

# FOR SALE

# TWIN CREEK DEVELOPMENT SITES



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# FOR SALE

# COMMERCIAL B-5 LAND

Killeen, TX 78543

**LOCATION:** Southeast corner of South Twin Creek Drive and River Oaks Drive.

**LAND SIZE:** ±6.61 Acres net of FEMA floodplain

**ZONING:** B-5 Zoning

B-5 Zoning allows for a variety of commercial uses, including those in B-4, B-3, B-3 and B-1.

**TOPOGRAPHY:** Relatively flat with a small amount of the southeast portion located in the FEMA Flood Zone.

**UTILITIES:** A 6" water line and a 12" wastewater line runs along the frontage of S. Twin Creek Drive. Electricity is available to the site through a deregulated energy provider.

**FRONTAGE:** ±918' along South Twin Creek Drive

**SALE PRICE:** \$3.50/SF = \$1,007,760.60



# FOR SALE

# COMMERCIAL B-4 LAND

Killeen, TX 78543



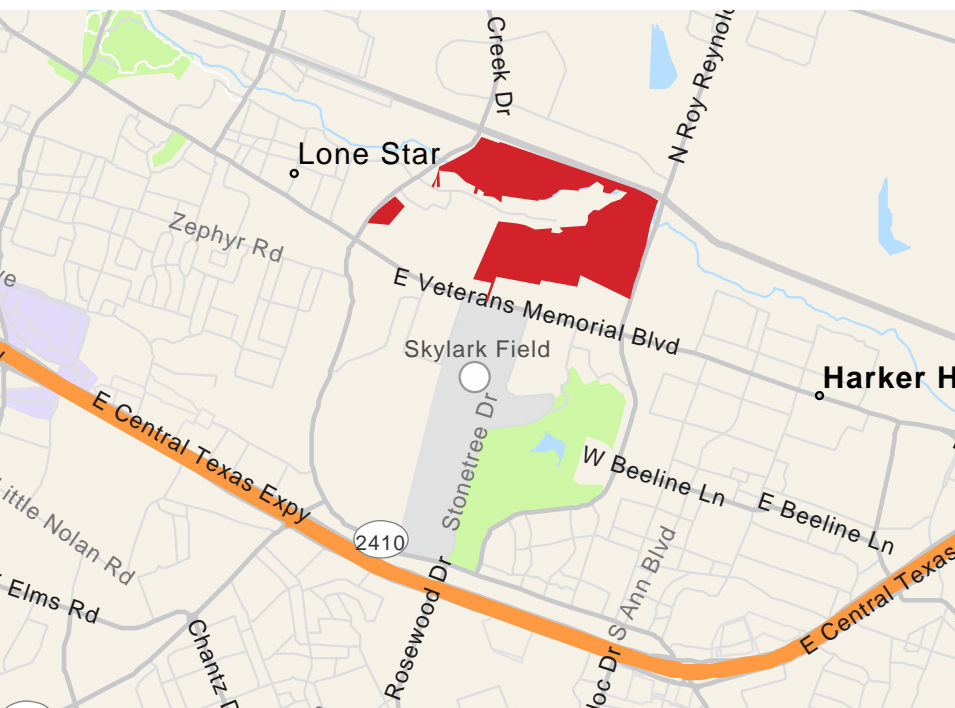
- LOCATION:** The parcel is located on the western side of Roy Reynolds Drive between Veterans Memorial Boulevard and Roy J. Smith Drive.
- LAND SIZE:** ±30.406 Acres net of FEMA floodplain
- SALE PRICE:** \$1.50/SF = \$1,986,728.04
- ZONING:** B-4 Zoning with Special Use Permit  
B-4 Zoning allows for a variety of commercial uses, including those in B-3, B-2 and B- 1.
- UTILITIES:** A 24" water supply line runs near the southeast corner of the parcel at N. Roy Reynolds Drive and a 12" Wastewater line is runs along the northern and eastern property line. Electricity is available to the site through a deregulated energy provider.
- FRONTAGE:** ±1,340' along Roy Reynolds Drive

# FOR SALE

# INDUSTRIAL M-1 LAND

Killeen, TX 78543

- LOCATION:** East side of South Twin Creek Drive at the Burlington Northern Santa Fe Railroad.
- LAND SIZE:** ±15.565 Acres net of FEMA floodplain
- ZONING:** M-1 Zoning
- M-1 Zoning allows for all permitted uses in B-5 including:
- Food Processing
  - Chemical Manufacturing
  - Automobile, Mobile Home, or Heavy Equipment Manufacturing



**TOPOGRAPHY:** Relatively flat with a small amount of the southeast portion located in the FEMA Flood Zone.

**UTILITIES:** A 12" water line is across the street in S. Twin Creek Drive and along the northern part of the Burlington Northern Santa Fe Railroad and a 18" wastewater line runs along the frontage of S. Twin Creek Drive. Electricity is available to the site through a deregulated energy provider.

**FRONTAGE:** ±1,050 along South Twin Creek Drive

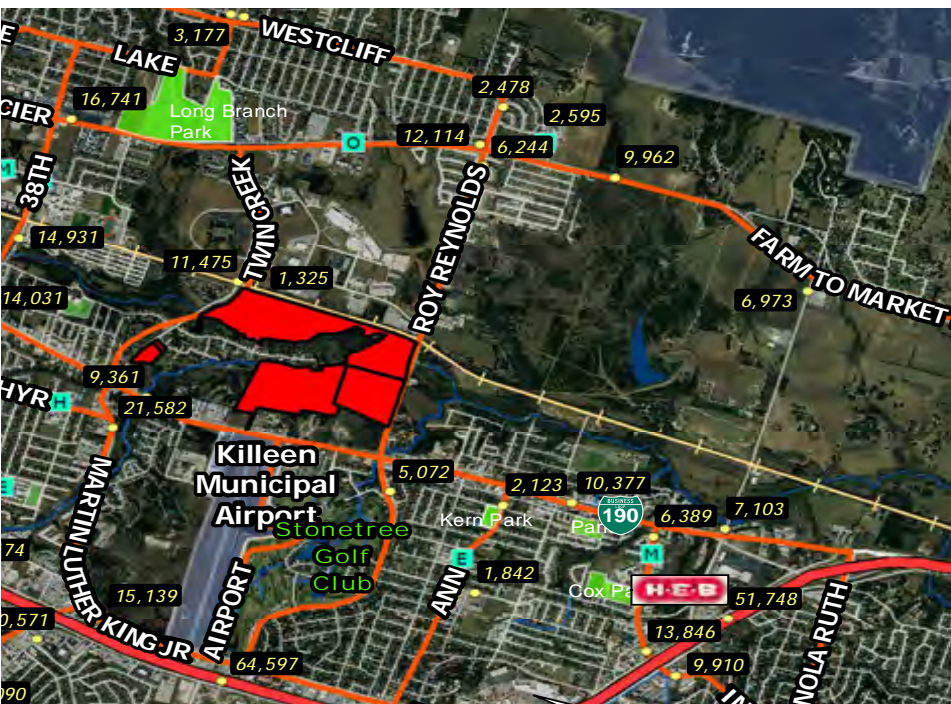
**SALE PRICE:** \$2.50/SF = \$1,695,028.50

# FOR SALE

# INDUSTRIAL M-1 LAND

Killeen, TX 78543

- LOCATION:** North side of Memorial
- LAND SIZE:** ±39.421 Acres net of FEMA floodplain
- ZONING:** M-1 Zoning  
M-1 Zoning allows for all permitted uses in B-5 including:
- Food Processing
  - Chemical Manufacturing
  - Automobile, Mobile Home, or Heavy Equipment Manufacturing



**TOPOGRAPHY:** Very rough topography with some flat areas for development with a large amount of the northern portion located in the FEMA Flood Zone.

**UTILITIES:** A 10" water line runs along Veterans Memorial Blvd and an 8" line just the north of the northern boundary line along with a 20" wastewater line just to the west of the western boundary line. 3 Phase Electricity is available to the site through a deregulated energy provider.

**FRONTAGE:** ± 60' Easement out to Veterans Memorial Boulevard

**SALE PRICE:** \$1.00/SF = \$1,717,178.76

# FOR SALE

# CLOSE UP AERIAL MAP

Killeen, TX 78543



50' Access Easement

# FOR SALE

# AREA MAP

Killeen, TX 78543



**Site**

- H Hospitals
- E Elementary School
- M Middle School
- H High School School
- O Other School
- C Civic
- Park & Preserve
- Traffic Counts (VPD 2020)
- Railroad

**Killeen Mall**

- H.M. Burlington
- Dillard's
- Bath & Body Works

**Shopping Area**

- Walmart
- Lowe's
- Office Depot
- Party City
- Hobby Lobby
- Academics
- PetSmart
- Kohl's

**Shopping Area**

- REGAL ENTERTAINMENT GROUP
- BEST BUY
- T-Mobile
- ROSS DRESS FOR LESS
- DISCOUNT TIRE
- Olive Garden
- FedEx
- FRIDAYS

**Market Heights**

- ROSS DRESS FOR LESS
- CINEMARK
- OLD NAVY
- BARNES & NOBLE
- TARGET
- CHASE
- PETCO
- BED BATH & BEYOND
- DICK'S SPORTING GOODS
- Chick-fil-A
- FIVE BELOW



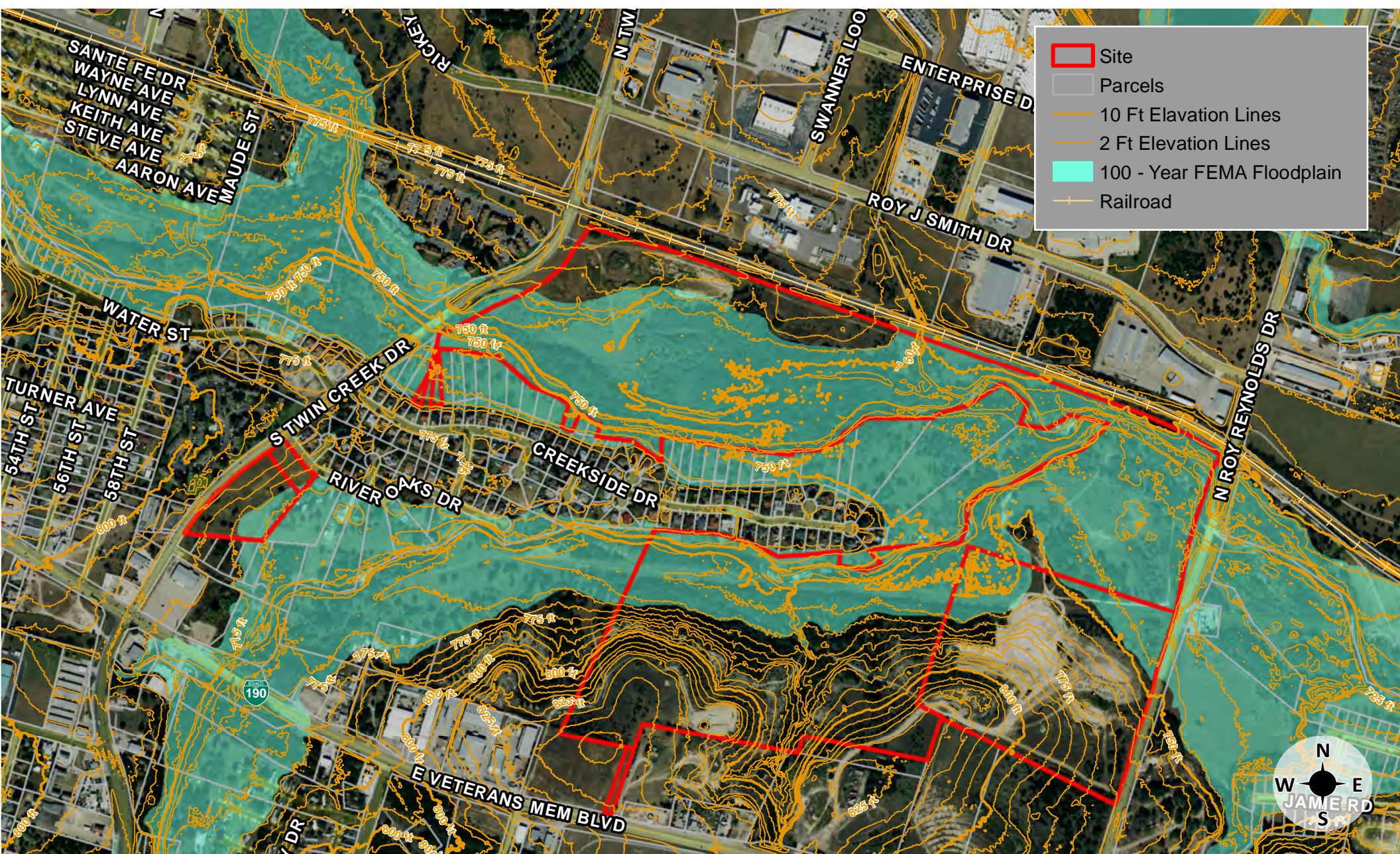
Fort Hood Military Reservation

Dana Peak Park

# FOR SALE

# TOPO/FEMA MAP

Killeen, TX 78543



- Site
- Parcels
- 10 Ft Elevation Lines
- 2 Ft Elevation Lines
- 100 - Year FEMA Floodplain
- Railroad



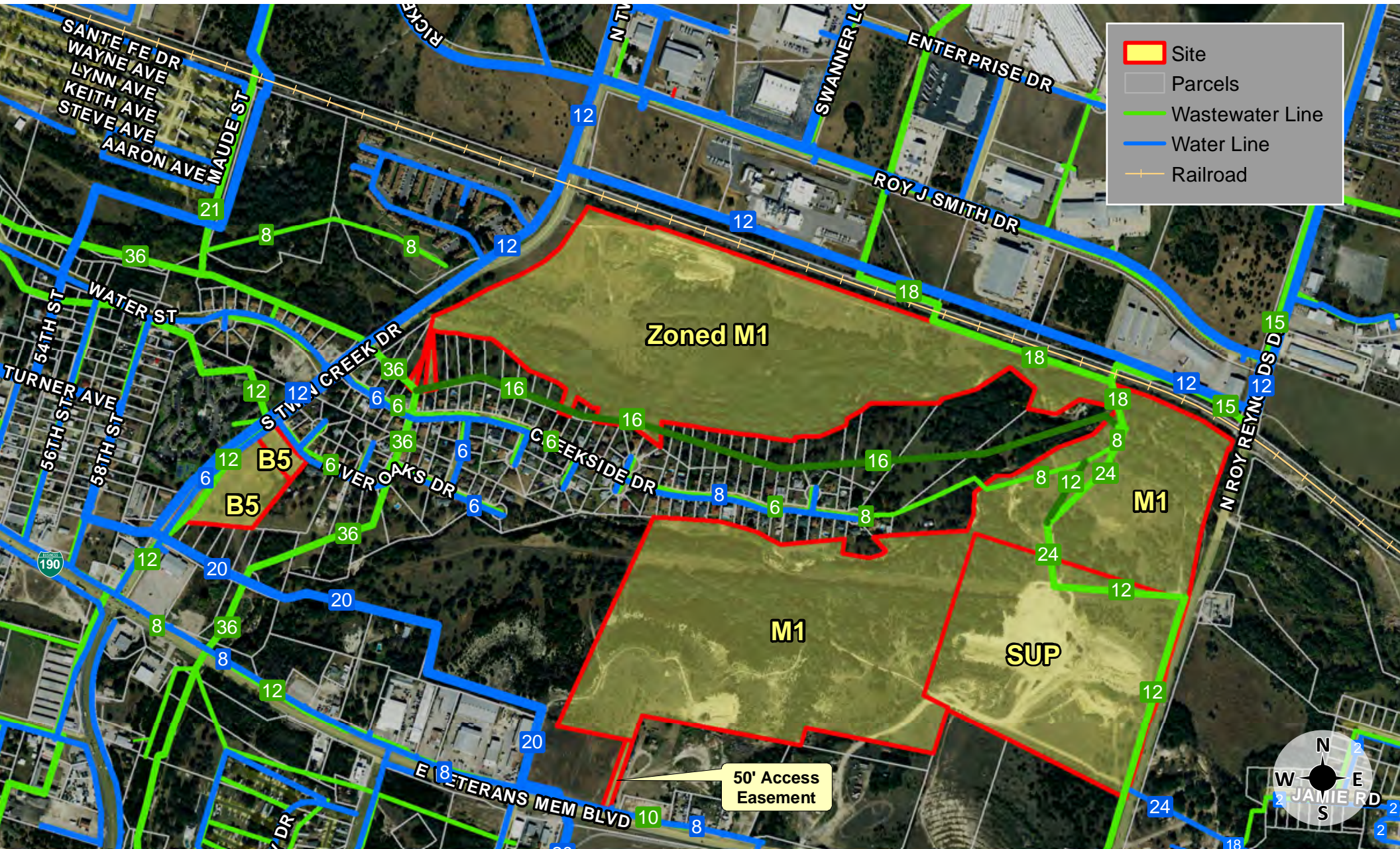
All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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# FOR SALE

# W-WW MAP

Killeen, TX 78543



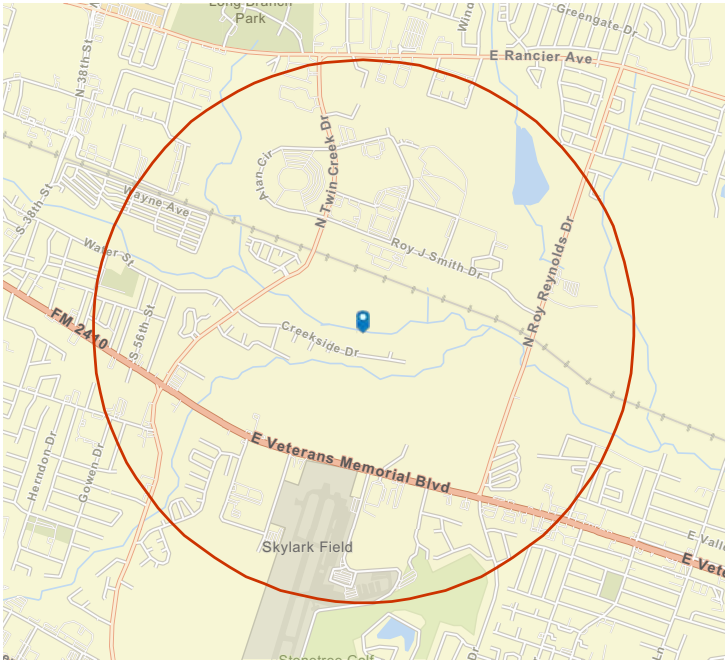
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## DEMOGRAPHIC PROFILE

76543 2

Ring of 1 mile



Source: This infographic contains data provided by Esri (2024, 2029).

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### EDUCATION



No High School Diploma



30.5%  
High School Graduate



38.8%  
Some College/  
Associate's Degree



23.6%  
Bachelor's/Grad/  
Prof Degree

### EMPLOYMENT



White Collar

51.9%



Blue Collar

19.9%



Services

28.4%



Unemployment Rate

### KEY FACTS

2,949

Population

29.1

Median Age

1,357

Households

\$43,484

Median Disposable Income

### INCOME



\$51,851

Median Household Income



\$26,190

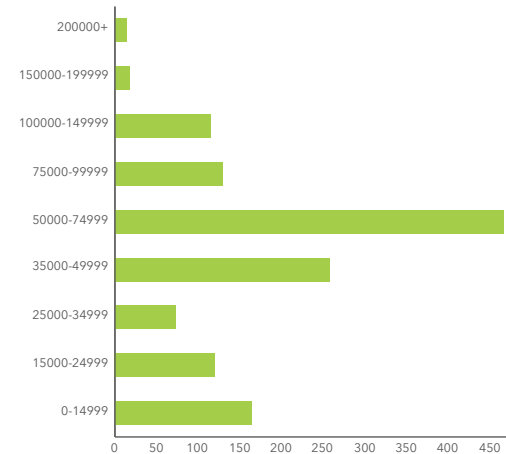
Per Capita Income



\$18,436

Median Net Worth

### HOUSEHOLD INCOME (\$)





# 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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code.

**Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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:
  - 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

|  |                |                           |                       |
|--|----------------|---------------------------|-----------------------|
| <u>Commercial Industrial Properties, LLC</u>                           | <u>9007597</u> | <u>info@cipaustin.com</u> | <u>(512) 682-1000</u> |
| Licensed Broker / Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                     | Phone                 |
| <u>Robert Springer</u>   | <u>627720</u>  | <u>bob@cipaustin.com</u>  | <u>(512) 682-1001</u> |
| Designated Broker of Firm  | License No.    | Email                     | Phone                 |

|  |                        |                           |                       |
|--|------------------------|---------------------------|-----------------------|
| _____  | _____                  | _____                     | _____                 |
| Licensed Supervisor of Sales Agent/<br>Associate | License No.            | Email                     | Phone                 |
| <u>Robby Eaves / Leland Ellison</u>              | <u>588199 / 430895</u> | <u>info@cipaustin.com</u> | <u>(512) 682-1000</u> |
| Sales Agent/ Associate's Name                    | License No.            | Email                     | Phone                 |

Buyer/Tenant/Seller/Landlord Initials

Date