



INDEPENDENCE
COMMERCIAL REAL ESTATE

FOR SALE

LARGE RESTAURANT

3201 W. STAN SCHLUETER LOOP | KILLEEN, TEXAS



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CONTACT:

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AVAILABLE

3,152 SF + 0.29 AC Undeveloped
±1.39 AC Total

HIGHLIGHTS

- » Built in 2022
- » Large dining room w/ fans & fully furnished kitchen
- » 2-lane covered drive-thru w/ sliding door
- » Tall windows, sizable managers office, tiled bathrooms, & dedicated chemical storage
- » Ample parking w/ pylon sign
- » Price: \$2,600,000

TRAFFIC COUNTS

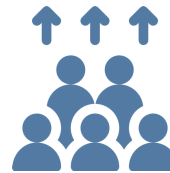
Stan Schlueter Loop: 28,061 VPD ('24)

TRAFFIC GENERATORS



TOTAL POPULATION

1 MILE	16,755
3 MILE	78,704
5 MILE	145,657



2030 POPULATION

1 MILE	17,470
3 MILE	81,841
5 MILE	150,729



TOTAL HOUSEHOLDS

1 MILE	5,767
3 MILE	27,920
5 MILE	50,857



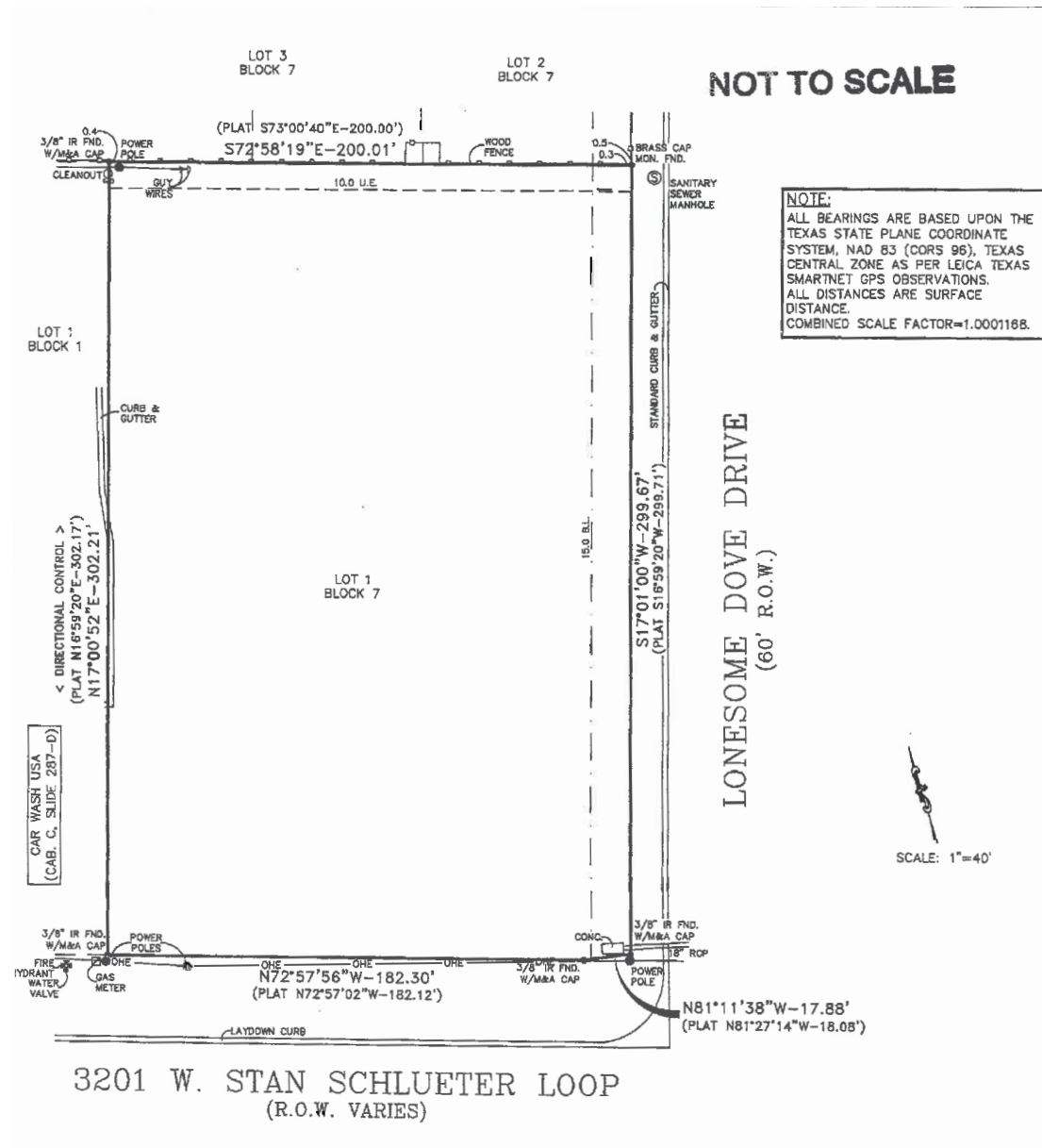
AVERAGE HH INCOME

1 MILE	\$83,538
3 MILE	\$80,235
5 MILE	\$76,347

LARGE RESTAURANT | PROPERTY OVERVIEW



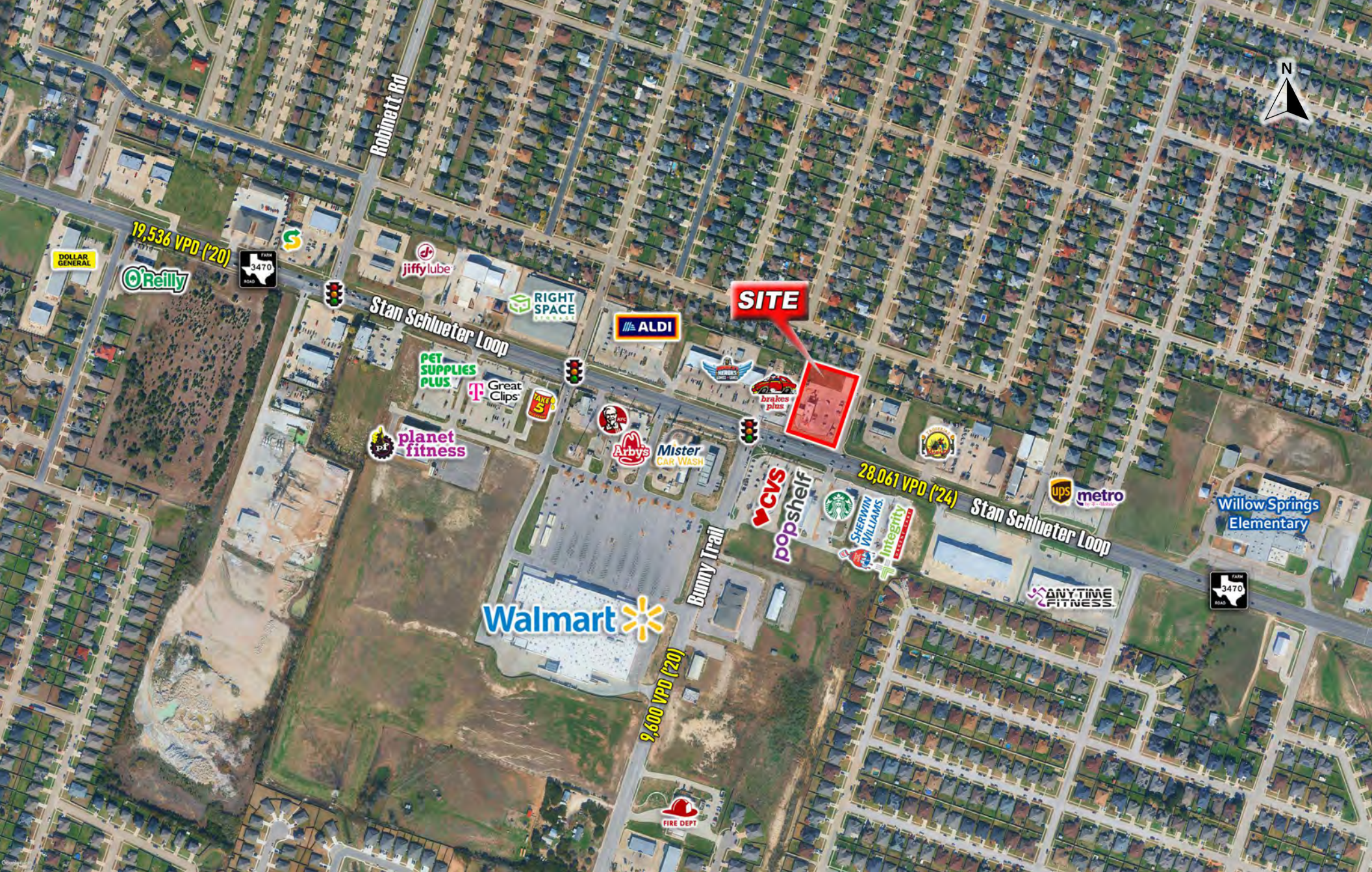
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LARGE RESTAURANT | SURVEY



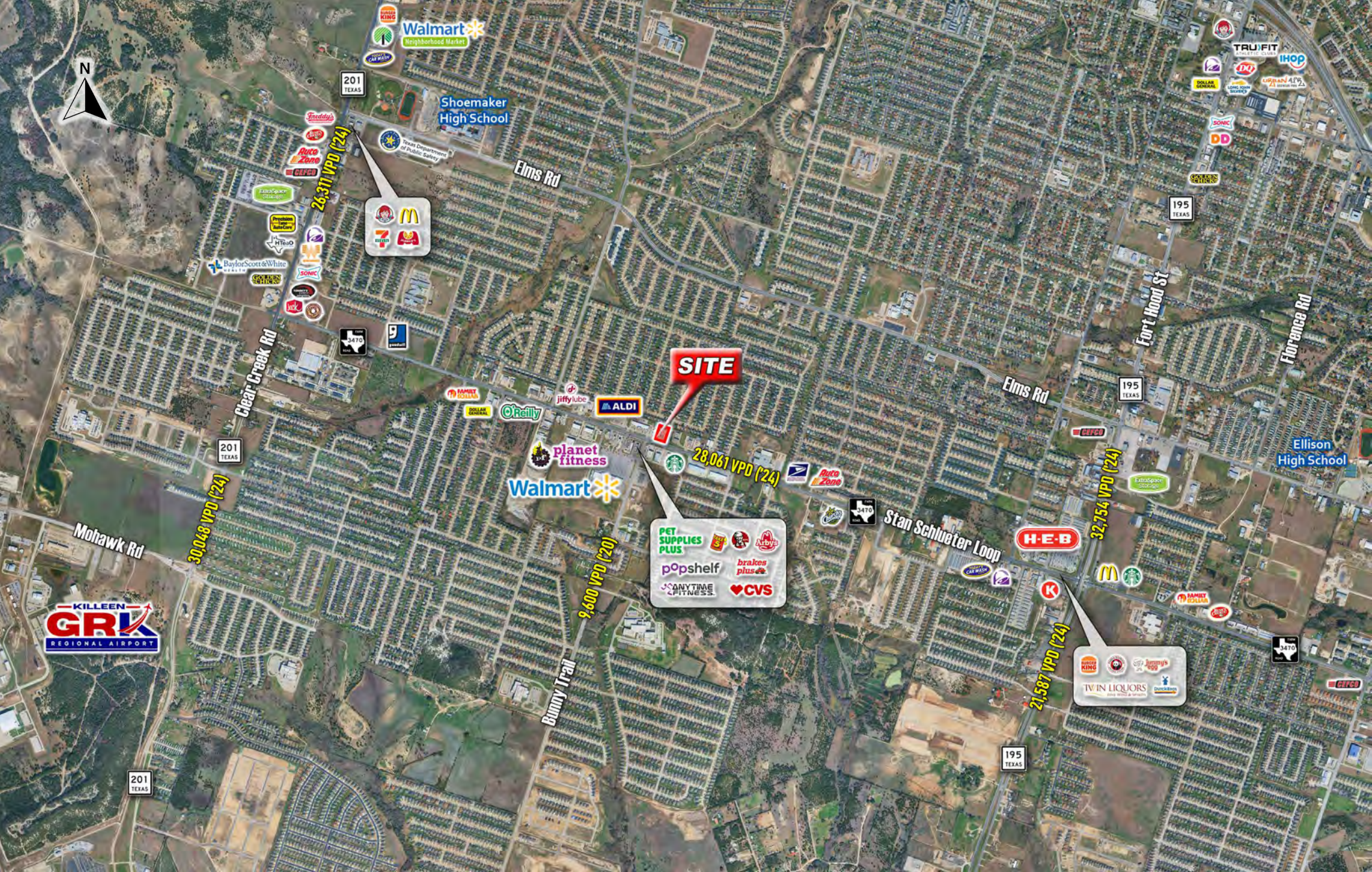
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LARGE RESTAURANT | SITE AERIAL



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LARGE RESTAURANT | WIDE AERIAL



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LARGE RESTAURANT | MARKET AERIAL



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LARGE RESTAURANT | EXTERIOR PHOTOS



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LARGE RESTAURANT | EXTERIOR PHOTOS



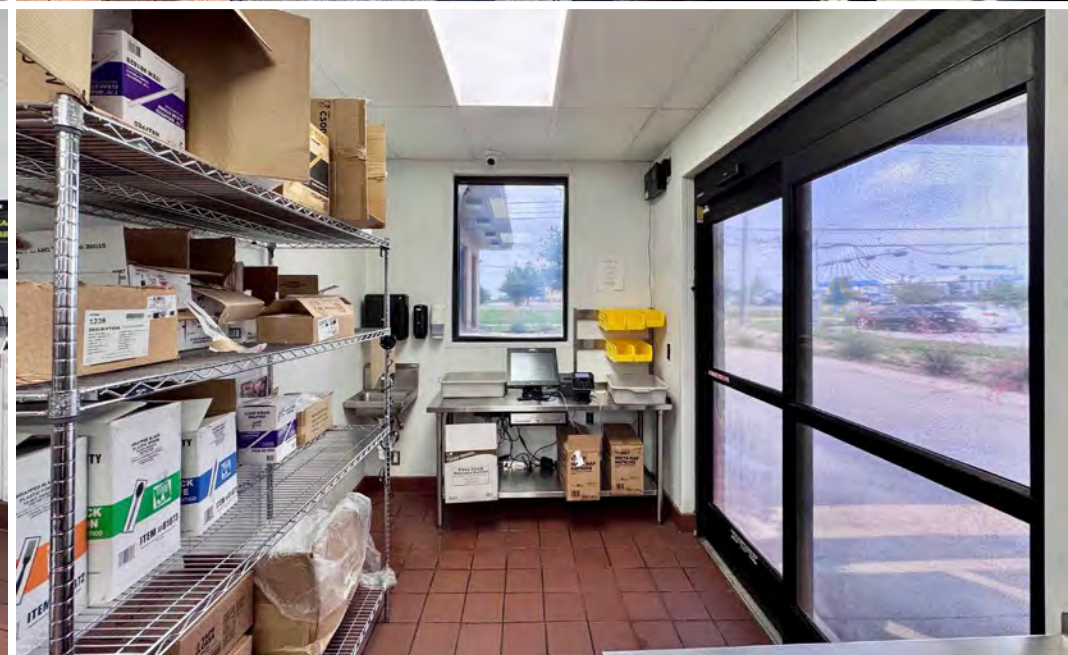
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LARGE RESTAURANT | INTERIOR PHOTOS



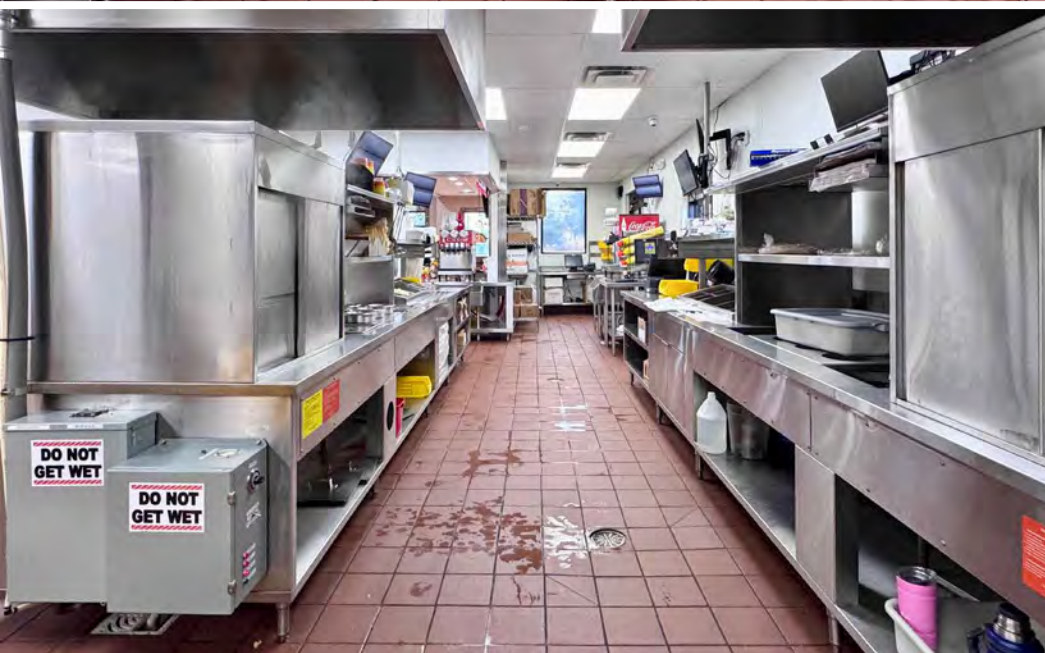
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LARGE RESTAURANT | INTERIOR PHOTOS



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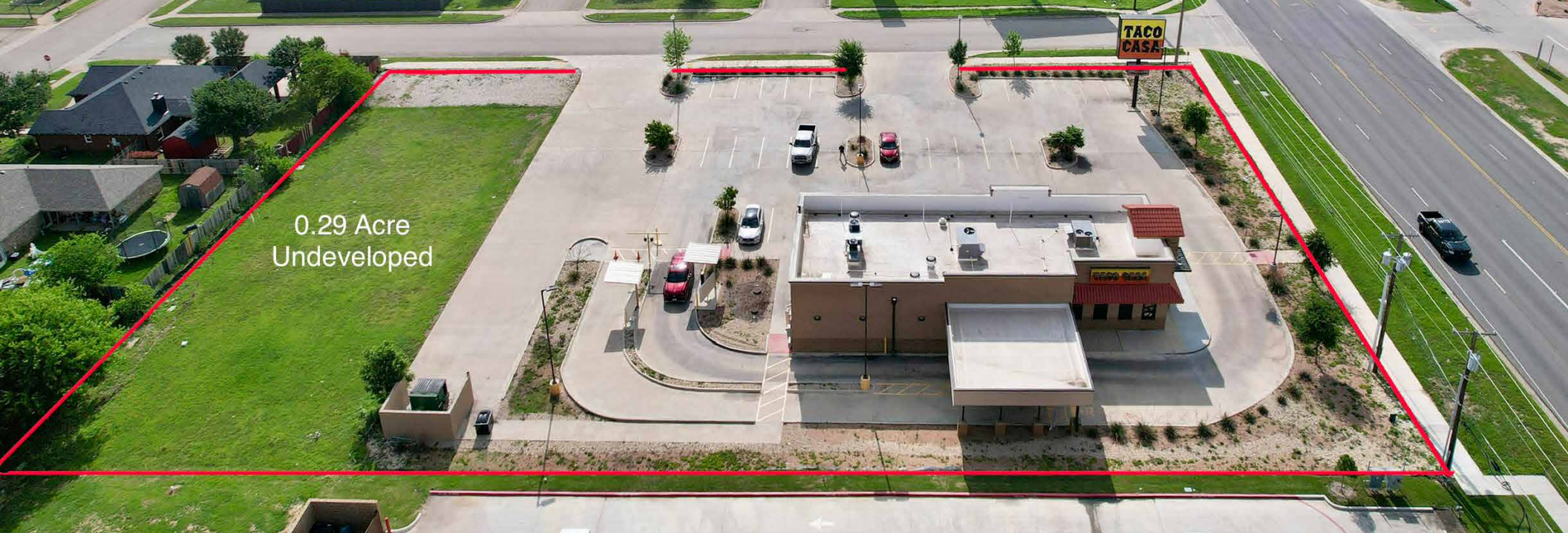
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LARGE RESTAURANT | INTERIOR PHOTOS



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0.29 Acre
Undeveloped

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