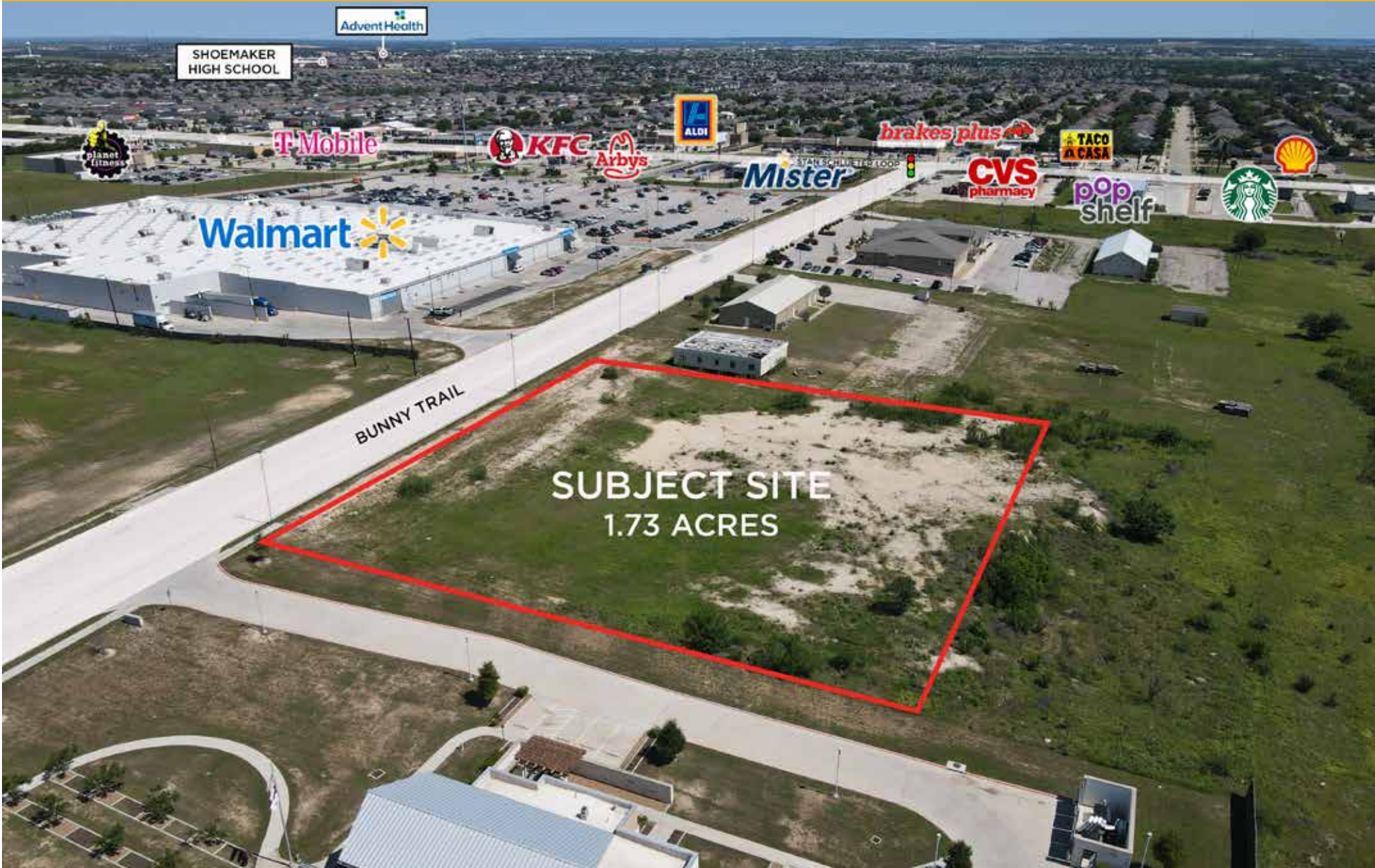


For Sale: 1.73 Acre Retail Pad Site

PRIME DEVELOPMENT SITE | 5300 BUNNY TRAIL, KILLEEN, TEXAS 76549





GOLD TIER

EXCLUSIVELY LISTED BY

SAMARA INAUEN

469.585.9956

samara@goldtier.net

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Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



TEXAS A&M
UNIVERSITY
CENTRAL TEXAS

ROY J SMITH
MIDDLE SCHOOL

HAYNES
ELEMENTARY SCHOOL

SUBJECT SITE
1.73 ACRES

Walmart

pop
shelf

CVS
pharmacy

BUNNY TRAIL

Mister

Arby's

H-E-B



STAN SCHLUETER LOOP



PROPERTY HIGHLIGHTS

ADDRESS: 5300 Bunny Trail, Killeen, Texas 76549

ACREAGE: 1.731 Acres

PRICING: \$499,000 (\$6.62/sf)

UTILITIES:

- » 16" Water Line
- » 10" & 6" Wastewater Line

ZONING: B-3 (See Agent for Approved Uses)

FRONTAGE: 250' Bunny Trail Road Frontage

SCHOOL DISTRICT: Killeen ISD

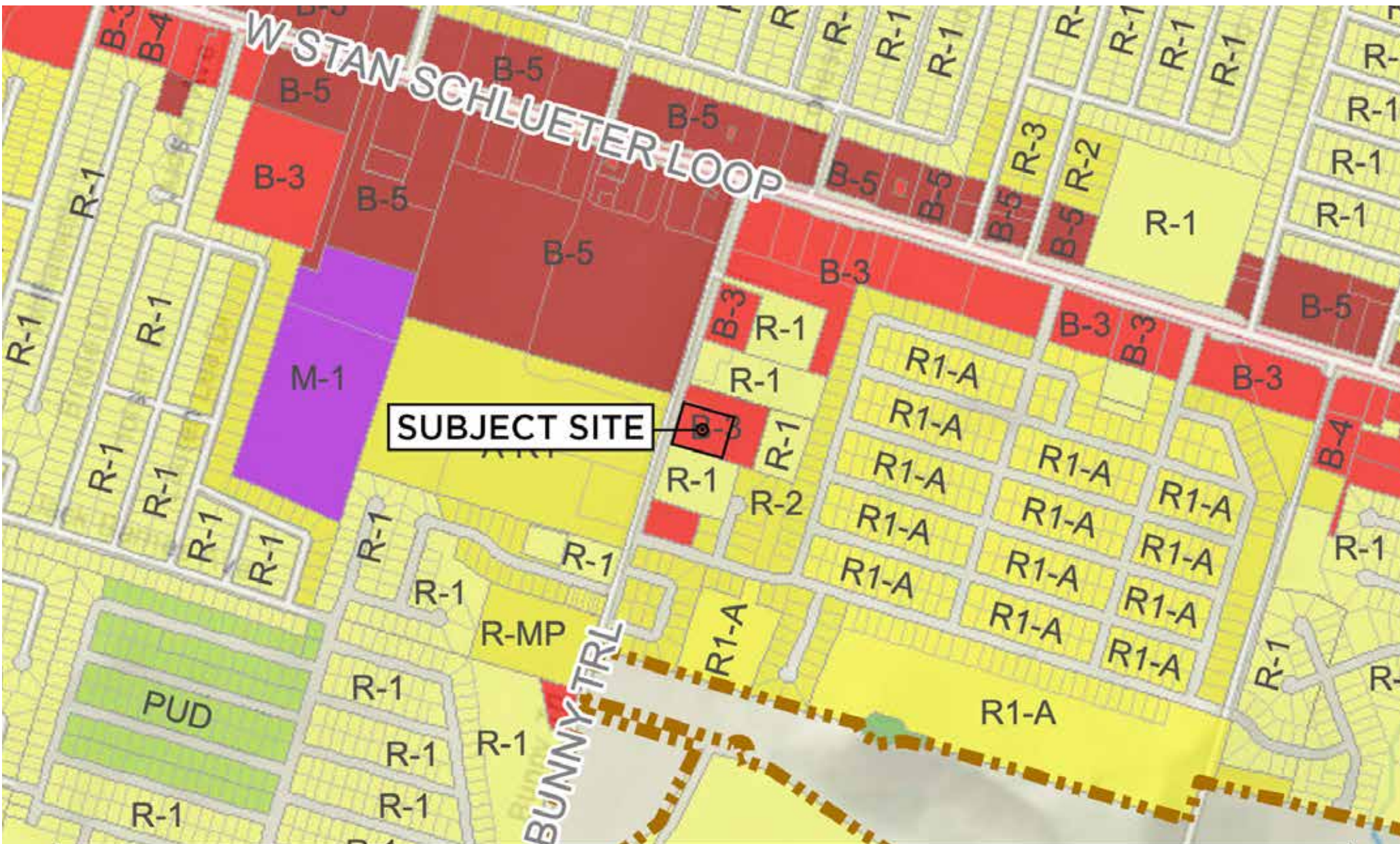
REMARKS:

- » In Close Proximity to Major Retailers
- » Approved Driveway Access
- » Close Proximity to Major Retails
- » High Traffic Road
- » Level Site
- » All Utilities to Site

**Buyer to do all independent research on development potential.*



ZONING



Zoning

A	B-1	B-3	B-4	B-C-1	BT-1	CUP	M-2	PUD	R-1X	R-3	R-3F	R-MS	RC-1	RMH	SF-2	SR-2	UD
A-R1	B-2	B-3A	B-5	B-DC	CD	M-1	NBD	R-1	R-2	R-3A	R-MP	R1-A	RM-1	RT-1	SR-1	SUP	

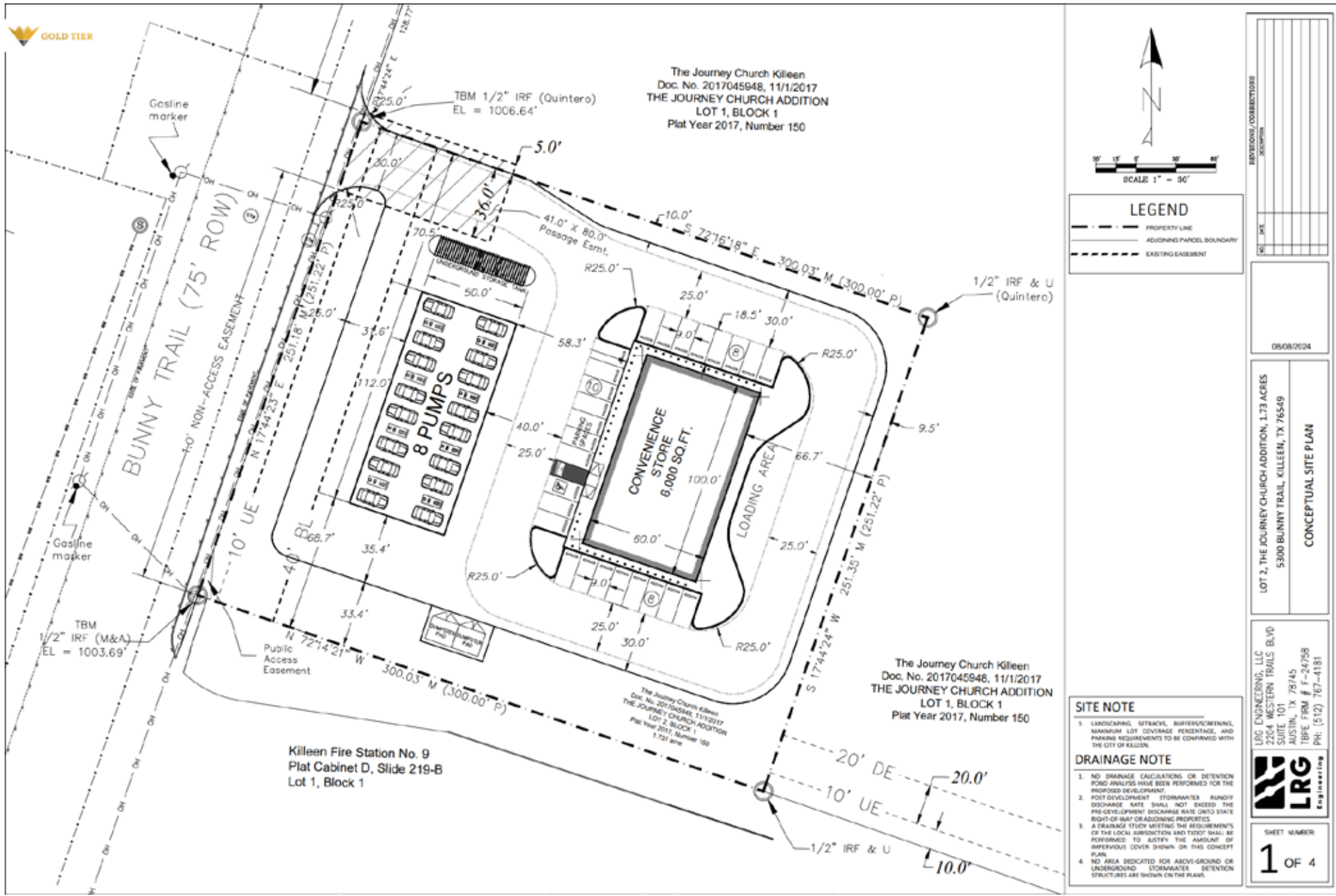
WATER LINES



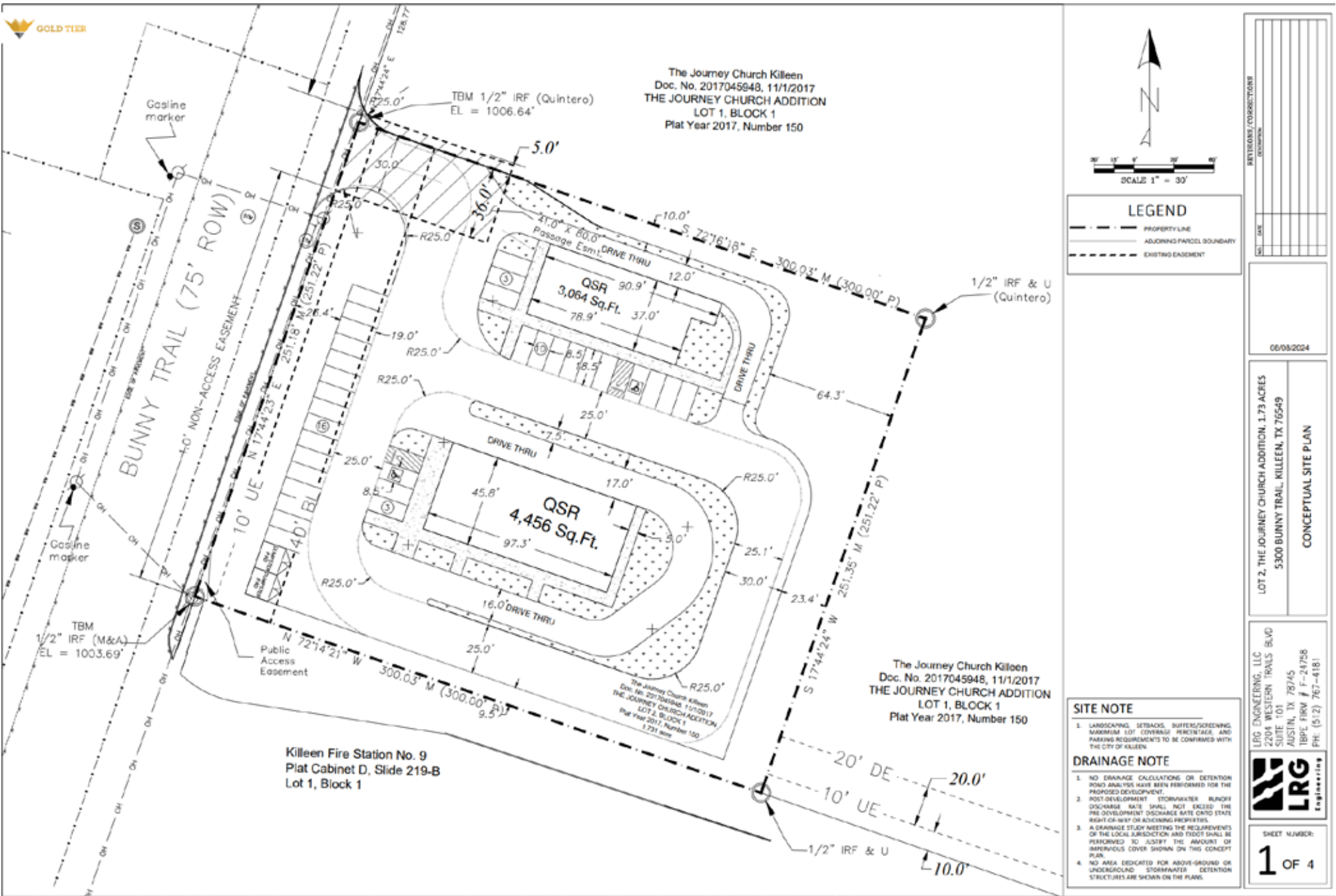
WASTE WATER LINES



CONVENIENCE STORE CONCEPTUAL PLAN



QSR CONCEPTUAL PLAN



LEGEND

	PROPERTY LINE
	ADJOINING PARCEL BOUNDARY
	EXISTING EASEMENT

DATE	
BY	
CHK	
DATE	
BY	
CHK	

06/09/2024

LOT 2, THE JOURNEY CHURCH ADDITION, 1.73 ACRES
 5300 BUNNY TRAIL, KILLEEN, TX 76549

CONCEPTUAL SITE PLAN

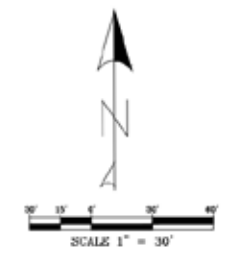
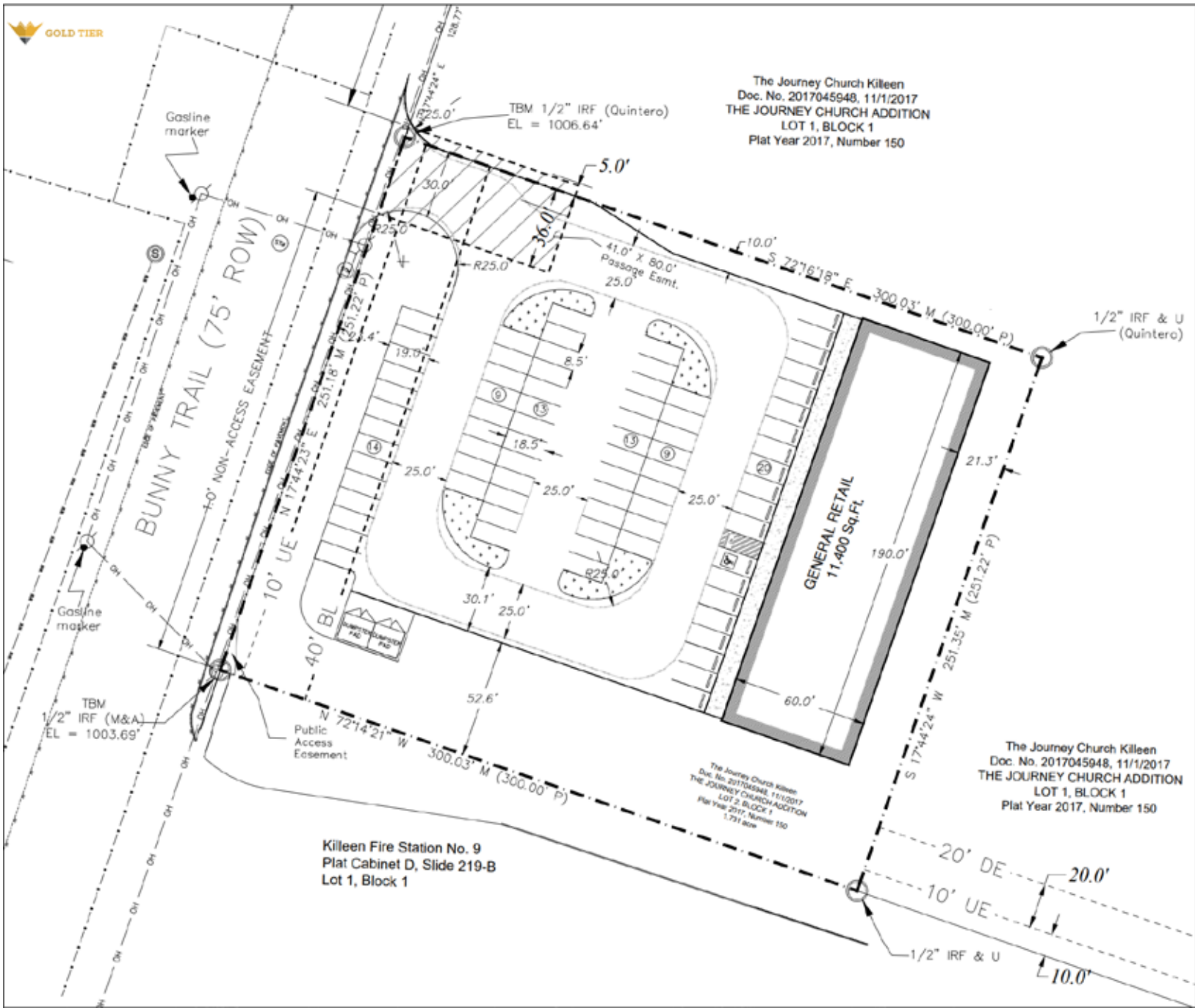
LRG ENGINEERING, LLC
 2204 WESTERN TRAILS BLVD
 SUITE 101
 AUSTIN, TX 78745
 TBP# FIRM # F-24758
 PH: (512) 767-4181



SHEET NUMBER:
1 OF 4

- SITE NOTE**
- LANDSCAPING, SETBACKS, BUFFER/SCREENING, MAXIMUM LOT COVERAGE PERCENTAGE, AND PARKING REQUIREMENTS TO BE CONFIRMED WITH THE CITY OF KILLEEN.
- DRAINAGE NOTE**
- NO DRAINAGE CALCULATIONS OR DETENTION POND ANALYSIS HAVE BEEN PERFORMED FOR THE PROPOSED DEVELOPMENT.
 - POST-DEVELOPMENT EROSION/SLURRY RUNOFF DISCHARGE RATE SHALL NOT EXCEED THE PRE-DEVELOPMENT DISCHARGE RATE ONTO STATE RIGHT-OF-WAY OR ADJOINING PROPERTIES.
 - A DRAINAGE STUDY MEETING THE REQUIREMENTS OF THE LOCAL JURISDICTION AND FLOOD SHALL BE PERFORMED TO JUSTIFY THE AMOUNT OF IMPERVIOUS COVER SHOWN ON THIS CONCEPT PLAN.
 - NO AREA DEDICATED FOR ABOVE-GROUND OR UNDERGROUND STORMWATER DETENTION STRUCTURES IS SHOWN ON THE PLANS.

GENERAL RETAIL CONCEPTUAL PLAN



LEGEND

---	PROPERTY LINE
---	ADJOINING PARCEL BOUNDARY
---	EXISTING EASEMENT

REVISIONS / CORRECTIONS

NO.	DATE	DESCRIPTION

08/08/2024

LOT 2, THE JOURNEY CHURCH ADDITION, 1.73 ACRES
5300 BUNNY TRAIL, KILLEEN, TX 76549

CONCEPTUAL SITE PLAN

LRG ENGINEERING, LLC
2204 WESTERN TRAILS BLVD
SUITE 101
AUSTIN, TX 78745
TYPE: FIRM # E-24258
PH: (512) 767-6181



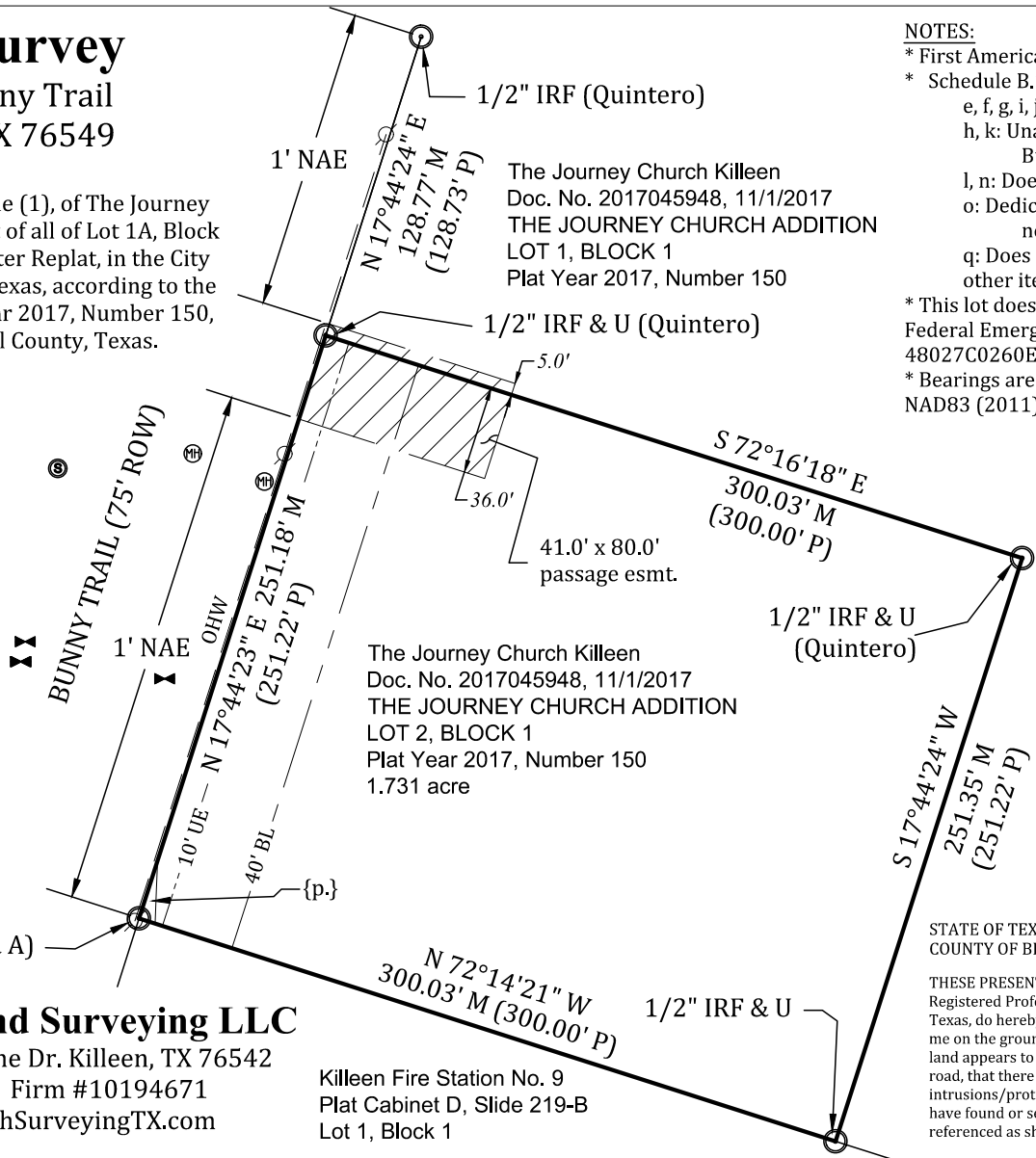
SHEET NUMBER:
1 OF 4

- SITE NOTE**
1. LANDSCAPING, SITETACKS, BUFFERS/SCREENING, MAXIMUM LOT COVERAGE PERCENTAGE, AND PARKING REQUIREMENTS TO BE CONFIRMED WITH THE CITY OF KILLEEN.
 2. NO DRAINAGE CALCULATIONS OR DETENTION POND ANALYSIS HAVE BEEN PERFORMED FOR THE PROPOSED DEVELOPMENT.
 3. POST-DEVELOPMENT STORMWATER RUNOFF DISCHARGE RATE SHALL NOT EXCEED THE PRE-DEVELOPMENT DISCHARGE RATE ONTO STATE RIGHT OF WAY OR ADJOINING PROPERTIES.
 4. A DRAINAGE STUDY MEETING THE REQUIREMENTS OF THE LOCAL JURISDICTION AND TxDOT SHALL BE PERFORMED TO JUSTIFY THE AMOUNT OF IMPERVIOUS COVER SHOWN ON THIS CONCEPT PLAN.
 5. NO AREA DEDICATED FOR ABOVE-GROUND OR UNDERGROUND STORMWATER DETENTION STRUCTURES ARE SHOWN ON THE PLANS.
- DRAINAGE NOTE**

SURVEY

Title Survey 5300 Bunny Trail Killeen, TX 76549

Lot Two (2), in Block One (1), of The Journey Church Addition, a replat of all of Lot 1A, Block 1, of Killeen Church Center Replat, in the City of Killeen, Bell County, Texas, according to the plat of record in Plat Year 2017, Number 150, Plat Records of Bell County, Texas.

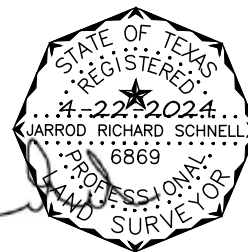
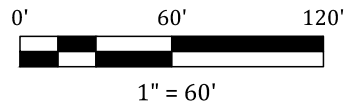


NOTES:

- * First American Title Guaranty Company G.F. No. 24-1302 pertains to this lot.
- * Schedule B,10, items:
 - e, f, g, i, j: Location cannot be determined from the documents
 - h, k: Unable to determine with certainty; may lie within existing ROW of Bunny Trail adjacent to this lot
 - l, n: Does not touch the lot
 - o: Dedication of 15' strip, now a part of Bunny Trail ROW, along the northwest PL of the lot
 - q: Does include the entire lot
- other items labeled thus {} as applicable
- * This lot does not appear to be within the Special Flood Hazard Area as per the Federal Emergency Management Agency Flood Insurance Rate Map 48027C0260E dated 9/26/2008.
- * Bearings are based upon the Texas Coordinate System, Central Zone (4203), NAD83 (2011).

LEGEND

- PL - Property Line M - Measured U - Used F - Found
- P - Plat D - Deed BL - Building Line OHW - Overhead Wire
- BOB - Basis of Bearings IRF - Iron Rod Found
- UE - Utility Easement NAE - Non-Access Easement
- ⊙ Survey Monument F as noted
- ⊙ Utility Pole ◀ Water Valve ⊙ Sanitary MH ⊕ Storm MH



STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I Jarrod R. Schnell, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was made by me on the ground of the property, that this tract of land appears to have access to and from a public road, that there are no apparent permanent intrusions/protrusions except as shown, and that I have found or set corners, monumented or referenced as shown.

Jarrod R. Schnell RPLS #6869
Field survey 4/19/2024

True North Land Surveying LLC
4801 Cinnamon Stone Dr. Killeen, TX 76542
440-822-5707 Firm #10194671
www.TrueNorthSurveyingTX.com

Killeen Fire Station No. 9
Plat Cabinet D, Slide 219-B
Lot 1, Block 1

T Mobile

TAKE 5

planet fitness



Arby's

Mister

CAR WASH EXPRESS

TACO A CASA



LONESOME DOVE
771 LOTS

WEST STAN SCHLUETER LOOP

CVS pharmacy

pop shelf



Integrity

SHERWIN WILLIAMS



BUNNY TRAIL

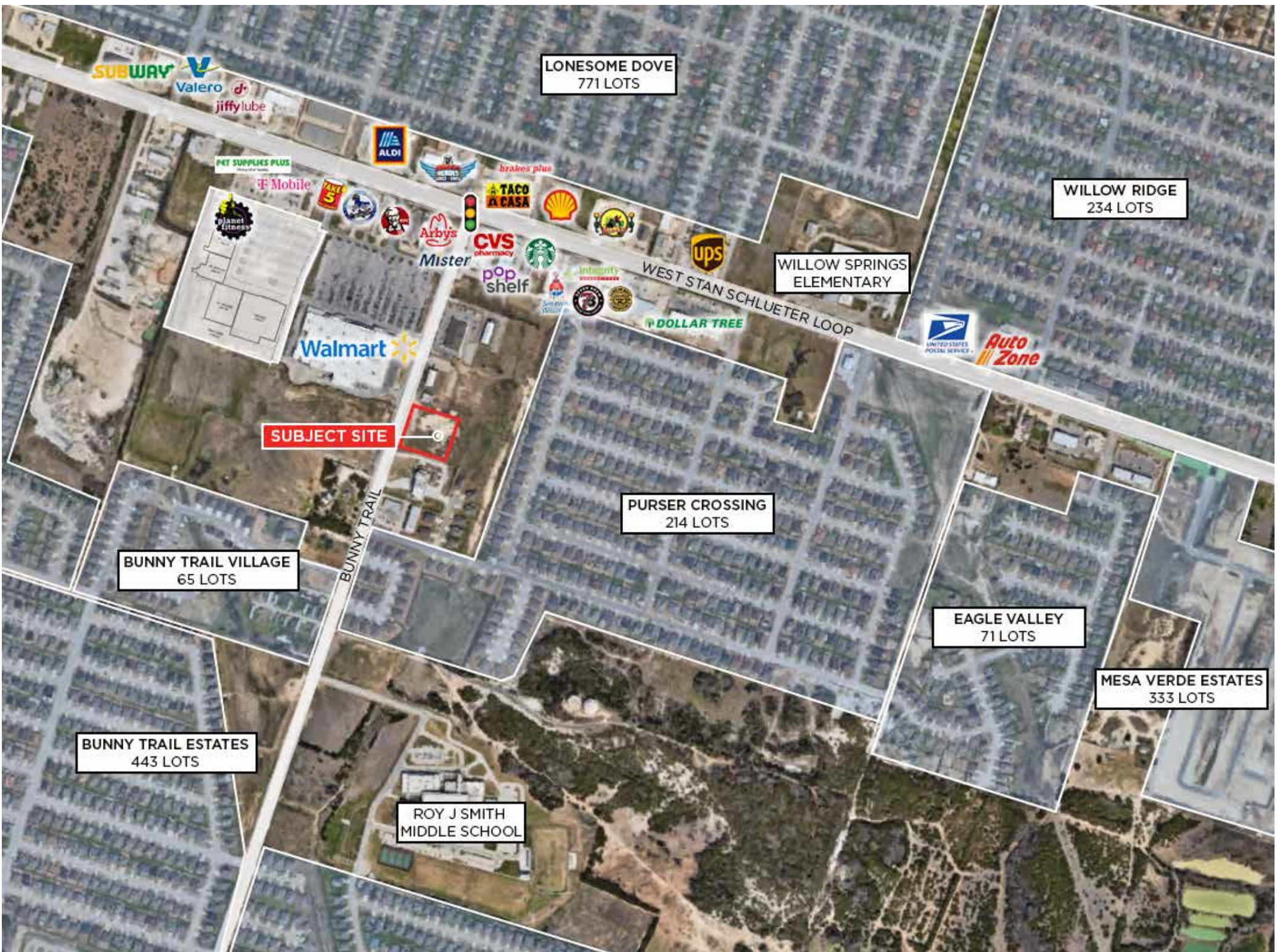
FORT HOOD
MEDICAL HOME

SUBJECT SITE



PURSER CROSSING
214 LOTS

KILLEEN FIRE
STATION 9



LONESOME DOVE
771 LOTS

WILLOW RIDGE
234 LOTS

WILLOW SPRINGS
ELEMENTARY

SUBJECT SITE

PURSER CROSSING
214 LOTS

BUNNY TRAIL VILLAGE
65 LOTS

EAGLE VALLEY
71 LOTS

MESA VERDE ESTATES
333 LOTS

BUNNY TRAIL ESTATES
443 LOTS

ROY J SMITH
MIDDLE SCHOOL

BUNNY TRAIL

WEST STAN SCHLUETER LOOP

SUBWAY
Valero
jiffylube

PET SUPPLIES PLUS

T Mobile

ALDI

brakes plus

TACO
& CASA

Arbys

CVS
pharmacy

Mister
pop shelf

Starbucks

ups

DOLLAR TREE

Walmart

UNITED STATES
POSTAL SERVICE

Auto
Zone



PALO ALTO MIDDLE SCHOOL

WILLOW SPRINGS ELEMENTARY SCHOOL

ROY J SMITH MIDDLE SCHOOL

HAYNES ELEMENTARY SCHOOL

DR. JOSEPH A. FOWLER ELEMENTARY SCHOOL

ROBERT GRAY ARMY AIRFIELD BASE OPERATIONS

KILLEEN REGIONAL AIRPORT

SUBJECT SITE



WEISS ADDITION

LONESOME DOVE

TEXAS WEST

STANFORD ADDITION

WILLOW RIDGE

OLD 440 VILLAGE

PURSER CROSSING

EAGLE VALLEY

MESA VERDE ESTATES

SADDLE RIDGE ESTATES

BUNNY TRAIL ESTATES

GOODNIGHT RANCH

GOODNIGHT RANCH

MITCHELL FARM

CLEAR CREEK ESTATES

STAN SCHLUETER LOOP

RIMES RANCH

BRIDGEWOOD ADDITION

S CLEAR CREEK RD

BUNNY TRAIL

S CLEAR CREEK RD

HWY 195

ELMS RD

SOUTH MEADOWS

MORRIS

DEMOGRAPHICS



POPULATION:

1 MILES	15,896
3 MILES	68,697
5 MILES	129,212



HOUSING UNITS:

1 MILE	5,566
3 MILE.....	26,378
5 MILE.....	50,391



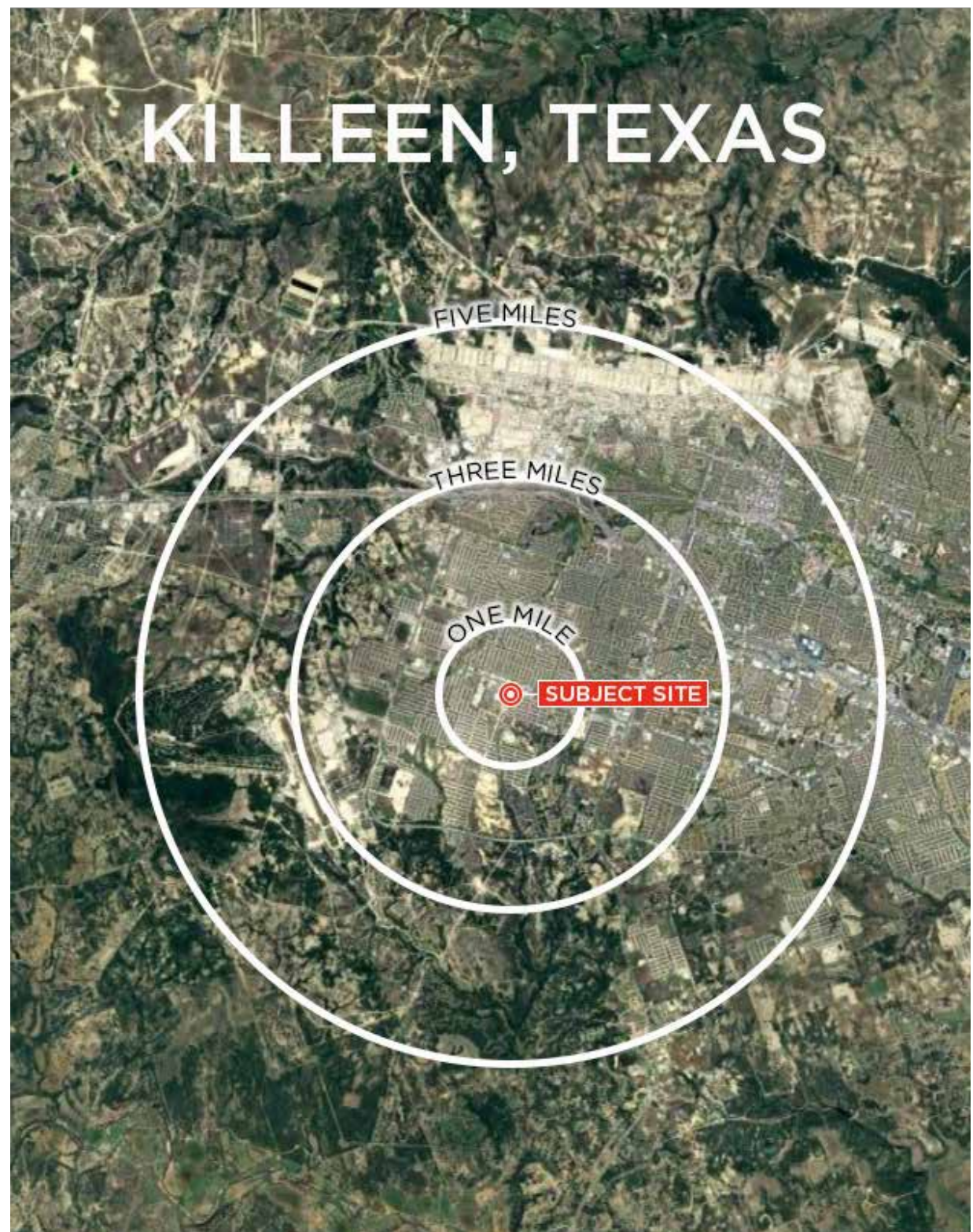
AVG. HOUSEHOLD INCOME:

1 MILES	\$75,830
3 MILES	\$73,961
5 MILES	\$69,543



AVG. HOME VALUE:

1 MILES	\$224,452
3 MILES	\$197,137
5 MILES	\$191,441





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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date