

C STORE & Car Wash Site

For Sale

919 Old Nolanville Rd, Nolanville, Texas

Nolanville road

±2.80 Acres

Warriors path



- Hard Corner Signalized Intersection
- Dual Frontage (Old Nolanville Rd & Warriors Path)
- Utilities Available at Frontage (Water / Sewer / Electric)
- Feasibility Study Completed for CStore – Underserved Trade Area



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Area : ±2.8 Acres
Lot 1 : 1.531 acres
Lot 2 : 1.267 acres
Price : \$1.4M
Zoning : B-4

EXECUTIVE SUMMARY

“An exceptional opportunity to acquire a prime development site in Nolanville, Texas (Bell County).

This ±2.8 -acre development site is strategically located at a signalized hard corner in Nolanville, Texas—positioned between Killeen and Temple within one of Central Texas’ fastest-growing corridors. The property offers dual frontage, strong regional traffic exposure, and immediate access to utilities, making it ideal for convenience store, fuel, and retail development.

Property Features

Property Highlights:

- ±2.8 Acres
- B-4 Zoning (General Business)
- Dual Frontage on Old Nolanville Rd & Warriors Path
- Utilities at Site
- Leveled to gentle slopes
- No flood Plain

Location Highlights:

- Located Between Killeen & Temple
- Part of Killeen–Temple–Fort Cavazos MSA
- Close to I-14 / US-190 Major Corridor
- Surrounded by Growing Residential Development
- Strong Demand for Retail & Service Uses

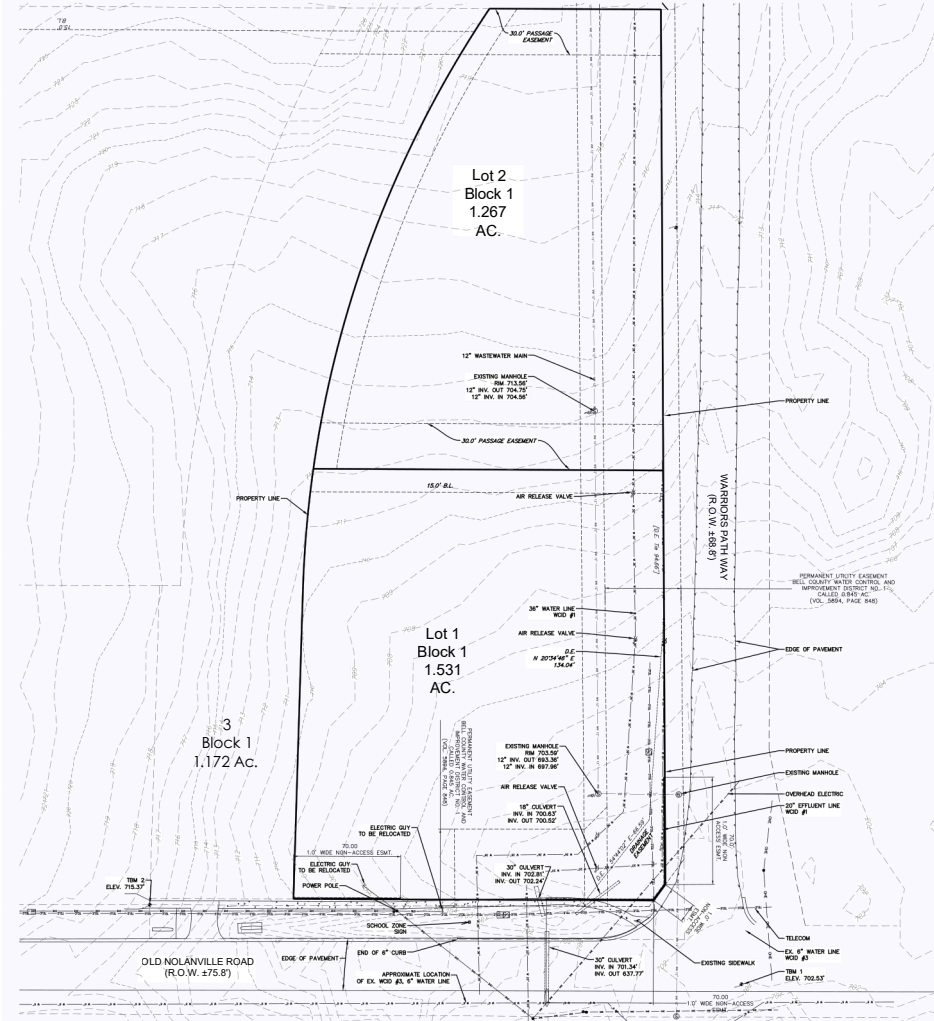
Traffic Counts:

- US-190 / I-14: ±105,000 Vehicles Per Day
- Central Texas Expressway: ±98,000–110,000 VPD
- Old Nolanville Rd: ±2,300 Vehicles Per Day
- Strong Regional & Commuter Traffic Exposure



PROPERTY DETAILS

CATEGORY	DETAILS
Area	±2.80 Acres
Property Type	Retail / C-Store Development Site
Price	\$1,400,000
County	Bell County
City	Nolanville
Zoning	B-4
Topography	Level to Sloping
Utilities	Available at Site Frontage (Water, Sewer, Electric)
Parcel ID	113454



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PROPOSED C-STORE & CAR WASH SITE

FUEL • CONVENIENCE • CAR WASH • COMMUNITY

PROPOSED USE - CONCEPT PLAN

- Gas Station with gasoline and diesel pumps, air station, and auto parking.
- Branded site for gasoline and diesel.
- Gasoline/Diesel: Six (6) MPDS with twelve (12) gas and four (4) diesel hoses.
- Convenience store ~6,500 sq. ft., which may include a kitchen deli, "Grab-N-Go" food items, snacks, beverages, beers, wines, and tobacco products.
- Approx. 1,500 sq. ft. tunnel car wash with free vacuum facility.
- Tremendous potential for retail and commercial development.
- Expected to be in character with and to complement surrounding land uses.



6 MPDS



~1,500 SQ. FT.



12 GAS HOSES
12 DIESEL HOSES



FREE VACUUM FACILITY



6,500 SQ. FT.



AMPLE AUTO PARKING



AIR STATION FACILITY

CONVENIENCE STORE (~6,500 SQ. FT.)



TUNNEL CAR WASH & VACUUMS



OFFERING ICONS



GRAB-N-GO FOOD



SNACKS



BEVERAGES



BEER & WINE



TOBACCO



~1,500 SQ. FT. TUNNEL



FREE VACUUM FACILITY



CLEAN, FAST & CONVENIENT

Disclaimer : This image is AI-generated for conceptual visualization purposes only and does not represent any existing or proposed improvements to the property.

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PROPOSED USE & FEASIBILITY STUDY



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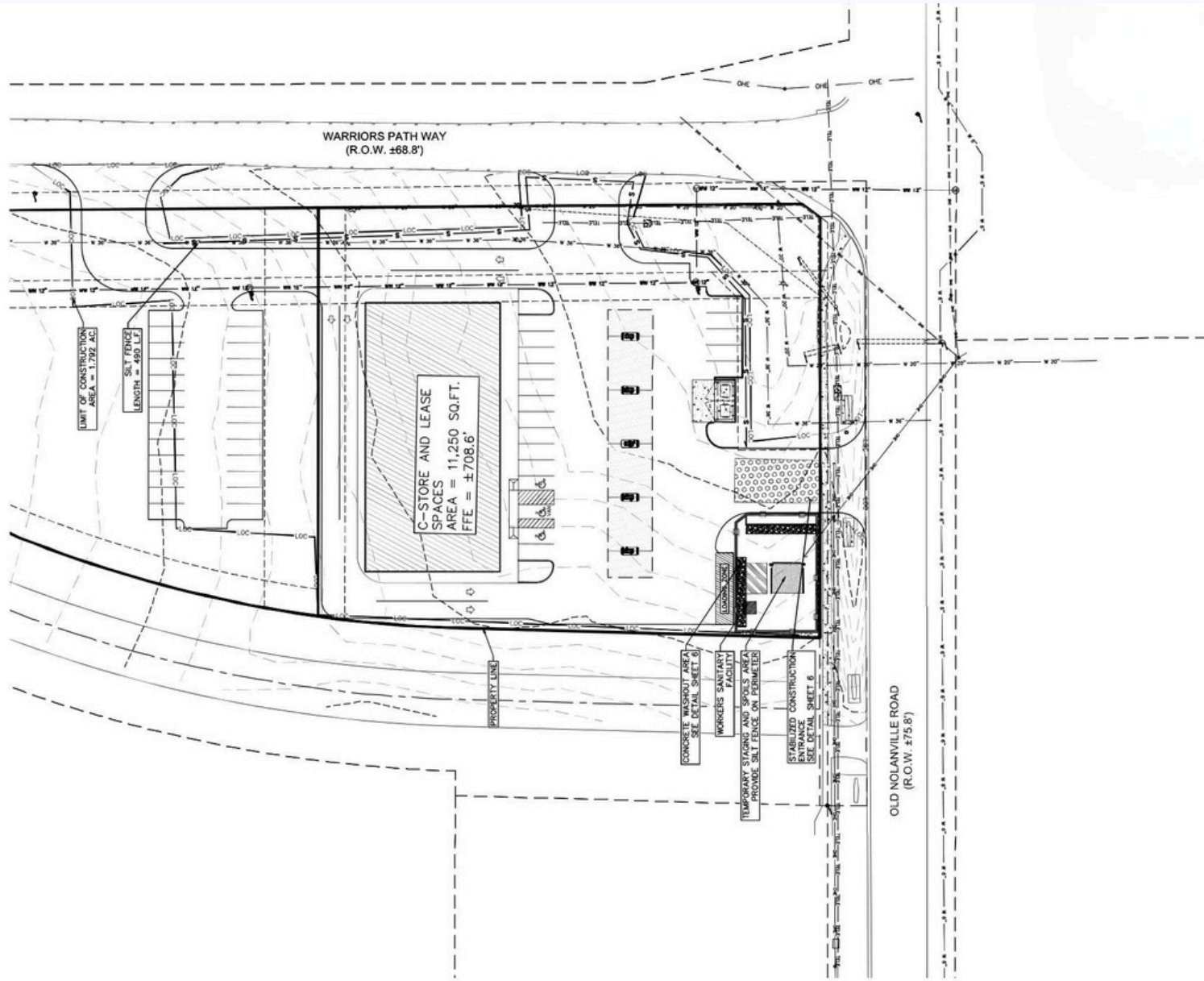
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DEVELOPMENT PLAN



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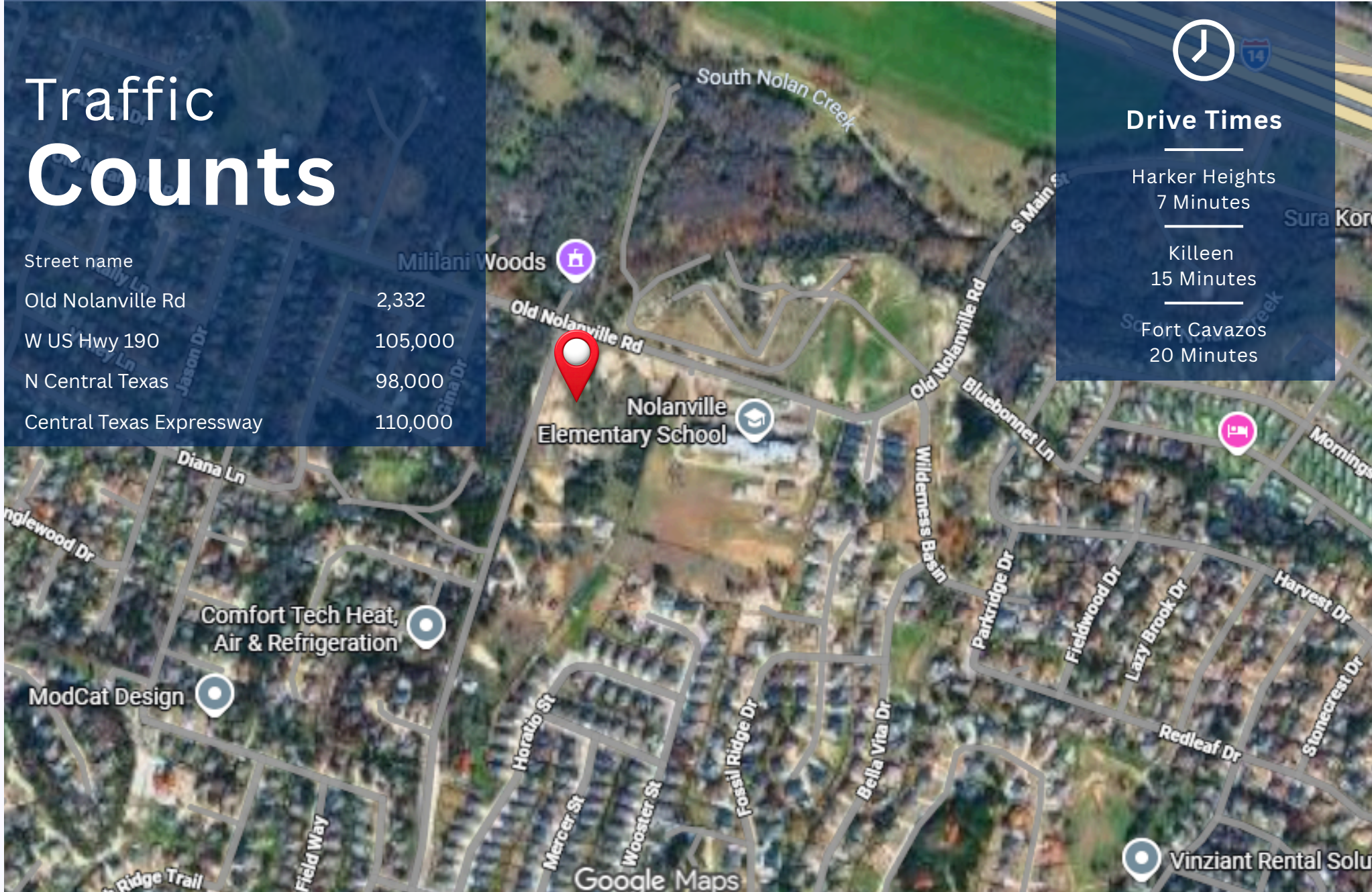
Traffic Counts

Street name	
Old Nolanville Rd	2,332
W US Hwy 190	105,000
N Central Texas	98,000
Central Texas Expressway	110,000



Drive Times

- Harker Heights
7 Minutes
- Killeen
15 Minutes
- Fort Cavazos
20 Minutes



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PHOTOS



**CORNER VIEW | ACCESS FROM OLD NOLANVILLE RD | SURROUNDING RESIDENTIAL GROWTH |
SITE TOPOGRAPHY**

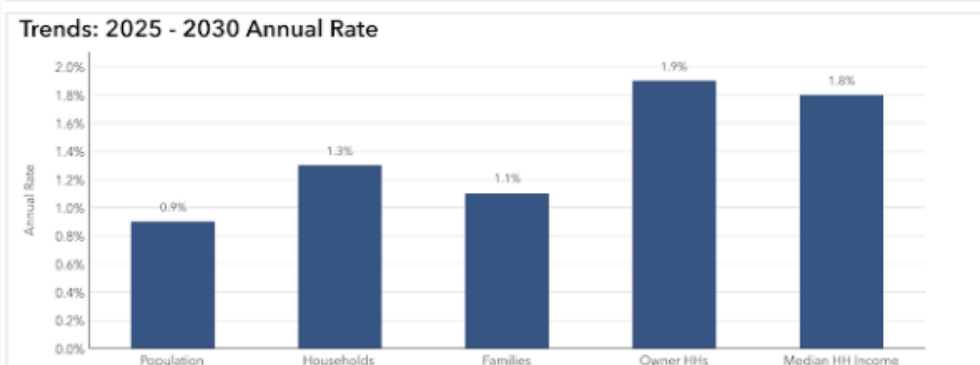
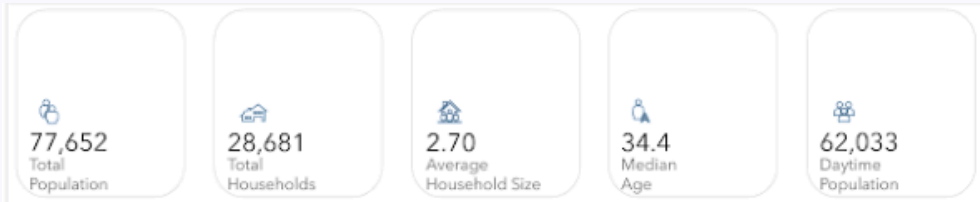
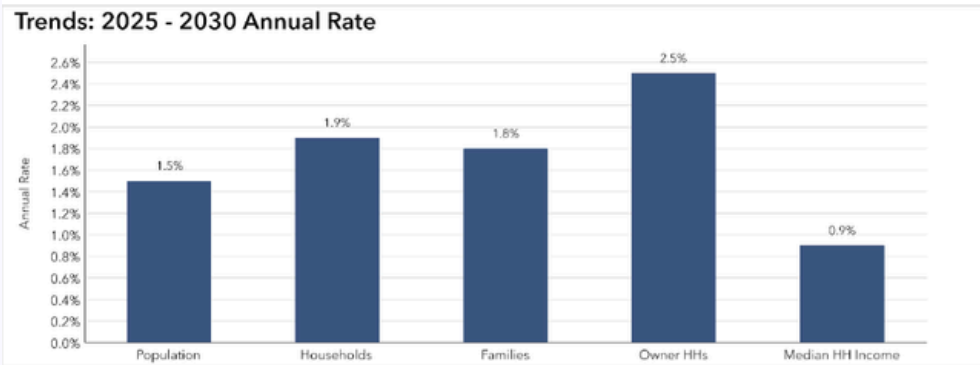
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DEMOGRAPHIC & INCOME PROFILE



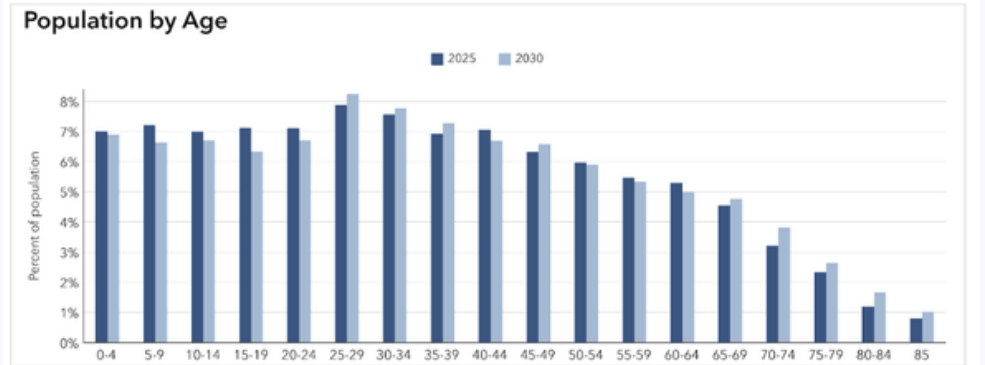
Category	1 Mile	3 Mile	5 Mile
Population	5,544	33,611	77,646
Households	2,075	12,420	28,679

Income

Metric	Value
Median Household Income	\$100,704
Average Household Income	\$118,895
Per Capita Income	\$43,181

Housing

Metric	Value
Occupied	1,540
Renter Occupied	535



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Overview

The Warriors Path development site presents an attractive opportunity to acquire approximately ±6.56 acres in Nolanville, Texas, within the growing Bell County region. Positioned at the intersection of Old Nolanville Road and Warriors Path, the property is ideally suited for convenience store, car wash, and retail development. Located within the Killeen–Temple–Fort Cavazos MSA, the site offers convenient access to nearby employment centers, established residential communities, and major regional roadways. As surrounding development continues to expand, the property is well positioned to benefit from increasing demand for retail and service-oriented uses.

Economy

The Bell County region continues to experience steady economic growth supported by its strategic location within the Killeen–Temple–Fort Hood metropolitan area. The presence of major employers, including the military installation at Fort Hood along with healthcare, education, and service industries, provides a stable economic foundation for the region. Ongoing infrastructure improvements and continued population migration into Central Texas are contributing to increased economic activity across surrounding communities. As residential development expands throughout the area, demand for commercial services, retail amenities, and new housing opportunities continues to grow, creating favorable conditions for long-term investment and development.

Real Estate

The Central Texas real estate market has remained active as population growth and housing demand drive development across the region. Communities surrounding Killeen and Temple, including Nolanville, are experiencing increased interest from developers seeking opportunities for residential expansion and supporting commercial uses. Properties with available acreage and accessible locations offer strong potential for new residential neighborhoods, mixed-use developments, and neighborhood services that support expanding populations. As development continues to move outward from larger urban centers, sites located within growing suburban corridors provide attractive opportunities for both developers and long-term investors.

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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.

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 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.

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 or subagent 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you. and your obligations under the representation agreement.
- Who will pay the broker for services provided to you. when payment will be made and how the payment will be calculated.

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 our records.

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