



LUKE HOLLER | CLAY FULLER | WADE SIVESS

507 W STAN SCHLUETER LOOP, KILLEEN, TX 76542

Suite 300: 1,239+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

507 W Stan Schlueter Loop offers premier retail space in the heart of Killeen's thriving retail corridor. This 2017-constructed strip center is anchored by Starbucks and Killeen Modern Dentistry, benefiting from high visibility and foot traffic. Located at a heavily trafficked intersection near major retailers such as H-E-B, McDonald's, Burger King, and Dutch Bros, the property presents an ideal opportunity for medical, service-based, or retail tenants looking to establish a presence in a growing market.

Available Spaces

- Suite 300: 1,239+/- SF (2nd Generation Salon Space)
- Co-Tenants: Starbucks & Killeen Modern Dentistry
- Location: Adjacent to H-E-B, McDonald's, Burger King, and Dutch Bros
- 2nd generation space with landlord, TI allowance available
- Traffic Counts: 29,000+/- VPD on S. Fort Hood Street, 28,000+/- VPD on W. Stan Schlueter Loop
- Construction Year: 2017

PROPERTY HIGHLIGHTS

LOCATION

507 W Stan Schlueter Loop, Killeen, TX 76542

PROPERTY TYPE

Retail

ZONING

District B-3 | Local Business District

MARKET

Killeen

AVAILABLE SPACE

Suite 300: 1,239+/- SF

LEASE RATE

\$22 PSF + NNN



Luke Holler

luke@cromwellcommercialgroup.com

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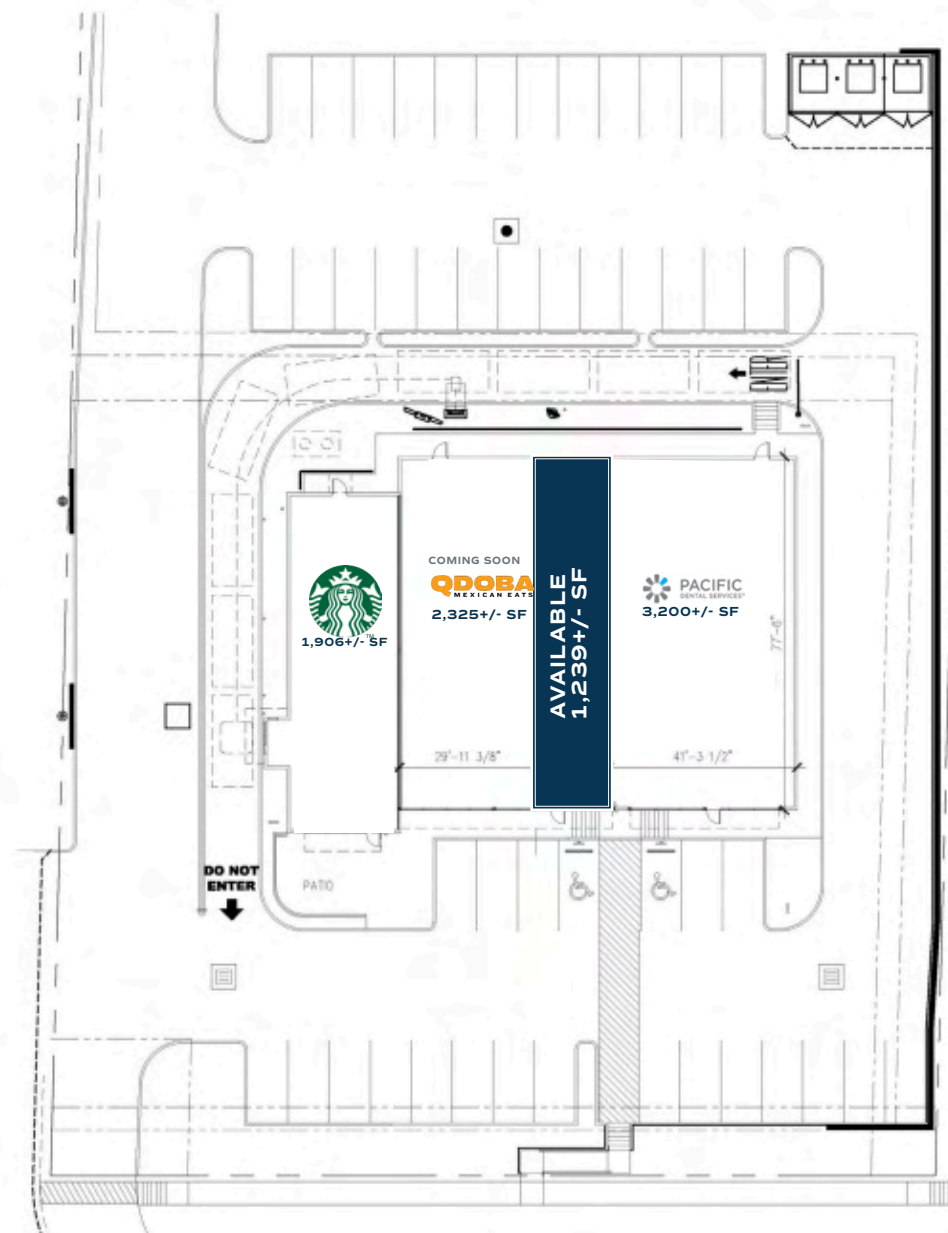
PHOTO GALLERY



Luke Holler
luke@cromwellcommercialgroup.com

Clay Fuller
clay@cromwellcommercialgroup.com

Wade Sivess
wade@cromwellcommercialgroup.com

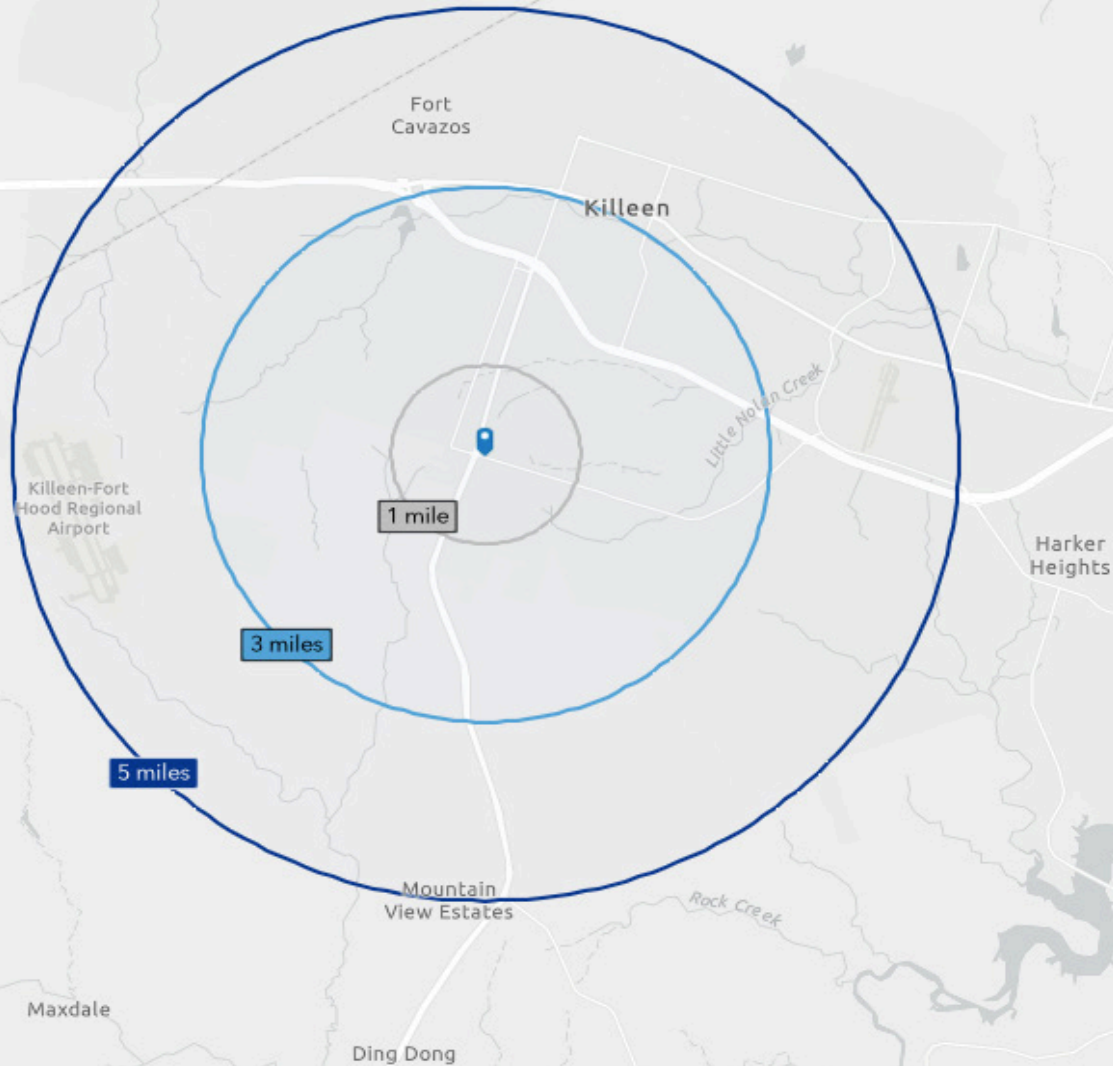




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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	7,729	72,805	136,770
2020 Population	10,480	87,738	160,362
2025 Population	11,165	93,074	169,133



Median Age
30.5

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	2,702	26,578	47,804
2020 Households	3,629	31,831	55,563
2025 Households	4,014	34,875	60,784

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$63,251	\$64,221	\$64,114

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$78,726	\$78,650	\$79,124



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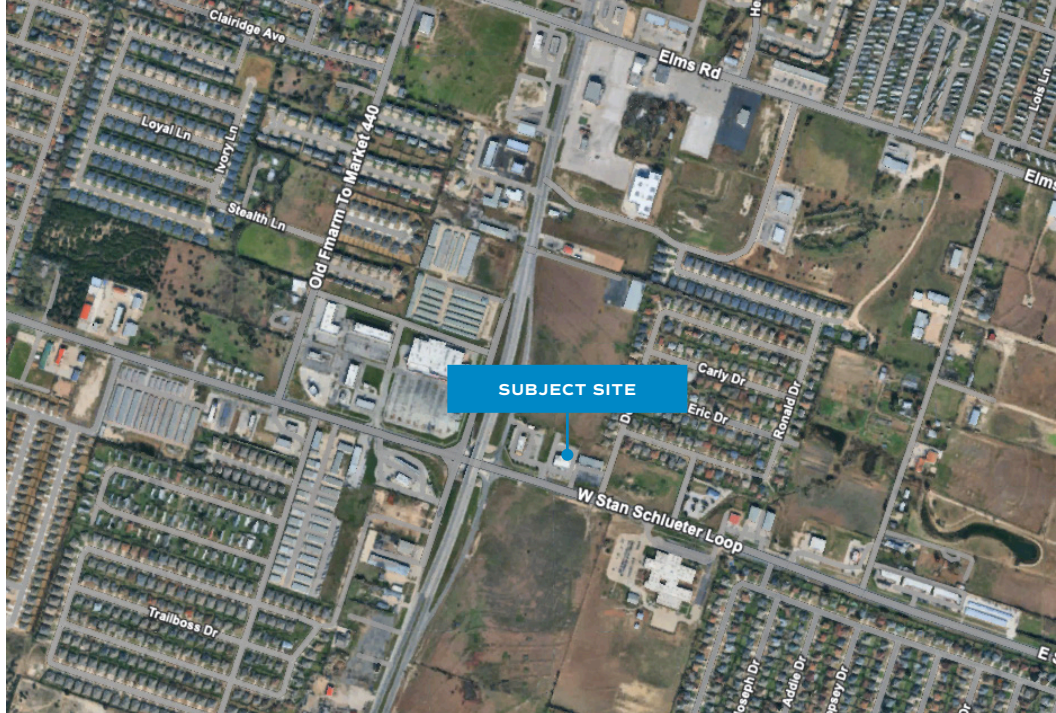
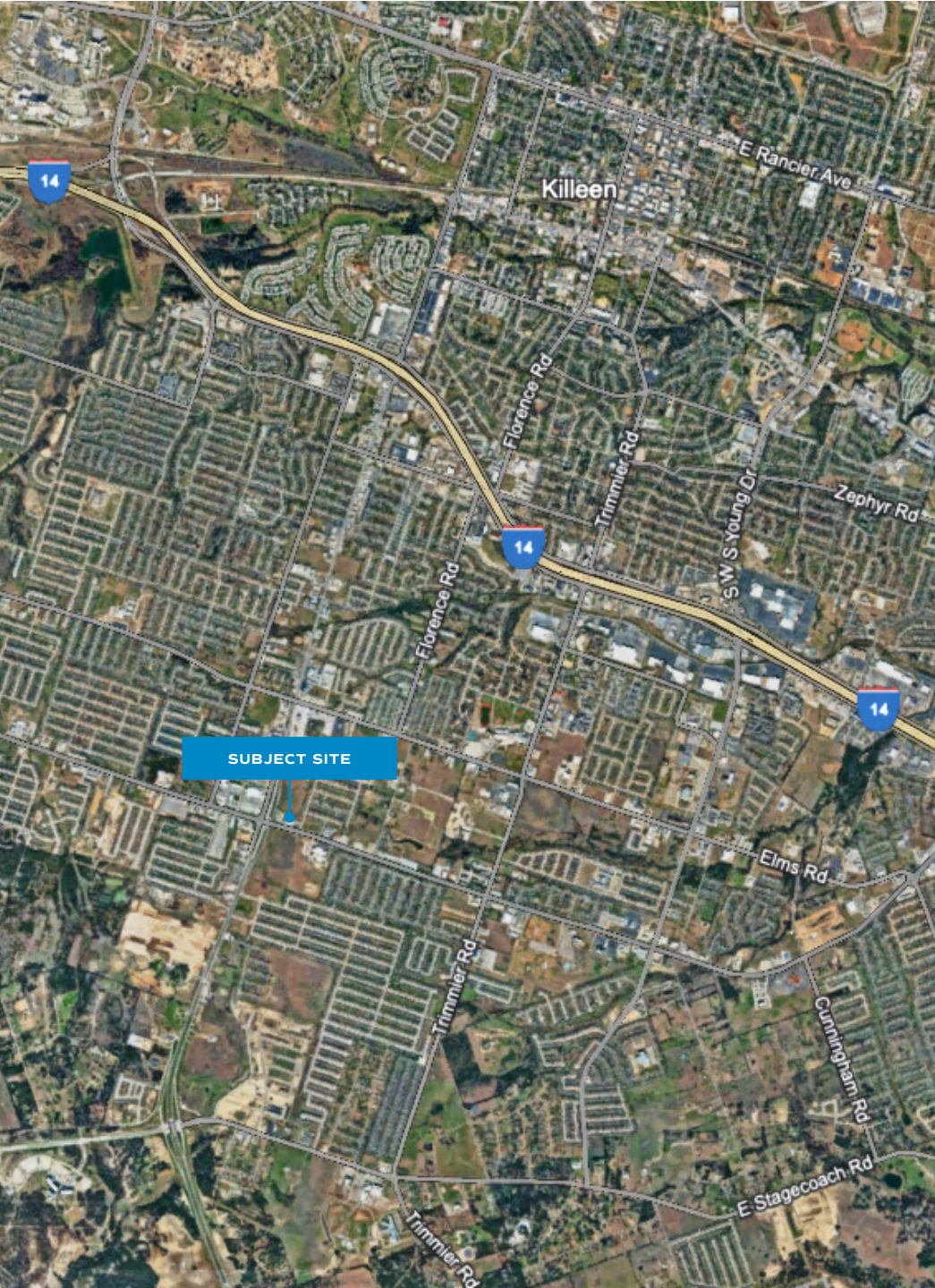
FUTURE 'THE SHOPS AT KILLEEN' DEVELOPMENT



Luke Holler
luke@cromwellcommercialgroup.com

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luke@cromwellcommercialgroup.com

Clay Fuller
clay@cromwellcommercialgroup.com

Wade Sivess
wade@cromwellcommercialgroup.com

CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



LUKE HOLLER

C: 714.423.6540

O: 254.313.0000

E: luke@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



CLAY FULLER

C: 512.774.9701

O: 254.313.0000

E: clay@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



WADE SIVESS

C: 254.537.2011

O: 254.313.0000

E: wade@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Coldwell Banker Apex, Realtors	0590914	lori @cbapex.com	254.313.0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	0590914	lori @cbapex.com	254.313.0000
Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cbapex.com	254.776.0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luke Holler	796185	luke@cromwellcommercialgroup.com	254.313.0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____