



INDEPENDENCE
COMMERCIAL REAL ESTATE

FOR SALE

COMMERCIAL CORNER LOT

3310 GRANITE DRIVE | KILLEEN, TEXAS



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CONTACT:

Michael Boyd, Director
michael@ind-re.com
254.319.7744

Erik W Ray, CCIM
erik@ind-re.com
254.239.9299



AVAILABLE

0.57 Acre

HIGHLIGHTS

- » **Frontage:** 115 ft on W Elms Rd
- » **Zoning:** B-5, City of Killeen
- » **Utilities:** City water, city sewer
- » **Access:** 1 curb cut on Granite Dr
- » **Topography:** Sloping at front for drainage feature
- » **Flood Map:** $\pm 25\%$ in FEMA Floodway
- » **Price:** \$68,500

TRAFFIC COUNTS

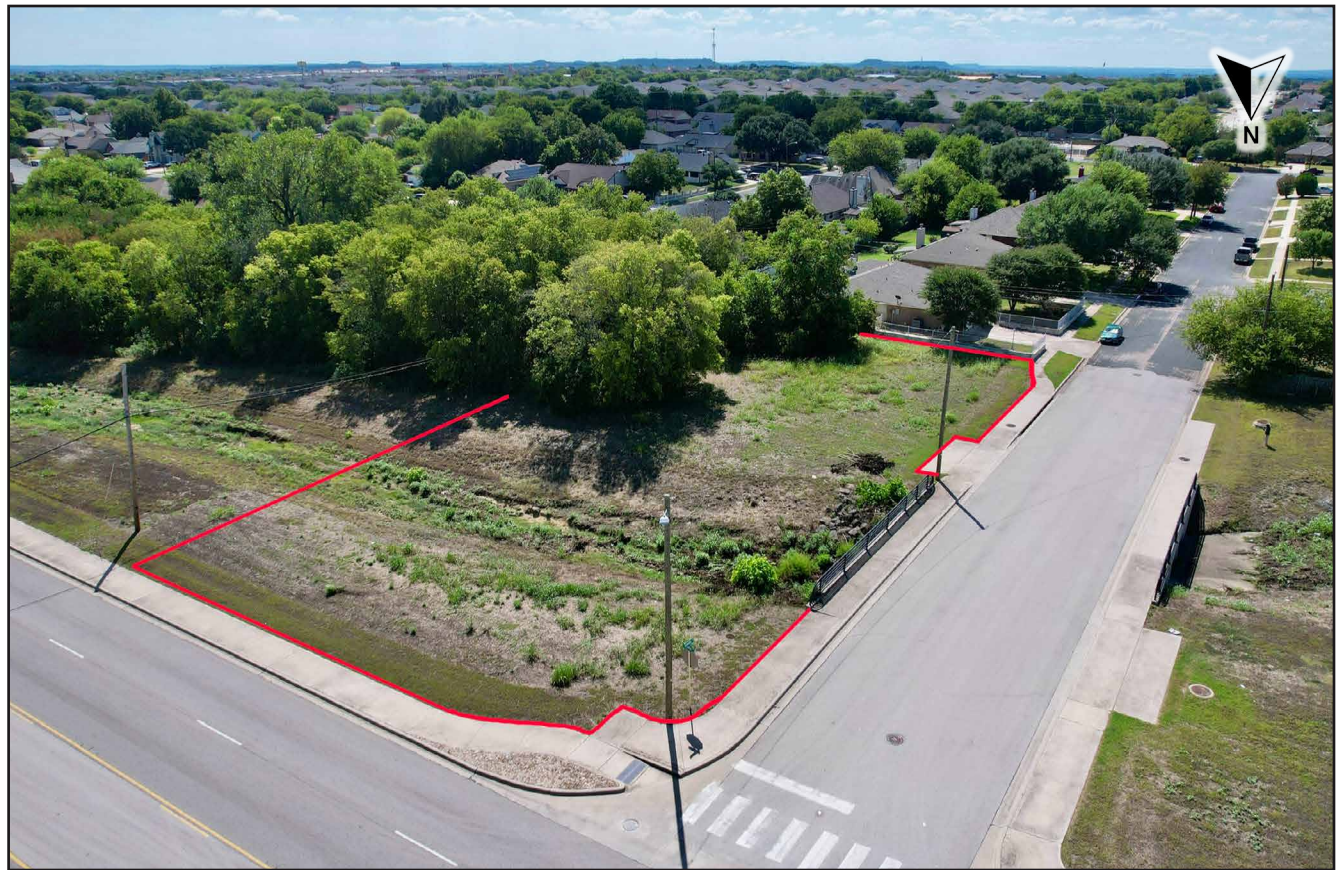
Elms Rd: 13,470 VPD ('25)

Old FM-440: 10,017 VPD ('25)

TRAFFIC GENERATORS

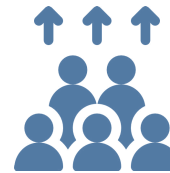
Walmart

H-E-B



TOTAL POPULATION

1 MILE	15,439
3 MILE	96,236
5 MILE	164,609



2031 POPULATION

1 MILE	15,831
3 MILE	98,867
5 MILE	171,465



TOTAL HOUSEHOLDS

1 MILE	5,875
3 MILE	35,803
5 MILE	59,103



AVERAGE HH INCOME

1 MILE	\$74,985
3 MILE	\$77,809
5 MILE	\$75,481

COMMERCIAL CORNER LOT | PROPERTY OVERVIEW



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OVERVIEW

3310 Granite Drive offers a 0.57 acre corner lot with 115 feet frontage on one of Killeen's most active growth corridors. Positioned to capture traffic and demand from the surrounding residential build-out, this highly visible site is suited for retail or professional services use.

LOCATION

Elms Road serves a fast-growing south and west Killeen trade area, surrounded by established and expanding residential neighborhoods. The corridor is close to major retail anchors, schools, Highway 14, and Killeen Regional Airport. Killeen's draw is reinforced by Fort Cavazos, one of the nation's largest military installations, which supports a deep base of consumers and a stable workforce.

OPPORTUNITY

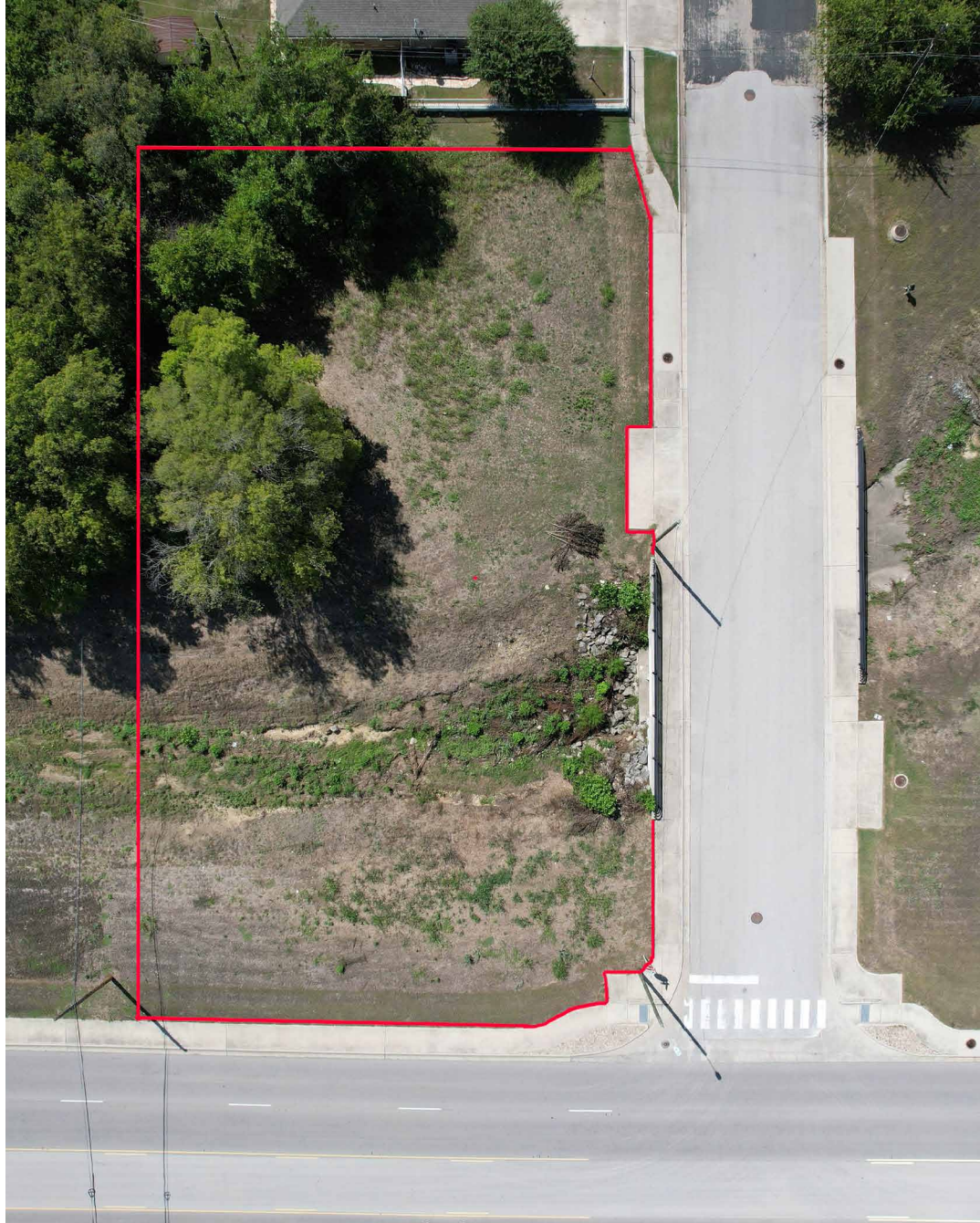
With a growing rooftop count, this small lot gives developers, investors, and end users a small corner lot to build to suit.



COMMERCIAL CORNER LOT | PROPERTY OVERVIEW



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COMMERCIAL CORNER LOT | OVERHEAD AERIAL



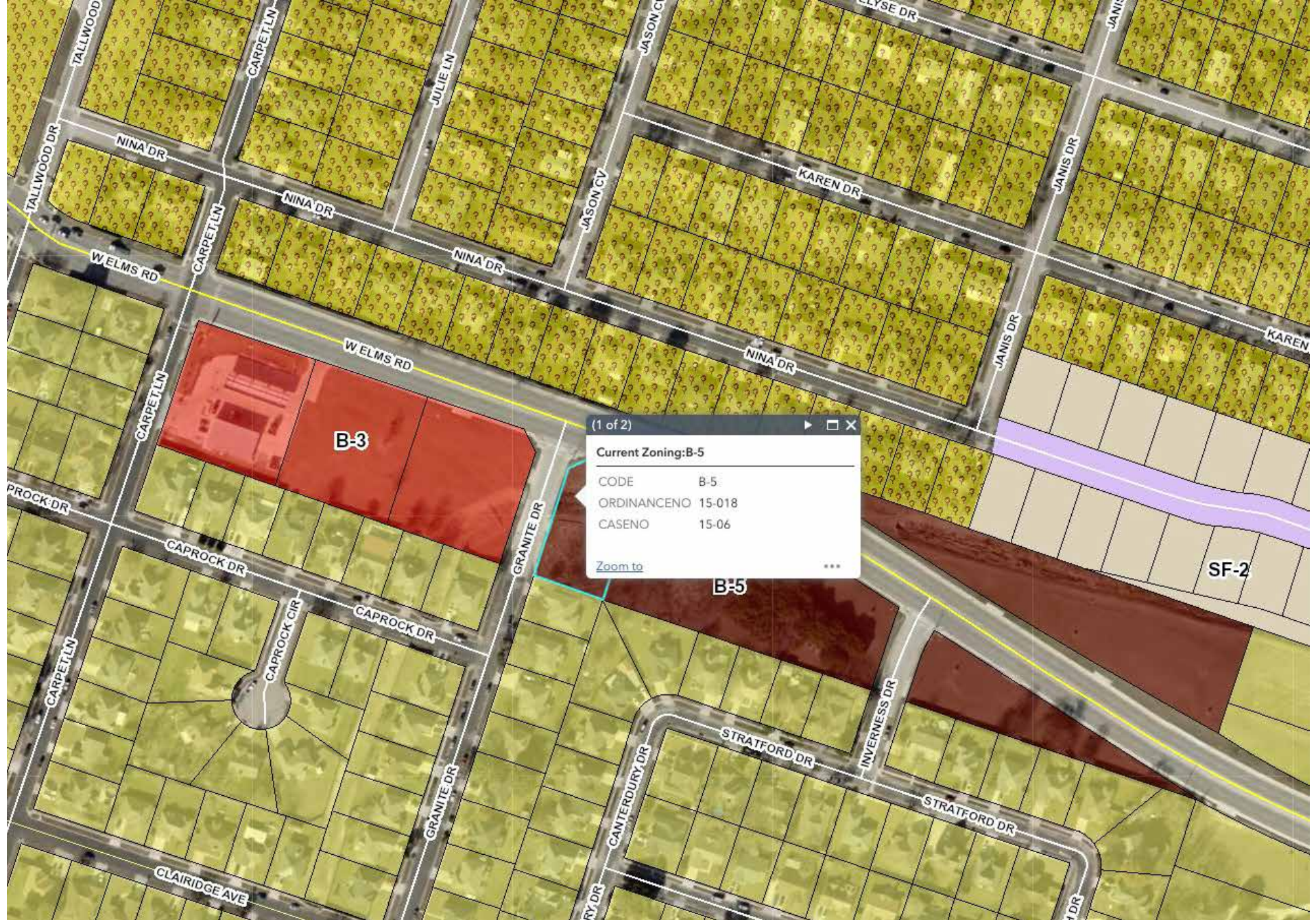
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COMMERCIAL CORNER LOT | FLOOD MAP



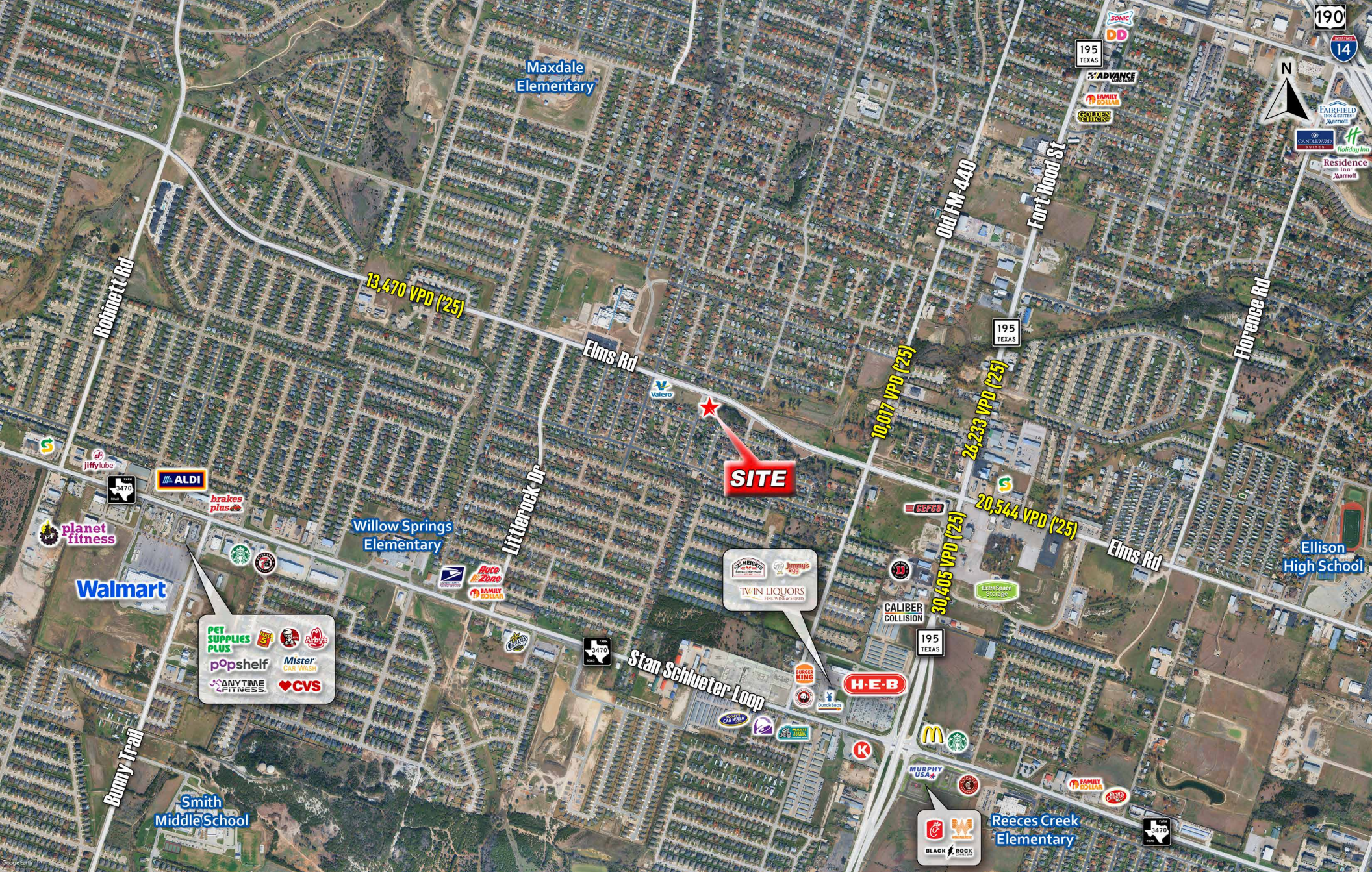
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COMMERCIAL CORNER LOT | ZONING MAP



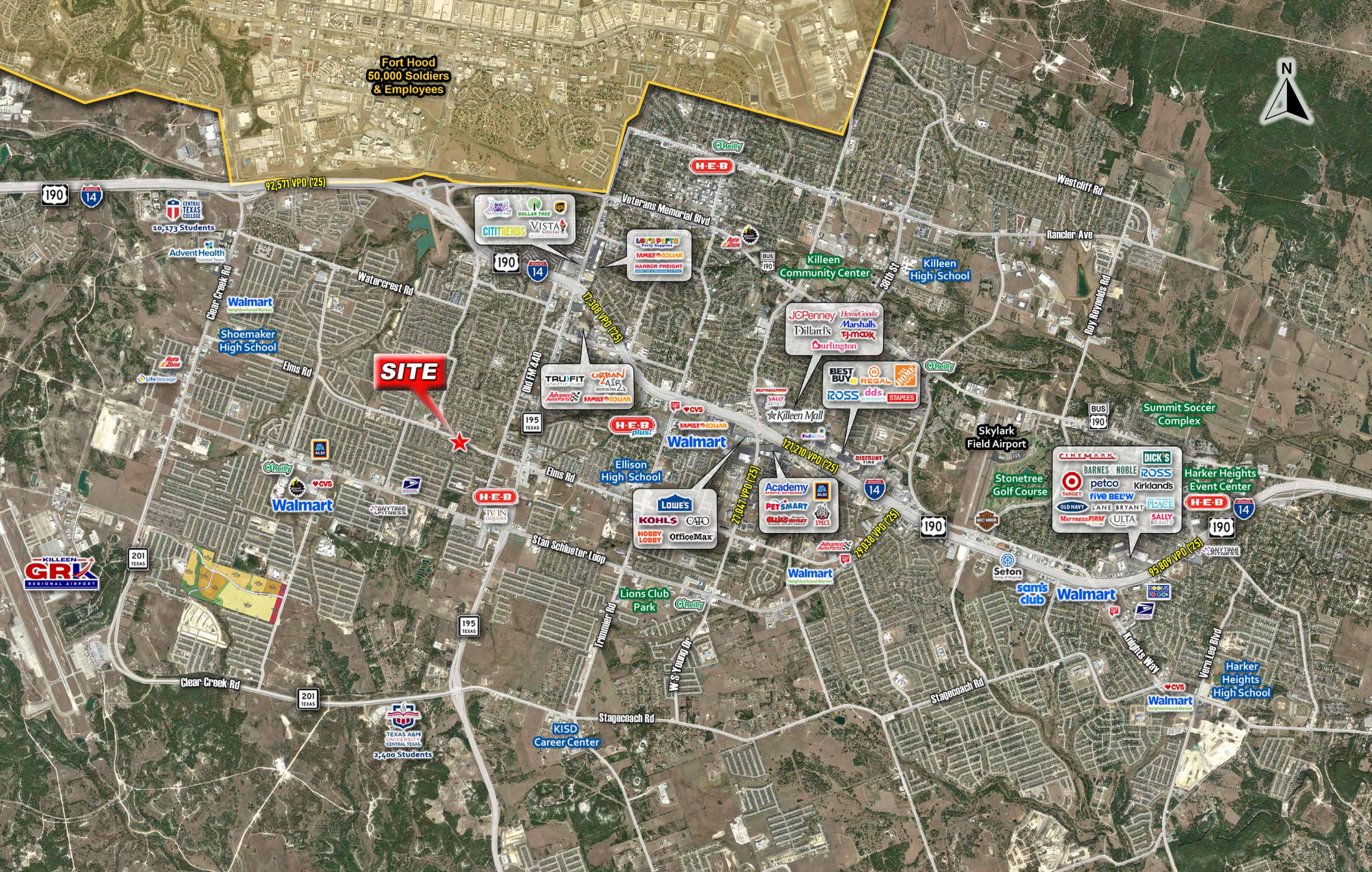
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COMMERCIAL CORNER LOT | SITE AERIAL



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COMMERCIAL CORNER LOT | MARKET AERIAL



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COMMERCIAL CORNER LOT | PROPERTY PHOTOS



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