



INDEPENDENCE
COMMERCIAL REAL ESTATE

±220 ACRES

PLANNED UNIT DEVELOPMENT FOR SALE

6603 BUNNY TRAIL | KILLEEN, TEXAS



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AVAILABLE

±220 Acres

HIGHLIGHTS

- » 220 Acre Planned Unit Development = 1,700 Units
- » Located in thriving West Killeen
- » Surrounded by thousands of rooftops
- » Fully entitled in the City of Killeen
- » Phase 1 Construction Plans - July 2026
- » Commercial: 1,235 ft of Bunny Trail frontage
- » Recent ordinance allows for increased density
- » 3 Killeen ISD school in proximity

Price: \$14 Million

TRAFFIC COUNTS

Bunny Trail: 9,600 VPD ('20)
TX-201: 14,301 VPD ('24)

TRAFFIC GENERATORS



TOTAL POPULATION

1 MILE	15,060
3 MILE	57,670
5 MILE	115,186



2030 PROJ. POPULATION

1 MILE	15,789
3 MILE	60,220
5 MILE	119,576



TOTAL HOUSEHOLDS

1 MILE	4,762
3 MILE	19,812
5 MILE	40,240



AVERAGE HH INCOME

1 MILE	\$80,410
3 MILE	\$84,246
5 MILE	\$80,399

PLANNED UNIT DEVELOPMENT | PROPERTY OVERVIEW



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ACCESS

- » Direct access to Bunny Trail
- » Proximity to State Highway 201
- » Proximity to W. Stan Schlueter Loop

FRONTAGE

- » ±1,235 ft of Bunny Trail frontage

PERMITTED USE

Multiple: Retail, Restaurant, Medical Office, Child Care, Grocery, Small Fuel Station, Single-Family, Townhomes, Multifamily, Parkland, [etc](#)

RESTRICTIONS

See restrictions/exclusions [here](#)

ZONING

City of Killeen – Planned Unit Development

UTILITIES

City water and Sewer utilities available adjacent to the property line: Water 16" and 6", Wastewater 6"



TOPOGRAPHY

Flat and gently sloping, shovel ready

FLOOD PLAIN

x – Area of minimal flood hazard.

IN PROXIMITY

- » Killeen Regional Airport
- » Central Texas College
- » Advent Health-Central Texas Hospital
- » Texas A&M University-Central Texas
- » West Fort Cavazos
- » General Robert M. Shoemaker High School
- » Central Texas Veterans State Cemetery
- » Fort Cavazos Regional Trail

PLANNED UNIT DEVELOPMENT | PROPERTY OVERVIEW (CONT.)



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SITE SUMMARY

Surrounded by thousands of rooftops, this west Killeen site is a developers dream. Fully entitled in the City of Killeen as a planned-unit development, this land parcel is proposed to include 65-acres of single family, 52-acres of townhomes, 39-acres of multi-family, 32-acres of park-space and 15-acres of major R.O.W.; providing for a minimum of 1,700 residential units! There are currently no restrictions for a build-to-rent product. Both Haynes Elementary and Fowler Elementary are new Killeen ISD schools abutting the site with Roy J Smith Middle School located just north on Bunny Trail.

Situated at the gateway of the project is 10 acres of dedicated commercial land providing excellent visibility with $\pm 1,235$ feet of frontage. Designated as Neighborhood Business District commercial, this portion is ideal for any size retail, restaurant, medical office, child-care center or other permitted use. Bunny Trail, a minor arterial road, has principal arterial roads established on each end; those being Stan Schlueter Loop & State Highway 201. The approval of Phase 1 Construction plans are anticipated July 2026 which entail the roads, stormwater drainage channel and sewer line extension. For future phases, each residential and commercial component will be responsible for providing their own stormwater detention, or proof they don't need detention.

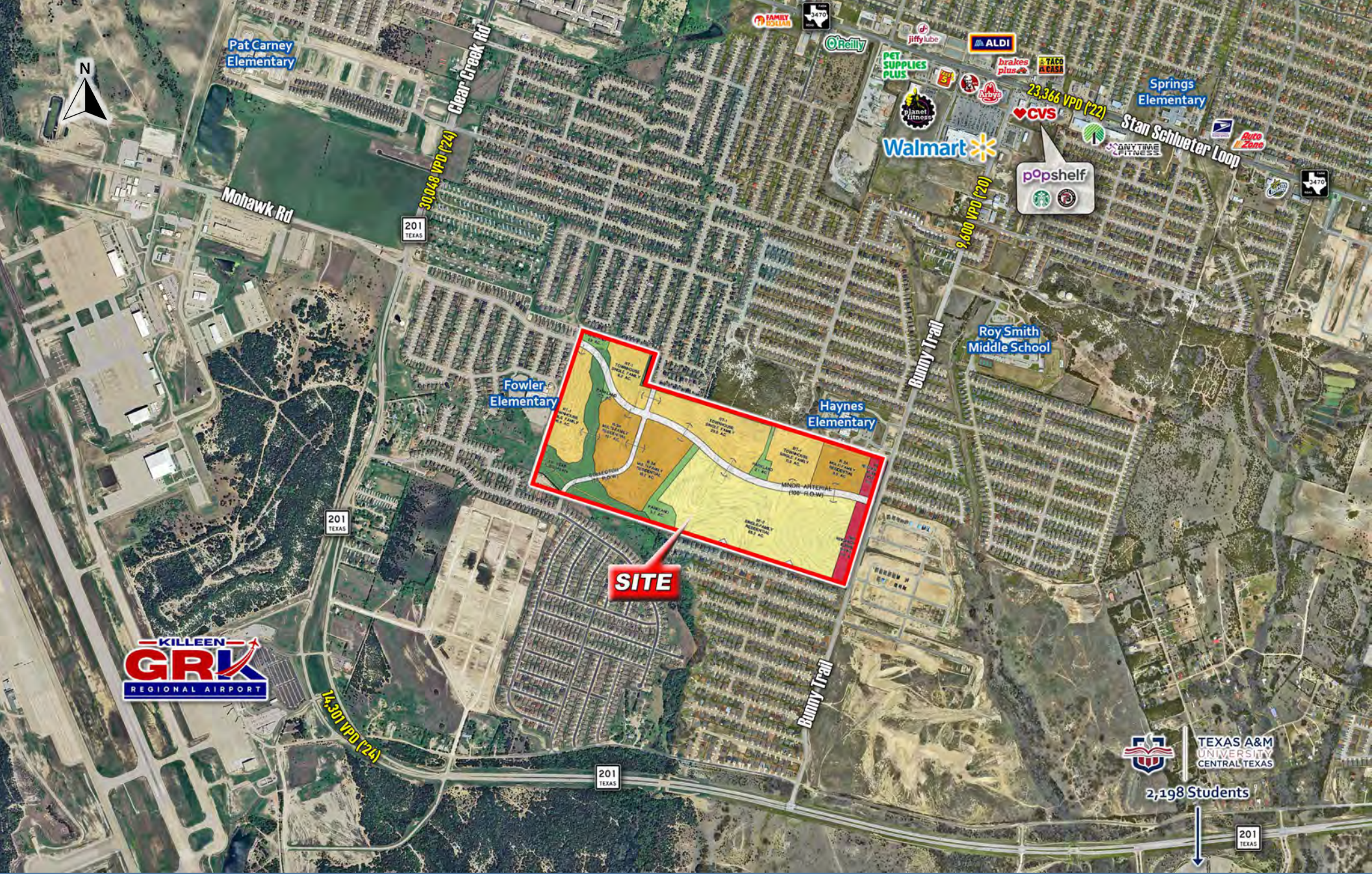
The Killeen Regional Airport, Texas A&M University-Central Texas, Advent Health-Central Texas, Central Texas College, General Robert M. Showmaker High School and Fort Hood are all located within 10 minutes of the site.



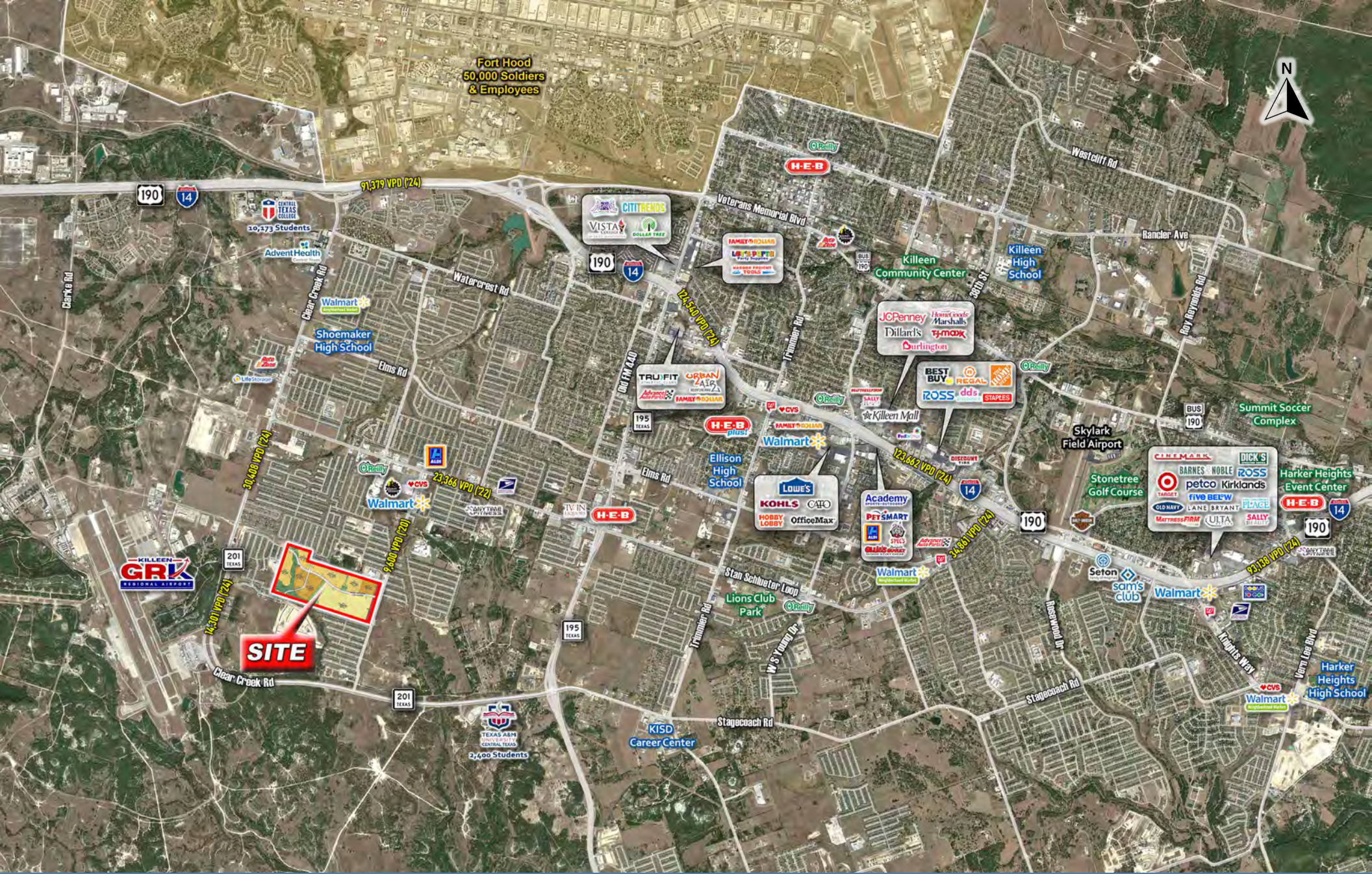
PLANNED UNIT DEVELOPMENT | SITE SUMMARY



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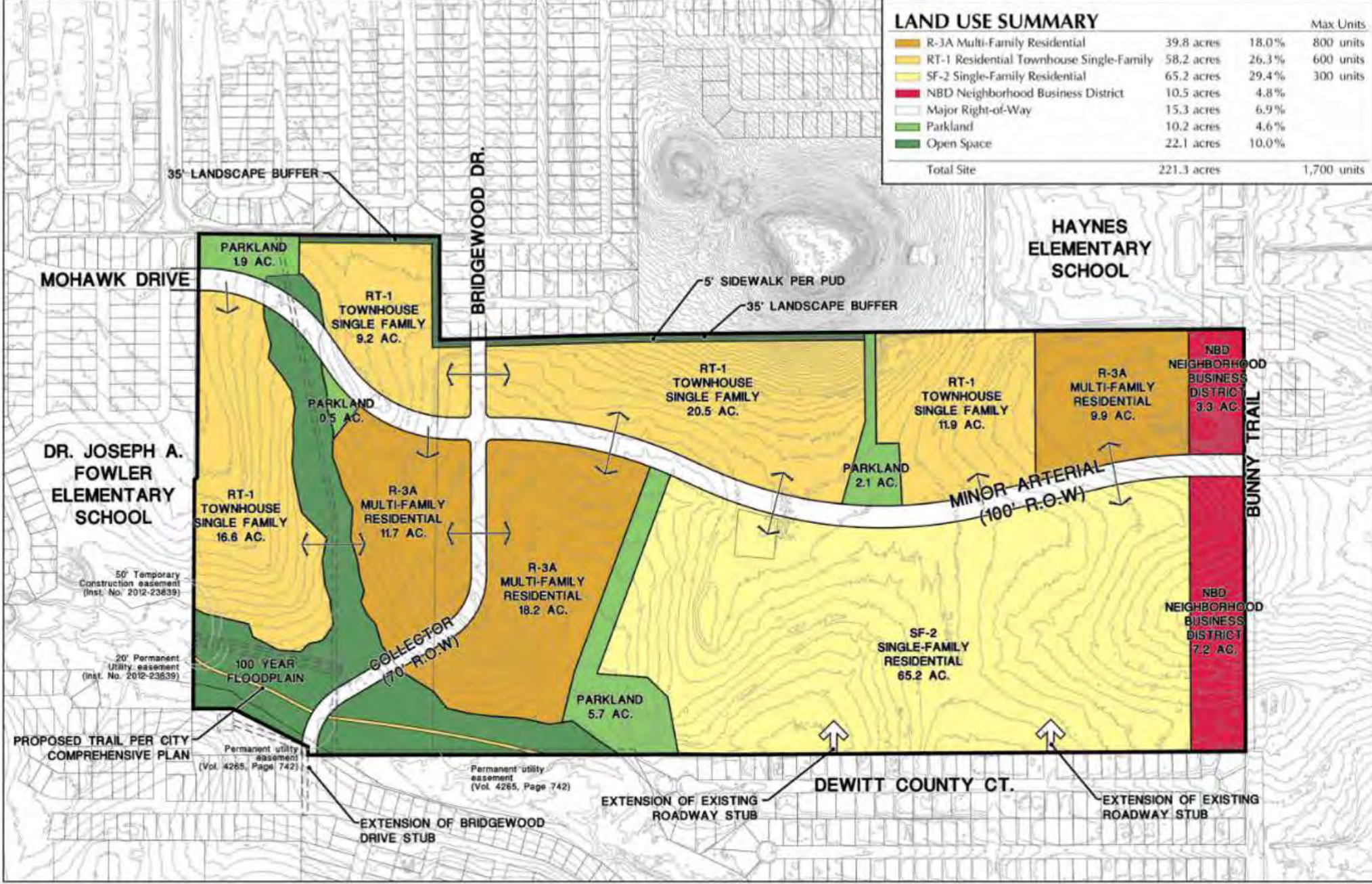
PLANNED UNIT DEVELOPMENT | SITE AERIAL



PLANNED UNIT DEVELOPMENT | MARKET AERIAL

LAND USE SUMMARY

			Max Units
R-3A Multi-Family Residential	39.8 acres	18.0%	800 units
RT-1 Residential Townhouse Single-Family	58.2 acres	26.3%	600 units
SF-2 Single-Family Residential	65.2 acres	29.4%	300 units
NBD Neighborhood Business District	10.5 acres	4.8%	
Major Right-of-Way	15.3 acres	6.9%	
Parkland	10.2 acres	4.6%	
Open Space	22.1 acres	10.0%	
Total Site	221.3 acres		1,700 units



PLANNED UNIT DEVELOPMENT | CONCEPT PLAN



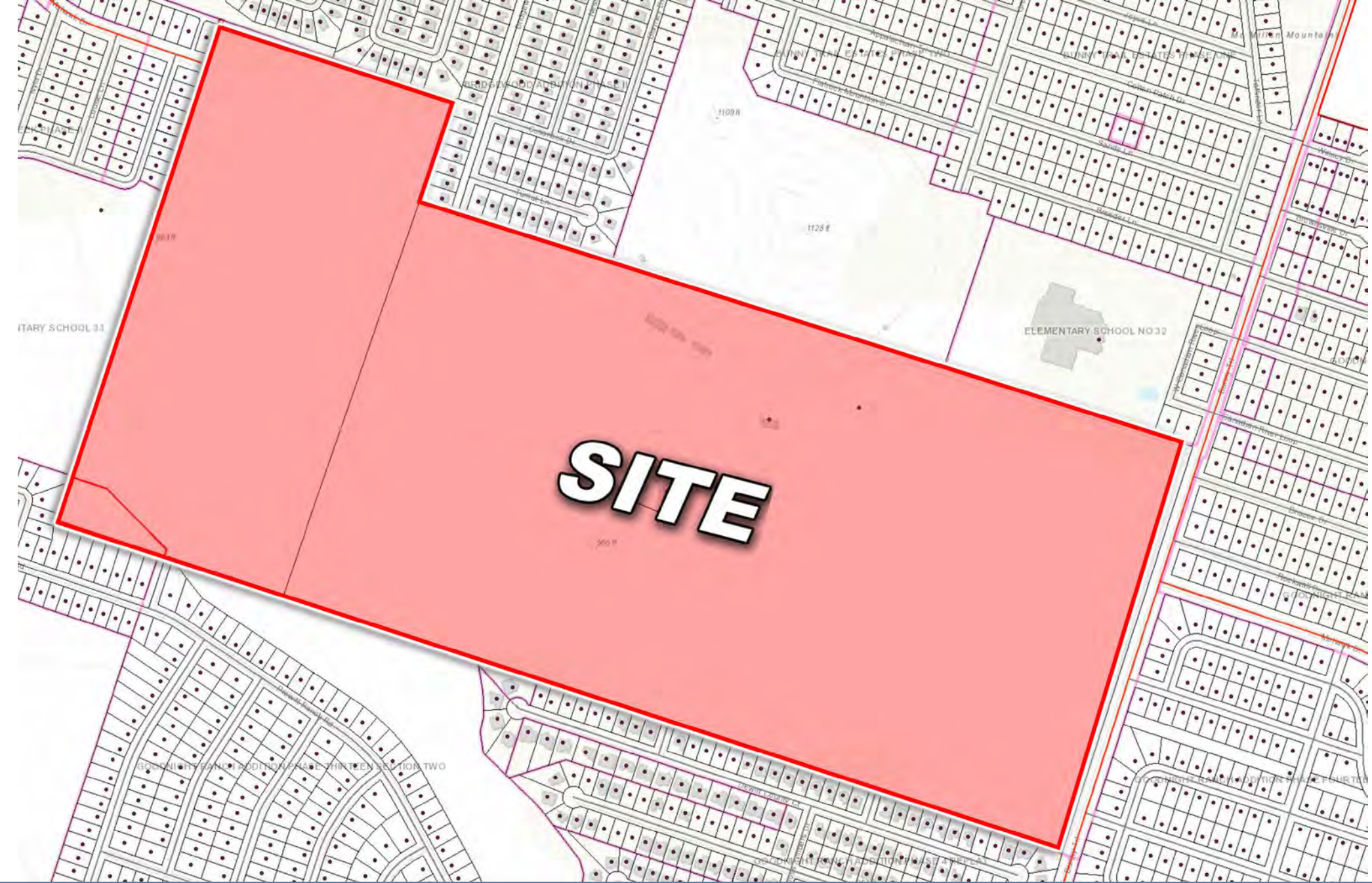
PLANNED UNIT DEVELOPMENT | CITY ZONING MAP



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PLANNED UNIT DEVELOPMENT | NEIGHBORHOOD BUSINESS DISTRICT



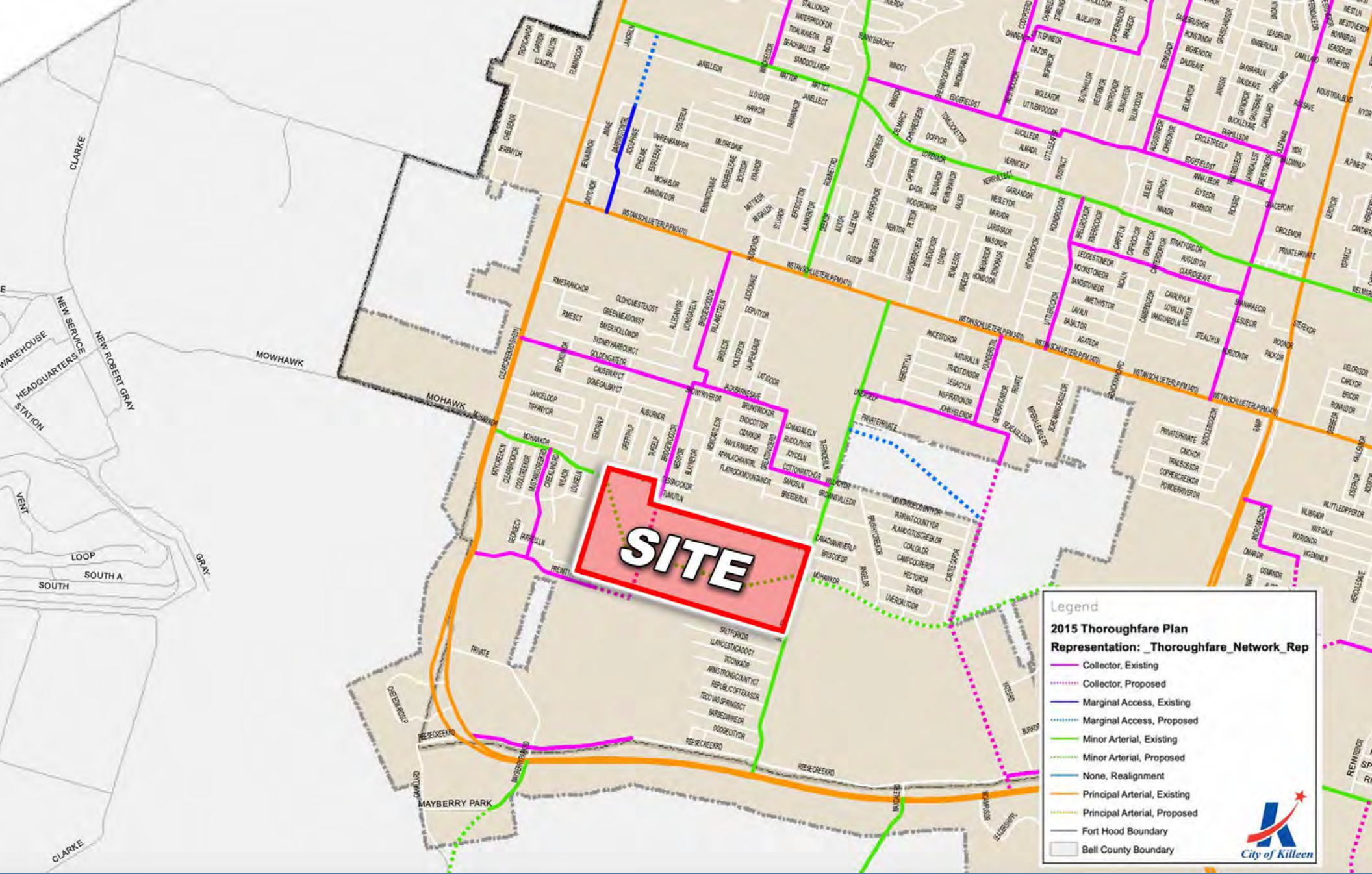
PLANNED UNIT DEVELOPMENT | TOPOGRAPHIC MAP



PLANNED UNIT DEVELOPMENT | FLOOD MAP



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PLANNED UNIT DEVELOPMENT | CITY THOROUGHFARE MAP



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PLANNED UNIT DEVELOPMENT | SITE PHOTOS



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A building or premises in a "NBD" neighborhood business district shall not exceed gross building size of 10,000 square feet and no single leased/owned business area shall exceed 4,000 square feet. This district shall allow all uses within the "B-3" Local Business District with the following exclusions:

- (1) Home for the aged.
- (2) Hospital, nursing home, or assisted living facility.
- (3) Mortuary or funeral chapel.
- (4) Appliance (household) sales and service.
- (5) Boat and accessory sales, rental and service.
- (6) Marine supplies, sales and service.
- (7) Restaurant or café with drive-in or drive-through service.
- (8) Tennis or swim club.
- (9) Hotel or motel.
- (10) Gasoline service station in excess of four (4) pumps, auto laundry or car wash.
- (11) Auto parts sales, new at retail
- (12) Theaters or general release.
- (13) Mini/self-storage facilities
- (14) Outdoor fruits and vegetable sales (farmer's markets)
- (15) Bowling alley.
- (16) Oil/lube service station.

COMMERCIAL LAND | NBD RESTRICTIONS



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A building or premises in the district "B-3" local business district shall be used only for the following purposes:

- (1) Any use permitted in the "B-2" district.
- (2) Bakery or confectionery, wholesale.
- (3) Day camp.
- (4) ~~Hospital, nursing home, or assisted living facility.~~
- (5) ~~Mortuary or funeral chapel excluding cremation services.~~
- (6) ~~Appliance (household) sales and repair service.~~
- (7) Bakery or confectionery: engaged in preparation, baking, cooking and selling of products at retail on the premises, with six (6) or less employees.
- (8) ~~Boat and accessory sales, rental and service.~~
- (9) ~~Bowling alleys.~~
- (10) ~~Oil/lube station.~~
- (11) Cleaning, pressing and dyeing: with six (6) or less employees.
- (12) Florist, garden shop, greenhouse or nursery office (retail): no growing of plants, shrubs or trees out-of-doors on premises; no outside display or storage unless behind the required front yard or the actual setback of the principal building, whichever is greater.
- (13) General food products, retail sales, such as supermarkets, butcher shops, dairy stores, seafood sales or health food sales.
- (14) Cafeteria or catering service.
- (15) ~~Marine supplies, sales and service.~~
- (16) Lodges or fraternal organizations with greater than five thousand (5,000) square feet of leasable space.
- (17) Restaurant or café permitted to offer alcoholic beverages for sale operating under the rules and regulations promulgated by the Texas Alcoholic Beverage Commission, as amended, all of which are adopted hereby and made a part hereof for all purposes. ~~No restaurant will be permitted to dispense any type of alcoholic beverage through any "drive-through" facility or window.~~
- (18) ~~Tennis or swim club.~~
- (19) Small animal clinic, pet grooming shop and/or inside kennel and boarding. No cremation or outside kennels.
- (20) ~~Hotel or motel.~~
- (21) Retail uses and businesses of all sizes to include secondhand goods and antiques with no outside storage or display of second hand goods.
- (22) Gasoline service station, ~~auto laundry or car wash.~~
- (23) ~~Auto parts sales, new, at retail.~~
- (24) A customarily incidental use: sale of beer and/or wine only for off-premises consumption only shall be considered a customarily incidental use in this district, but not in any residential district or any more restrictive business district.
- (25) ~~Theaters of general release.~~
- (26) ~~Mini/self-storage facilities: a building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual compartmentalized and controlled access stalls or lockers for the storage of customer's goods or wares. No outside storage, sales, service, or repair activities, other than the rental of storage units shall be permitted on premises.~~
- (27) ~~Storage warehouse with leasable space of less than twenty-five thousand (25,000) square feet.~~

COMMERCIAL LAND | B-3 LOCAL BUSINESS PERMITTED USE



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A building or premises in the district "B-2" local retail district shall be less than five thousand (5,000) square feet in leasable area and used only for the following purposes:

- (1) Any use permitted in district "B-1" or "B-DC."
- (2) Appliance (household) sales.
- (3) Bakery shop (retail sales only).
- (4) Personal services establishments.
- (5) Construction field office and yard: on the job site; for duration of construction only.
- (6) Day care center.
- (7) Custom personal service shops, such as a health studio (to include massage establishments as defined in V.T.C.A., Occupations Code ch. 455, as amended), answering service, typing service, tailor, employment agency, FM piped music, income tax service, letter or mailing service, marriage counselor, secretarial service or shoe repair.
- (8) Drugstore or pharmacy.
- (9) Electric utility substation.
- (10) Florist (retail): retail sales of flowers and small plants. No flower or plant raising or outside display or storage.
- (11) Grocery store (drive-in).
- (12) Bank, savings and loan or other financial institution.
- (13) Registered public surveyor.
- (14) Restaurant, coffee shop or café (no drive-in service).
- (15) Retail stores, (other than listed): offering all types of personal consumer goods for retail sales.
- (16) Fine arts instruction, or sale of art objects.
- (17) Lodges and fraternal organizations with less than five thousand (5,000) square feet of leasable space.
- (18) Drop-in care centers.

COMMERCIAL LAND | B-2 LOCAL BUSINESS PERMITTED USE



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- (1) Uses customarily incidental to the primary use, as hereinafter provided, subject to the special conditions contained in subsection [31-276\(2\)](#).
 - a. Physical therapy clinic.
 - b. Chemical or X-ray laboratory.
 - c. Dispensing optician.
 - d. Dispensing apothecary.
 - e. Dental laboratory.
- (2) Buildings may be used for one (1) or more of the uses prescribed in subsection [31-276\(1\)](#) only under the following conditions:
 - a. The total area of a professional building devoted to any single incidental use shall not exceed fifteen (15) percent of the gross floor area of the building.
 - b. The total area of a professional building devoted to incidental uses in the aggregate shall not exceed twenty-five (25) percent of the gross floor area of the building.
 - c. Public access to such incidental uses shall be from the interior of the building.
 - d. No parking space shall occupy any part of the required front yard, except as provided in subsection 31-287(a)(1)b.
 - e. Sign standards for this district shall apply to both primary and incidental uses.
 - f. No building in this district shall be constructed or altered to produce a storefront, show window or display window, and there shall be no merchandise visible from the exterior of the building.
 - g. No outside storage shall be permitted in this district.
- (3) Office, general business.
- (4) An on-premises residential use or living quarters may be included in one (1) structure in a commercial land use district when the main use of the structure is commercial, provided both uses are in compliance with appropriate building codes and the proprietor or an employee of the commercial activity is a resident in the living quarters.
- (5) All uses allowed in [section 31-186](#), with the exception of one-family dwellings.
- (6) Studio for photography, interior decoration.

COMMERCIAL LAND | B-1 PROFESSIONAL PERMITTED USE



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A building or premises in the district "B-DC" business day care district shall be used only for the following purpose:

- (1) Day care center.

Inactive district. All properties with a "B-DC" district zoning in effect prior to the effective date of the ordinance from which this paragraph is derived shall continue to be allowed to be used for the uses provided in this section, and regulated by the provisions of this section, until such time as the property is rezoned by action initiated by the property owner or by the city. This "B-DC" district shall be considered inactive as of the date of the ordinance from which this paragraph is derived [May 26, 2020] and, as such, no new applications for an "B-DC" zoning shall be accepted or considered by the city following said date.

(Code 1963, Ch. 9, art. 2, § 10-H-1; Ord. No. [20-024](#), § I, 5-26-20)

COMMERCIAL LAND | B-DC BUSINESS DAY CARE PERMITTED USE



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This section applies only to properties meeting the criteria outlined in V.T.C.A., Local Government Code § 211.052(a)(2) but is not applicable to those properties outlined in V.T.C.A., Local Government Code § 211.052(b). In this section, "small lot" means a residential lot that is four thousand (4,000) square feet or less.

- (1) Except as provided in V.T.C.A., Local Government Code § 211.055(a-1), the lot-size requirements for a property in which this section applies shall be as follows:
 - a. *Lot area.* The size of the lot shall not be less than three thousand (3,000) square feet.
 - b. *Lot width.* The width of the lot shall not be less than thirty (30) feet.
 - c. *Lot depth.* The depth of the lot shall not be less than seventy-five (75) feet.
- (2) For a small lot, the following shall apply:
 - a. *Size of yards.*
 1. *Front yard.* There shall be a front yard having a depth of not less than fifteen (15) feet.
 2. *Side yard.* There shall be a side yard on each side of the lot having a width of not less than five (5) feet.
 3. *Rear yard.* There shall be a rear yard having a depth of not less than ten (10) feet.
 - b. *Impermeable surface.* In no event shall impermeable surfaces exceed seventy (70) percent of the area of a lot.
 - c. *Architectural elements.* The architectural and site design regulations contained in this Chapter do not apply. However, the following architectural elements are required:
 1. *Enhanced windows.* Windows on the front elevation shall incorporate at least one (1) window enhancement, including: transoms, bay windows, shutters, dormers, eyebrow windows, headers, or other similar window enhancements.
 2. *Covered front entry.* A covered front entry at least forty (40) square feet in area shall be provided.
 3. *Repetition.* Single-family homes of the same elevation shall not be placed within two (2) lots on the same side of the street, or directly across the street from one another. For purposes of this section, elevations shall be substantially different in terms of shape, massing, and form. The same elevation with different materials, different architectural features, or different fenestration shall not be considered a different elevation for purposes of this section. Mirrored elevations shall not be considered different elevations for purposes of this section.
 - d. *Off-street parking.* All small lots must contain at least one (1) off-street parking space per residential unit. If the small lot is less than forty (40) feet in width, then said parking space and garage, if provided, shall be accessed from the rear of the lot via an alley.

RECENT ORDINANCE CHANGE | SMALLER LOTS



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