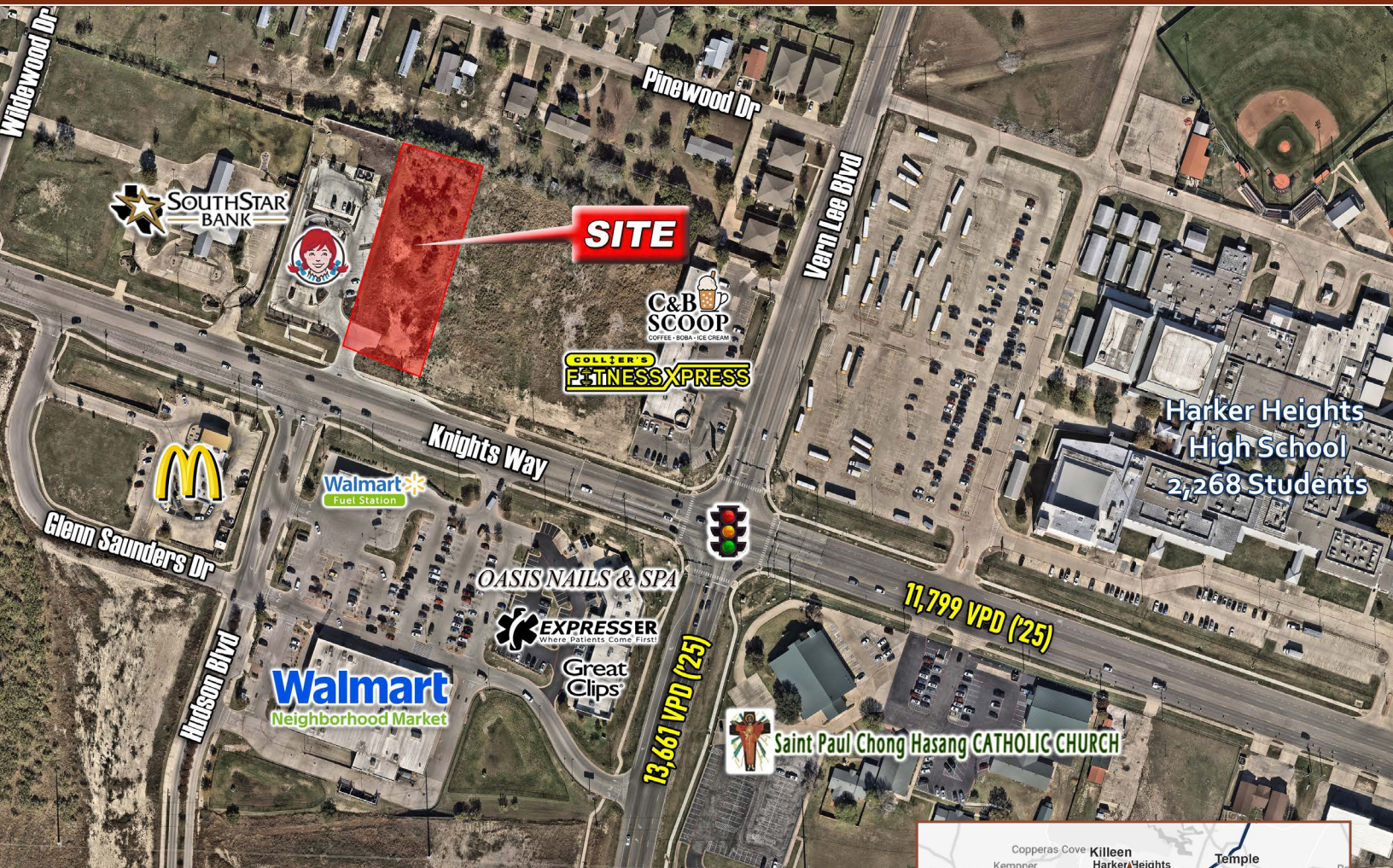




NWQ OF KNIGHTS WAY & VERNAL LEE BLVD PRIME RETAIL DEVELOPMENT OPPORTUNITY

921 E. Knights Way | Harker Heights, Texas 76548



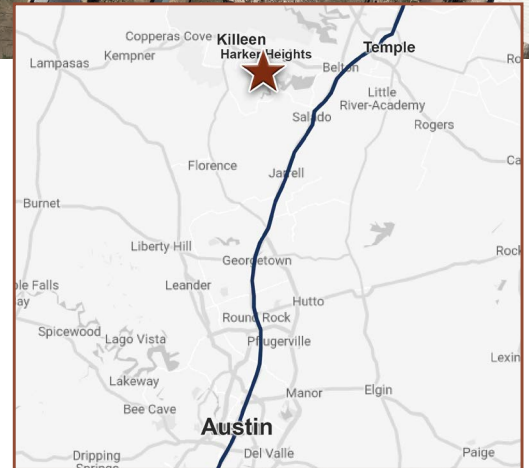
Prime Retail Development Opportunity at FM 2410 & Verna Lee:

This strategically located retail tract offers excellent visibility and accessibility directly across from Walmart, positioning it in the path of strong daily traffic and consumer activity. Situated at the intersection of FM 2410 and Verna Lee, the property provides a prime opportunity for retail, restaurant, service, or other commercial development. Its prominent location and proximity to major national retail make this an ideal site for businesses seeking to establish a strong presence in a growing trade area. Don't miss the opportunity to secure one of the last undeveloped pads along Knight's Way/FM 2410. Zoned B-3.

Pricing:	\$18.00 PSF
Available:	±1.231 Acres
Traffic Counts:	Knights Way: 11,799 VPD Verna Lee Blvd: 13,661 VPD (TXDOT 2025)

Demographics:

	1-Mile	3-Miles	5-Miles
2026 Population:	11,410	55,464	105,469
Daytime Population:	9,974	44,688	91,676
Avg HH Income:	\$112,779	\$107,475	\$92,723



For More Information:

Eddie Lange | 281.676.2556

elange@quenbycommercial.com



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NWQ OF KNIGHTS WAY & VERNAL LEE BLVD

PRIME RETAIL DEVELOPMENT OPPORTUNITY

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Placer Ai (within 50 miles)

- Wendy's #3/30
- Burger King #10/29
- Dutch Bros #2/20
- KFC #4/14
- Taco Bell #2/51
- Whataburger #16/39
- Starbucks at I-14 and Knight's Way #18/68

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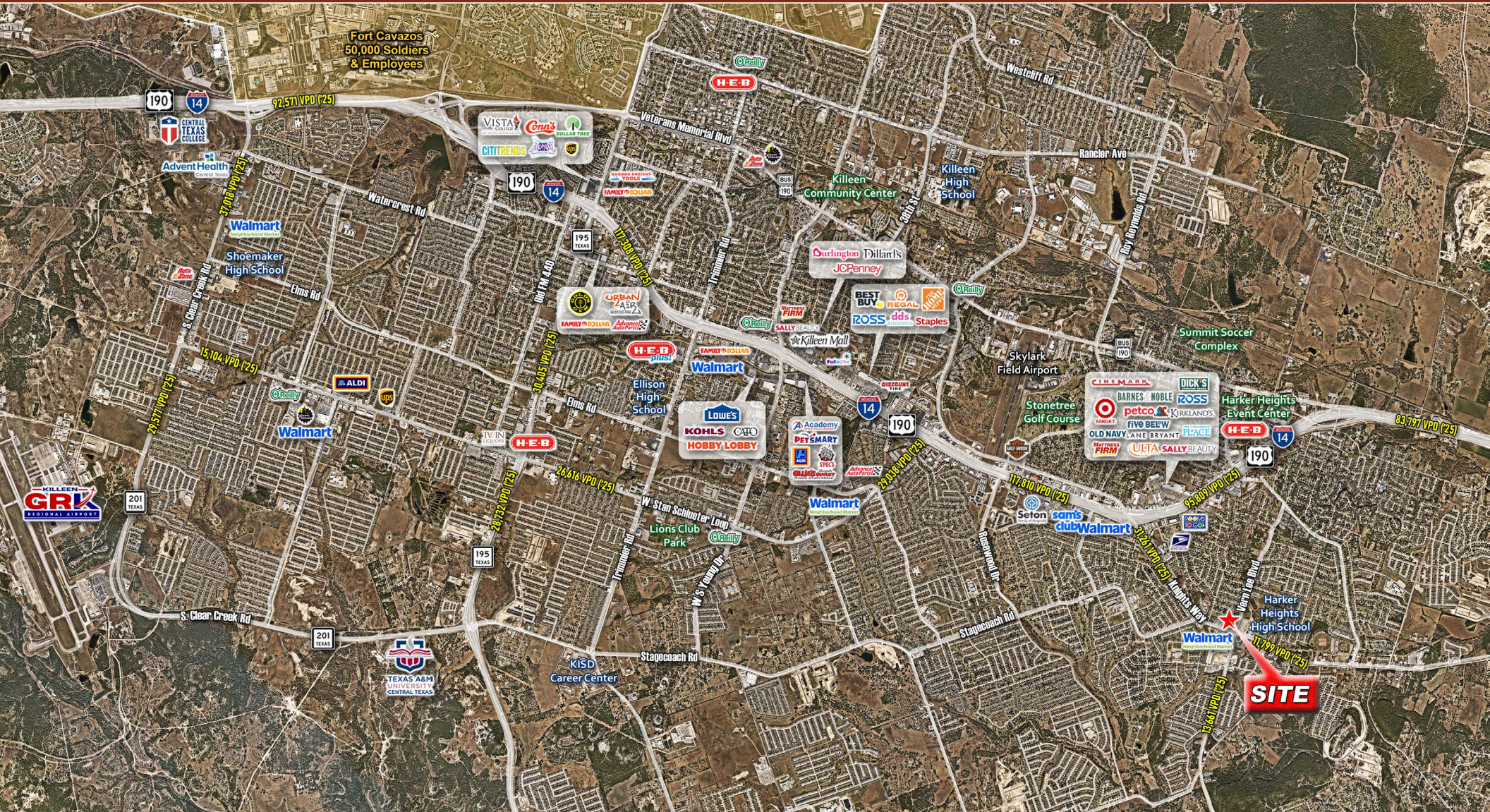
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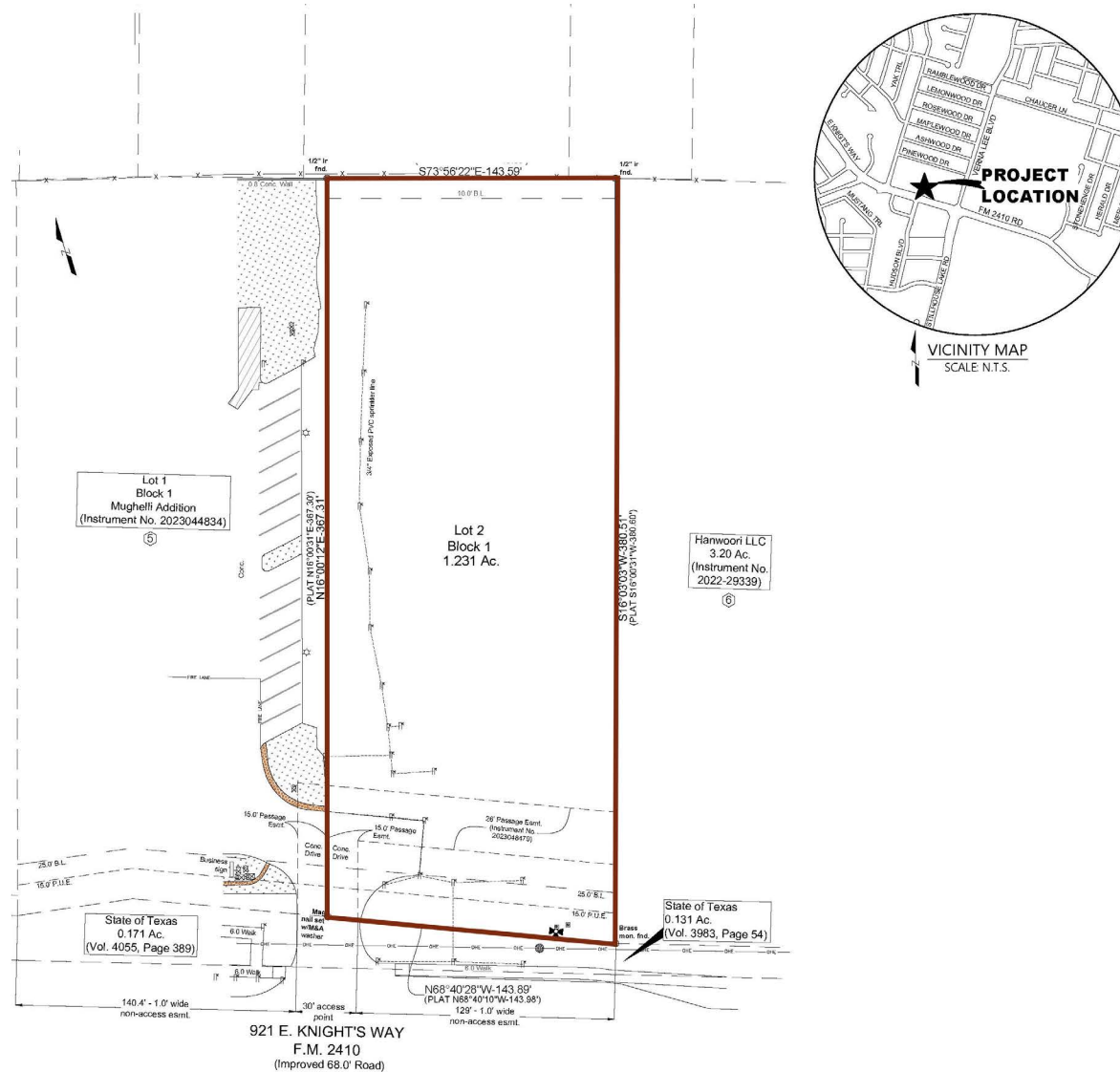
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