



INDEPENDENCE
COMMERCIAL REAL ESTATE

FOR SALE

±1.5 ACRE PARCEL AVAILABLE

NWQ of CHAPARRAL RD & FEATHERLINE RD | KILLEEN, TEXAS



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CONTACT:

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AVAILABLE

±1.56 Acres

HIGHLIGHTS

- » The site sits in one of Killeen's fastest-developing corridors and suits a business owner or developer looking to get established early in an emerging area
- » The property has great topography, which supports efficient site work and a range of potential uses
- » Surrounded by established and growing residential neighborhoods, so a business here would have a built-in customer base close by
- » The site is also near a high school and the police station, and it benefits from good traffic counts along Chaparral Rd for visibility and steady drive-by exposure
- » **Price: \$450,000**

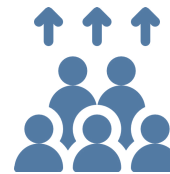
TRAFFIC COUNTS

Featherline Rd: 11,703 VPD ('25)



TOTAL POPULATION

1 MILE	4,579
3 MILE	35,963
5 MILE	107,189



2031 POPULATION

1 MILE	6,191
3 MILE	41,754
5 MILE	116,866



TOTAL HOUSEHOLDS

1 MILE	1,456
3 MILE	12,371
5 MILE	39,465



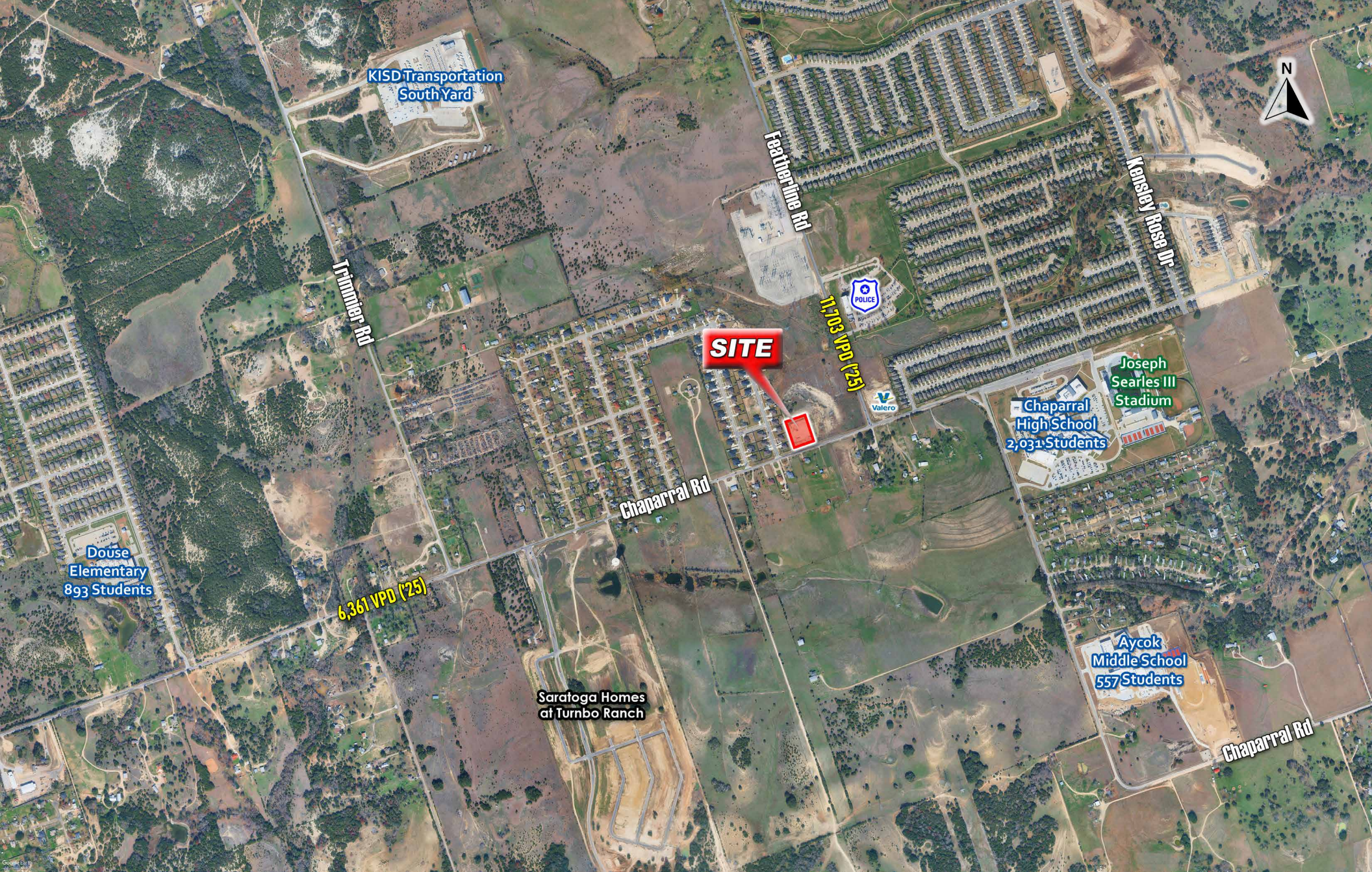
AVERAGE HH INCOME

1 MILE	\$108,625
3 MILE	\$105,735
5 MILE	\$92,374

±1.5 AC PARCEL AVAILABLE | PROPERTY OVERVIEW



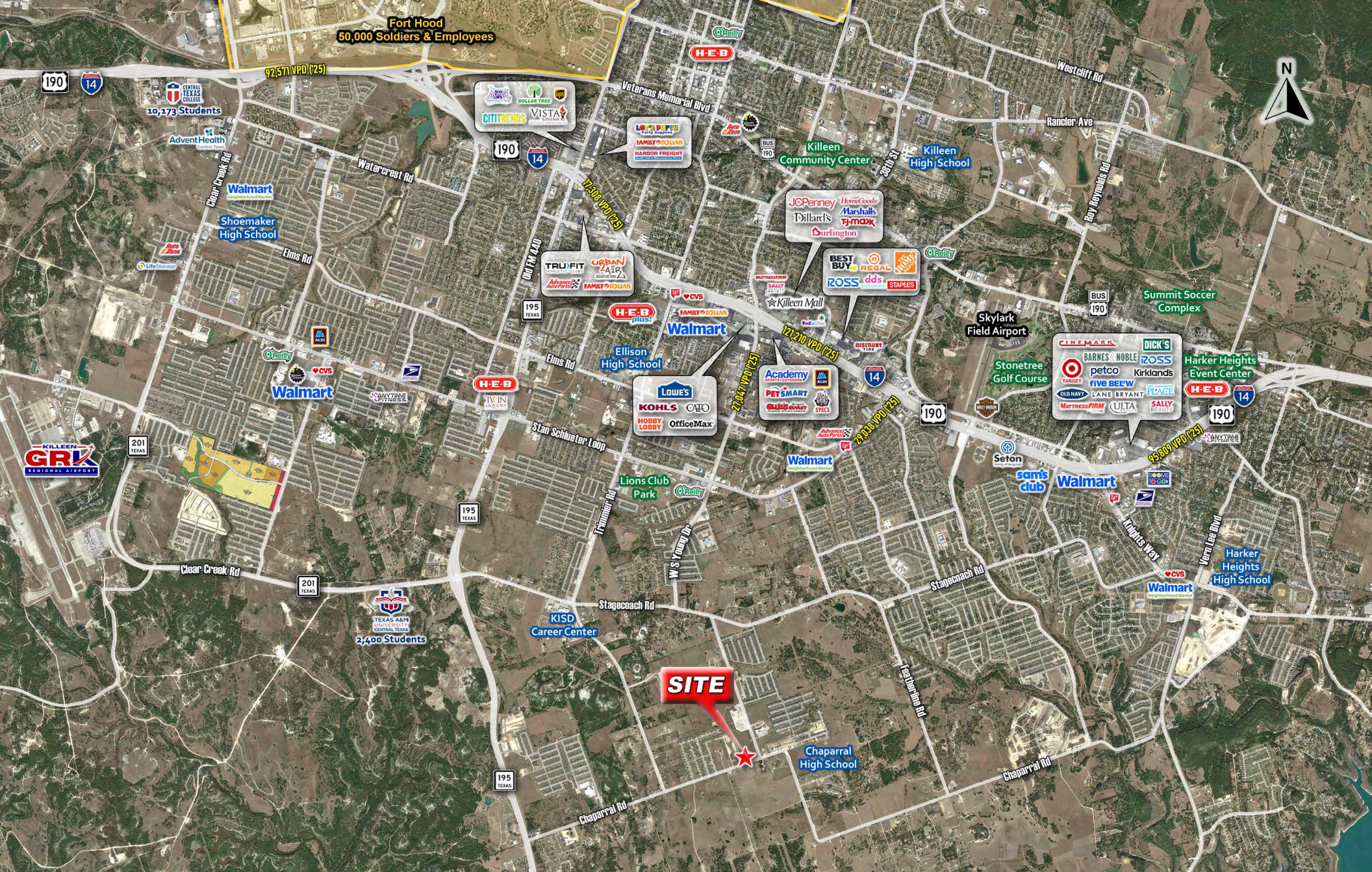
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±1.5 AC PARCEL AVAILABLE | SITE AERIAL



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±1.5 AC PARCEL AVAILABLE | MARKET AERIAL



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±1.5 AC PARCEL AVAILABLE | PROPERTY PHOTOS



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