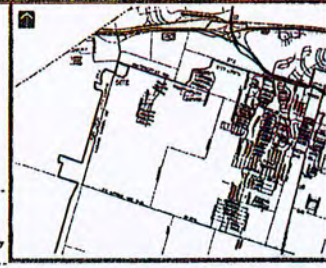
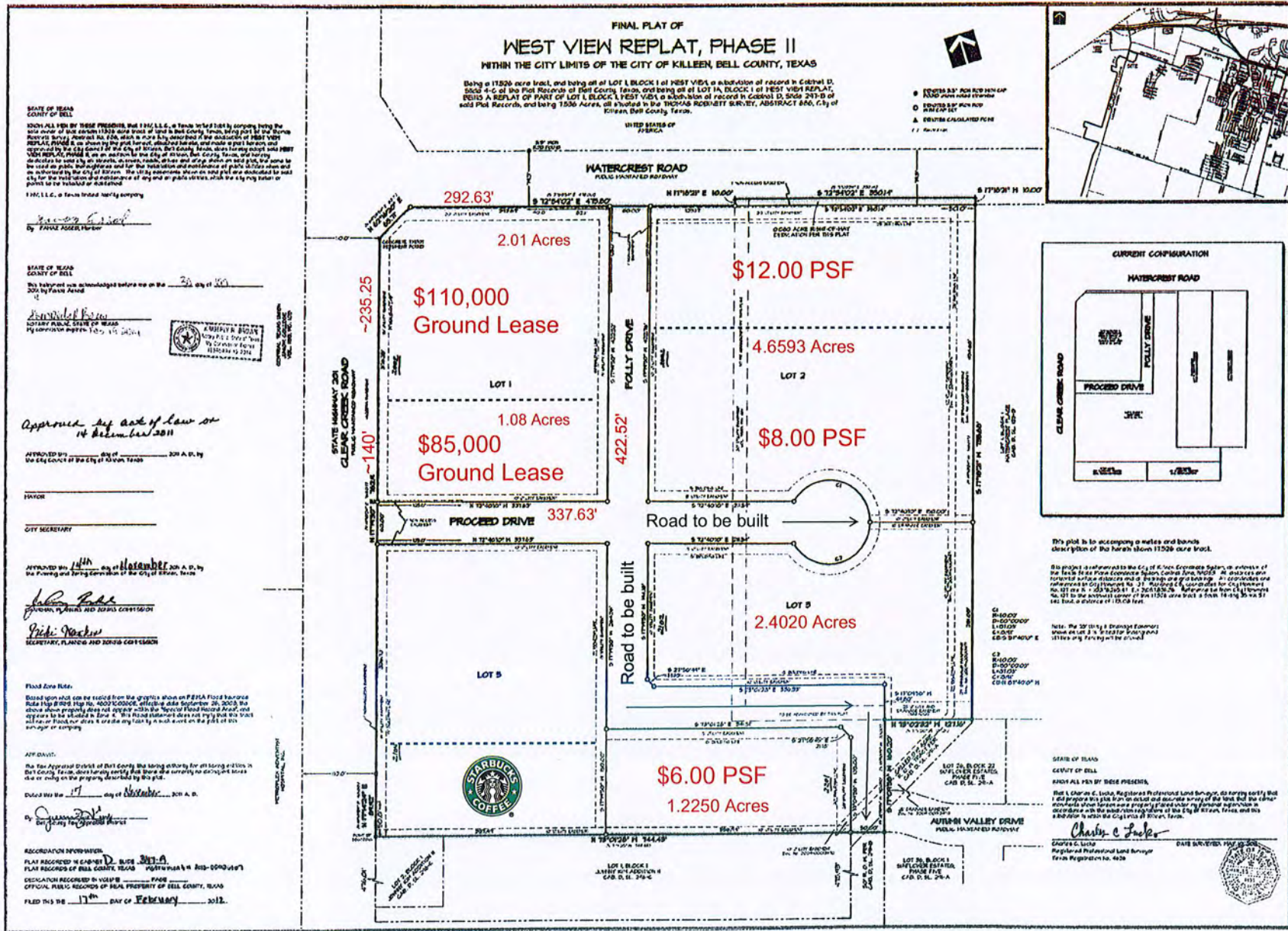
Buyer is responsible to verify all information contained herein. The statements and figures contained herein, while not guaranteed, are secured from sources DBCRE believes authoritative. No representations or warranties, either expressed or implied, or made as to the accuracy of the information contained herein. All information subject to change. SWC Clear Creek Rd. & Watercrest Rd. Property ID's: 467522, 457307, 457308, 457309, 457310.



6 South 1st Street, Temple, Texas 76501
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EXHIBIT A



This plat is an accessory map and a bond description of the parcels shown 11526 acre tract.

This project is referred to the City of Killeen Economic System, an extension of the State of Texas Economic System, Central Zone, 2002. All other data and information on this plat are the property of All County Surveying, Inc. and are not to be used for any other purpose without the written consent of All County Surveying, Inc. All other data and information on this plat are the property of All County Surveying, Inc. and are not to be used for any other purpose without the written consent of All County Surveying, Inc.

Note: The 2011 City of Killeen Economic System, Central Zone, 2002, is a project of the City of Killeen, Texas, and is a project of the State of Texas Economic System, Central Zone, 2002. All other data and information on this plat are the property of All County Surveying, Inc. and are not to be used for any other purpose without the written consent of All County Surveying, Inc.

**FINAL PLAT OF
WEST VIEW REPLAT, PHASE II**
WITHIN THE CITY LIMITS OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS

ALL COUNTY SURVEYING, INC.
1307 South 2nd Street, Temple, Texas 76788
(254) 776-2272 FAX (254) 776-1408

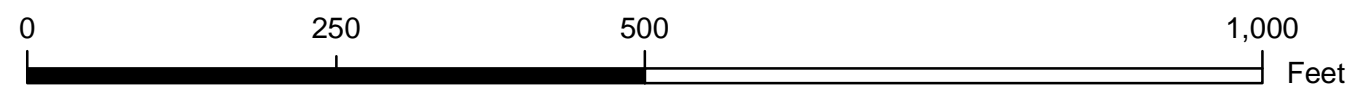
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DISCLAIMER:
THIS MAP IS A PUBLIC RESOURCE OF GENERAL INFORMATION. THE CITY OF KILLEEN MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS, OR COMPLETENESS OF ANY OF THE DATABASE INFORMATION PROVIDED HEREIN. ANY USE OR RELIANCE ON THE INFORMATION CONTAINED IN THIS DOCUMENT IS AT REQUESTORS' OWN RISK AND WITHOUT LIABILITY TO THE CITY OF KILLEEN, ITS OFFICIALS, OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS, OR VARIANCES THAT MAY EXIST.





Information About Brokerage Services

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 coincidental 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.

DB Commercial Real Estate	511146		(254)771-5959
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Greg D. Davis	280742	Greg@dbcre.com	(254)771-5959
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Stan J. Briggs	602315	stan@dbcre.com	(254)771-5959
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date