


# INDUSTRIAL SITE

 702 Swanner Loop  
Killeen, TX 76543  
9.58 acres

"The Killeen EDC is dedicated to providing prime developable land investments with secure incentives and profitable opportunities."



**9+ acres**

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**Interstate +  
Highway  
Access**

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**Business  
Park  
Community**



Contact Us  
**+1 (254) 526-9551**



# INDUSTRIAL SITE (Killeen Business Park - Block 4, Lot 1)

 702 Swanner Loop  
Killeen, TX 76543

702 Swanner Loop sits on over 9 acres of developable greenfield land located in the heart of the Killeen Business Park. This site has undergone Phase 1 engineering to ensure feasibility for industrial development and is surrounded by well established businesses indicating its potential for growth.

<b>Parcel Size</b>	9.583 acres	<b>Interstate Access</b>	Interstate 14 (I-14): 2.5 miles Interstate 35 (I-35): 12.5 miles
<b>Zoning</b>	M1 (Manufacturing)	<b>Highway Access</b>	Business 190 (I-14): .85 miles State Highway 195: 6 miles
<b>Special Zoning Incentives</b>	This site is within an Enterprise Zone, Opportunity Zone, and Tax Incremental Reinvestment Zone (TIRZ)	<b>Road Frontage</b>	Swanner Loop: 1101.74' Roy J Smith Drive: 485.51' Enterprise Drive: 485.15'
<b>Tax Rate</b>	2.02843%	<b>Major MSA Access (City Limits)</b>	Austin: 43.5 miles San Antonio: 105 miles Dallas: 130 miles Houston: 170 miles
<b>Taxing Entities</b>	Clearwater UWCD, Bell County WCID #6, Killeen ISD, Central Texas College, The City of Killeen, Bell County Road, Bell County	<b>Commercial Airport Access</b>	Skylark Airfield: .85 miles Killeen Regional Airport: 9.25 miles Austin-Bergstrom Intl: 62.5 miles
<b>Topography</b>	Relatively flat	<b>Deepwater Port Access</b>	Port of Houston: 170 miles Port of Freeport: 205 miles Port of Texas City: 205 miles Port of Galveston: 210 miles
<b>Purchase Price</b>	\$720,000	<b>Intermodal Rail Facility Access</b>	Union Pacific Dallas Intermodal Terminal (Dallas, Texas): 115 miles Union Pacific East Yard (San Antonio, Texas): 120 miles
		<b>Electricity</b>	Electricity is provided by Oncor
		<b>Water Main Size</b>	12"
		<b>Sewage Main Size</b>	15"
		<b>Natural Gas</b>	Gas line present
		<b>Fiber</b>	Killeen is served by a fiber loop



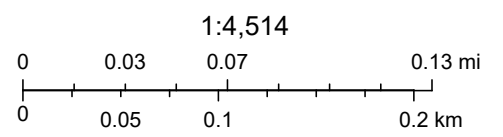
Tyler Robert,  
Vice President of Economic Development  
**(903) 767-7295**

# KILLEEN BUSINESS PARK

- AVAILABLE PARCEL
- AVAILABLE EXISTING STRUCTURE
- UNAVAILABLE



# 702 Swanner Loop



# KEDC INDUSTRIAL SITE

702 Swanner Loop  
(Killeen Business Park)  
Killeen, Texas 76543



**Image 1.** General site conditions from **Roy J Smith Drive** facing **north**



**Image 2.** General site conditions from **Roy J Smith Drive** facing **northwest**



**Image 4.** General site conditions from **Progress Drive** facing **northwest**



**Image 4.** General site conditions and utility infrastructure from **Progress Drive** facing **west**

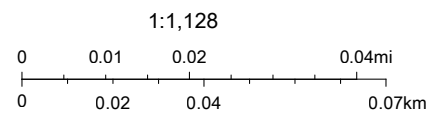


**Image 5.** General site conditions from neighboring property facing **south**



**Image 6.** General site conditions and utility infrastructure from neighboring property facing **south**

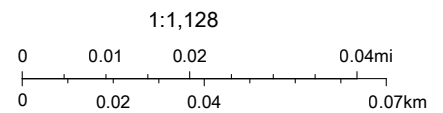
# 702 Swanner Loop



# 702 Swanner Loop



- BUILDING AREA (7.65 acres)
- DRAINAGE BUFFER (.49 acres)
- DRAINAGE EASEMENT (1.77 acres)





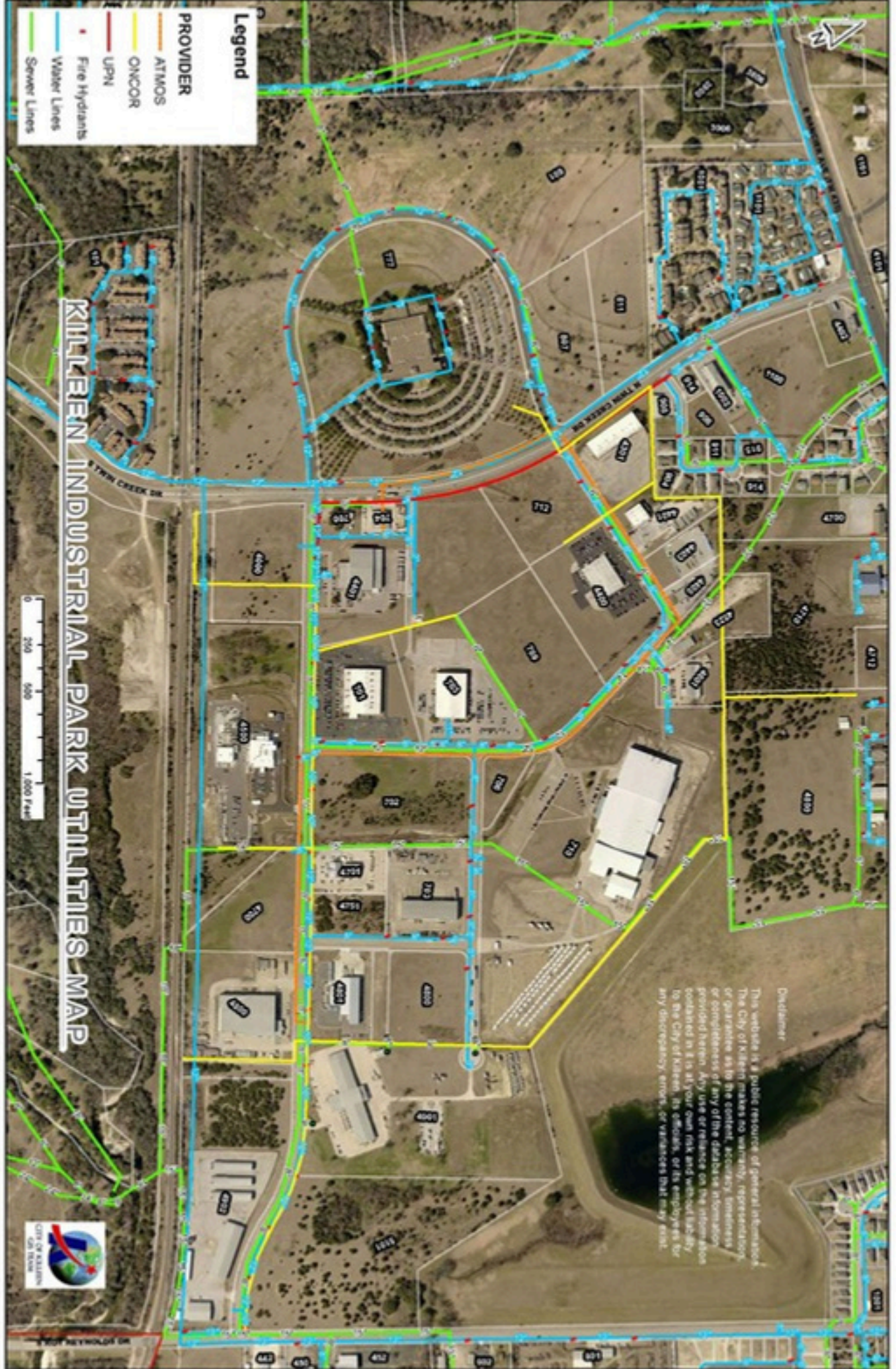
**Legend**

PROVIDER	
	ATMOS
	ONCOR
	UPN
	Fire Hydrants
	Water Lines
	Sewer Lines

# KILLEEN INDUSTRIAL PARK UTILITIES MAP



**Disclaimer**  
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Open Records Request: N/A  
 Address: 202 Swanner Loop  
 Date of Request: 09/02/2020  
 Date of Completion: 09/02/2020  
 Details: Water Main

# City Of Killeen - Water Distribution System

**DISCLAIMER**  
 THIS MAP IS A PUBLIC RESOURCE OF GENERAL INFORMATION. THE CITY OF KILLEEN MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS, OR COMPLETENESS OF ANY OF THE DATA OR INFORMATION PROVIDED HEREIN. ANY USE OR RELIANCE ON THE INFORMATION CONTAINED IN THIS DOCUMENT IS AT REQUESTOR'S OWN RISK, AND WITHOUT LIABILITY TO THE CITY OF KILLEEN, ITS OFFICIALS, OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS, OR VARIANCES THAT MAY EXIST.

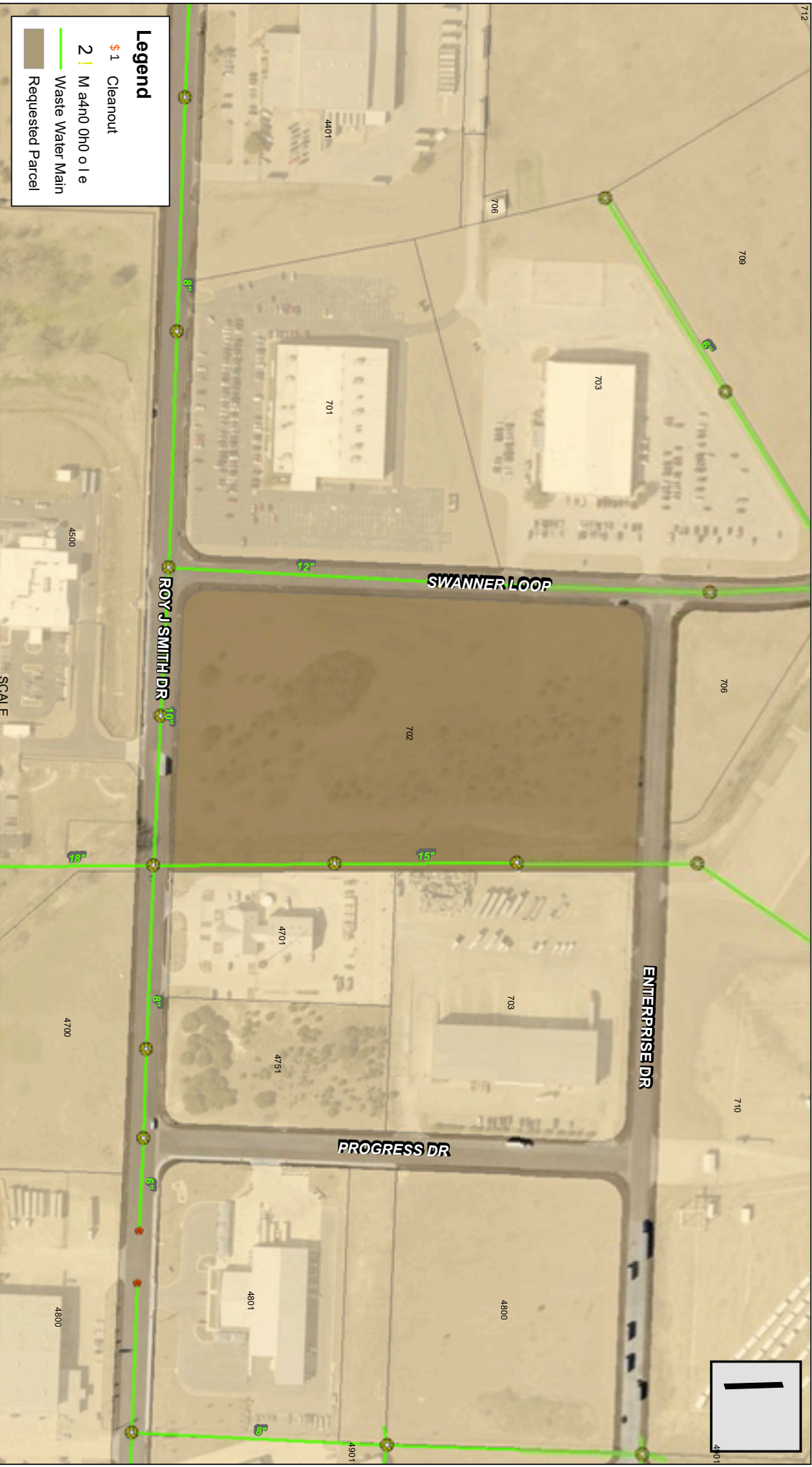




Open Records Request: N/A  
 Address: 702 Swanner Loop  
 Date of Request: 09/02/2020  
 Date of Completion: 09/02/2020  
 Details: Waste Water Mains

# City Of Killen - Wastewater Collection System

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**Legend**

- \$ 1 Cleanout
- 2 | M 4x10 0h0 o l e
- Waste Water Main
- Requested Parcel



Print Date: 09/02/2020





# 702 SWANNER LOOP

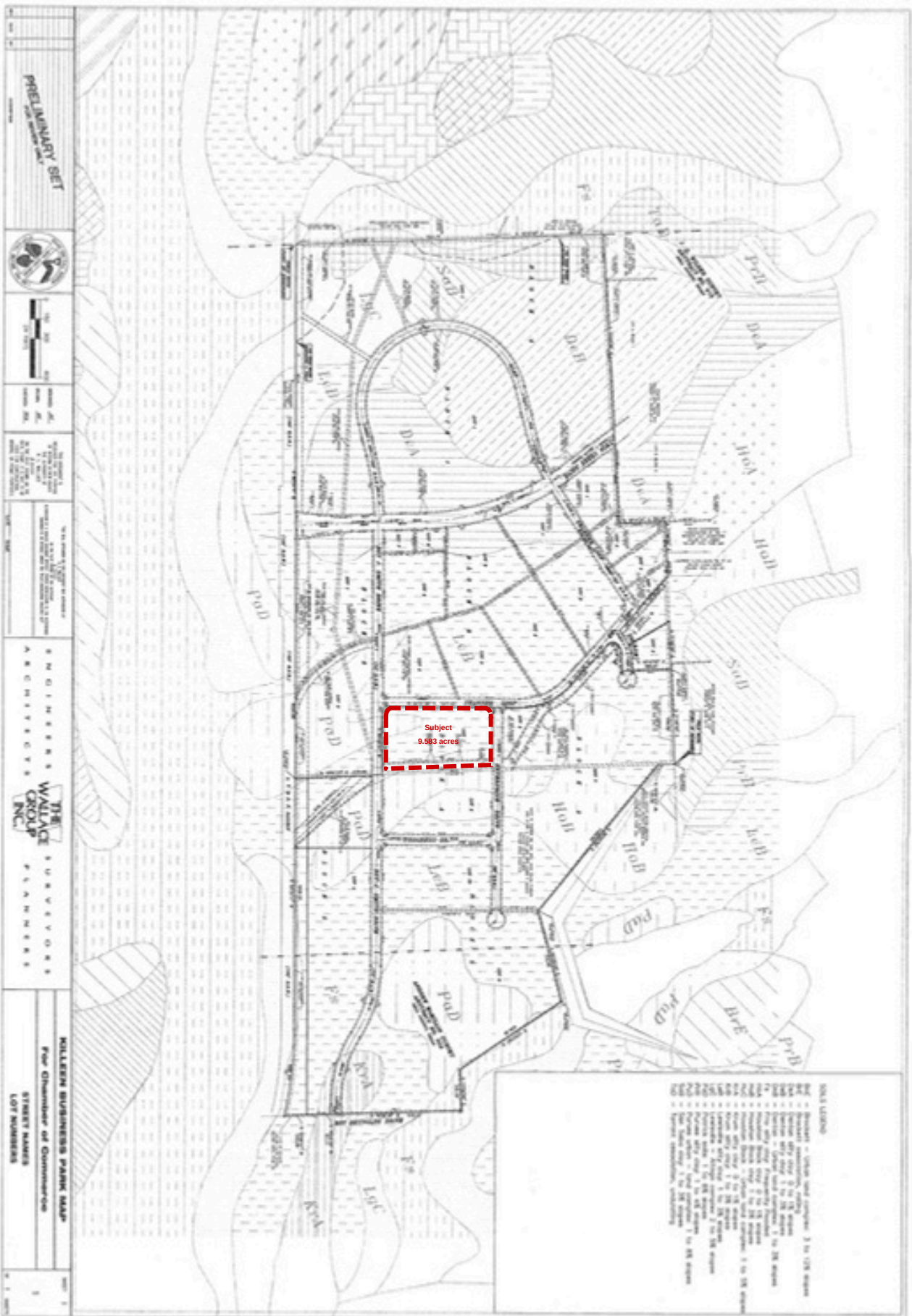


**Legend**

	FROM ORDA 2015 ELEVATION
	702 Swanner Loop
	780
	770
	760
	750
	740

DATE: 3/22/2023





PRELIMINARY SET



THE WALLACE GROUP INC.  
 ENGINEERS ARCHITECTS PLANNERS

THE WALLACE GROUP INC.  
 ENGINEERS ARCHITECTS PLANNERS

MILLER BUSINESS PARK MAP  
 Four Chambers of Commerce  
 STREET NAMES  
 LOT NUMBERS

Subject  
 9.983 acres

- NOTES:**
1. - Show and describe 1 to 128 acres
  2. - Show and describe 1 to 25 acres
  3. - Show and describe 1 to 10 acres
  4. - Show and describe 1 to 5 acres
  5. - Show and describe 1 to 2.5 acres
  6. - Show and describe 1 to 1.25 acres
  7. - Show and describe 1 to .625 acres
  8. - Show and describe 1 to .3125 acres
  9. - Show and describe 1 to .15625 acres
  10. - Show and describe 1 to .078125 acres
  11. - Show and describe 1 to .0390625 acres
  12. - Show and describe 1 to .01953125 acres
  13. - Show and describe 1 to .009765625 acres
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