

*FOR SALE RETAIL
DEVELOPMENT
SITE 7.31-ACRES*



TX-195 and Chaparral Rd

Texas 195
Killeen, TX 76542

Clifford Bogart

214.704.9862

clifford.bogart@expcommercial.com
www.expcommercial.com

Myung "Mike" Kim

678.520.7606

mike.kim@expcommercial.com
www.expcommercial.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

Introducing an investment opportunity conveniently located in the thriving Killeen area. Spanning 7.31 acres, this property offers prime commercial potential with CD zoning, making it suitable for various development ventures. This sought-after parcel boasts excellent visibility and direct access along TX-195, ensuring maximum exposure for retail, service station, or commercial developments. With its strategic location and versatile zoning, this property presents a compelling prospect for investors seeking a lucrative venture in the dynamic Killeen market. Don't miss the chance to capitalize on this prime commercial offering in a high-growth area.

Located just south of the planned 94 acre Wolf Technology Park at Hwy 195 & Stagecoach Rd. A major new development expected to drive strong economic and traffic growth in the area. Learn more about Wolf Technology Park https://www.killeenedc.com/wolf_tech_park

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	7.31 Acres

DEMOGRAPHICS	1 MILE	2.5 MILES	5 MILES
Total Households	847	2,530	30,600
Total Population	2,518	7,871	89,732
Average HH Income	\$110,691	\$106,760	\$85,498

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Property Description

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LOCATION DESCRIPTION

For sale 7.31 AC raw land located of TX-195 and Chaparral Rd. Corner Lot with frontage for the entire lot facing Hwy 195. Great location for new retail or service station development.

Call for Pricing

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Located in the Killeen area
- 7.31 Acres
- Corner lot (TX-195 and Chaparral Rd)
- 986 ft direct frontage along TX-195
- Zoning: CD (Cemetery District)
- Excellent visibility and direct access along TX-195
- Ideal for service station, retail center, or commercial development



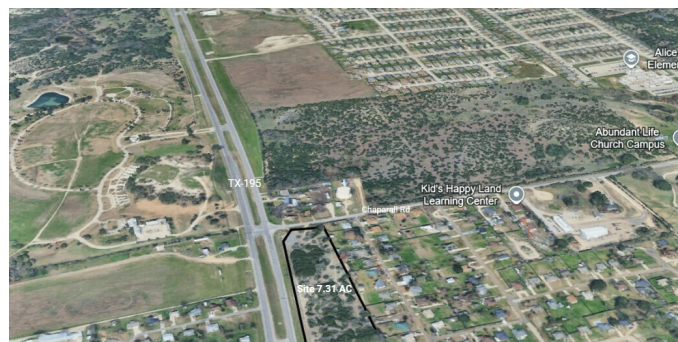
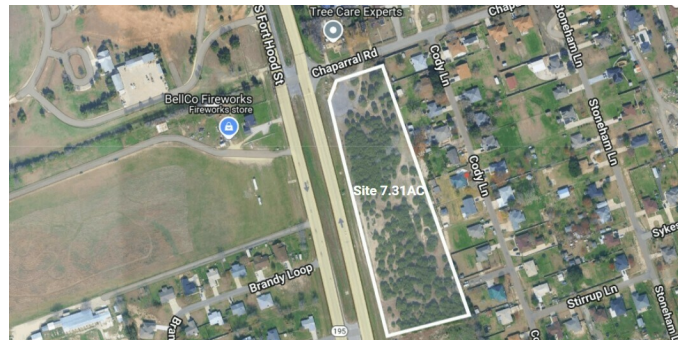
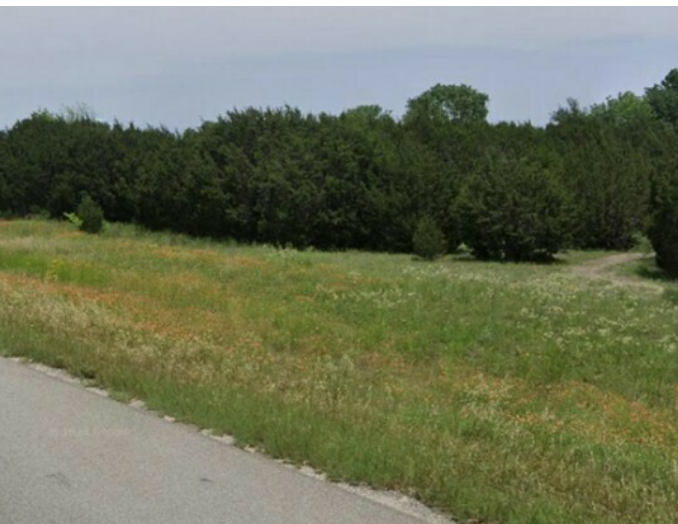
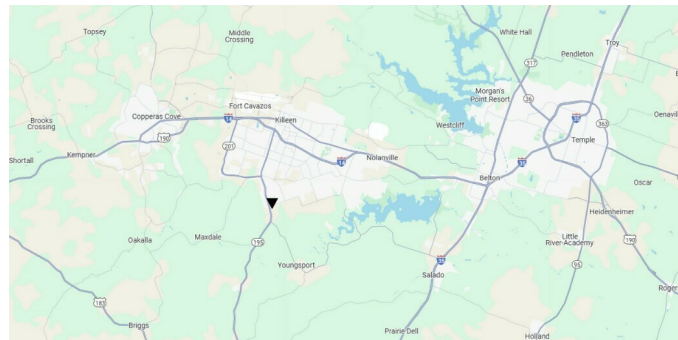
Clifford Bogart
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clifford.bogart@expcommercial.com

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Additional Photos

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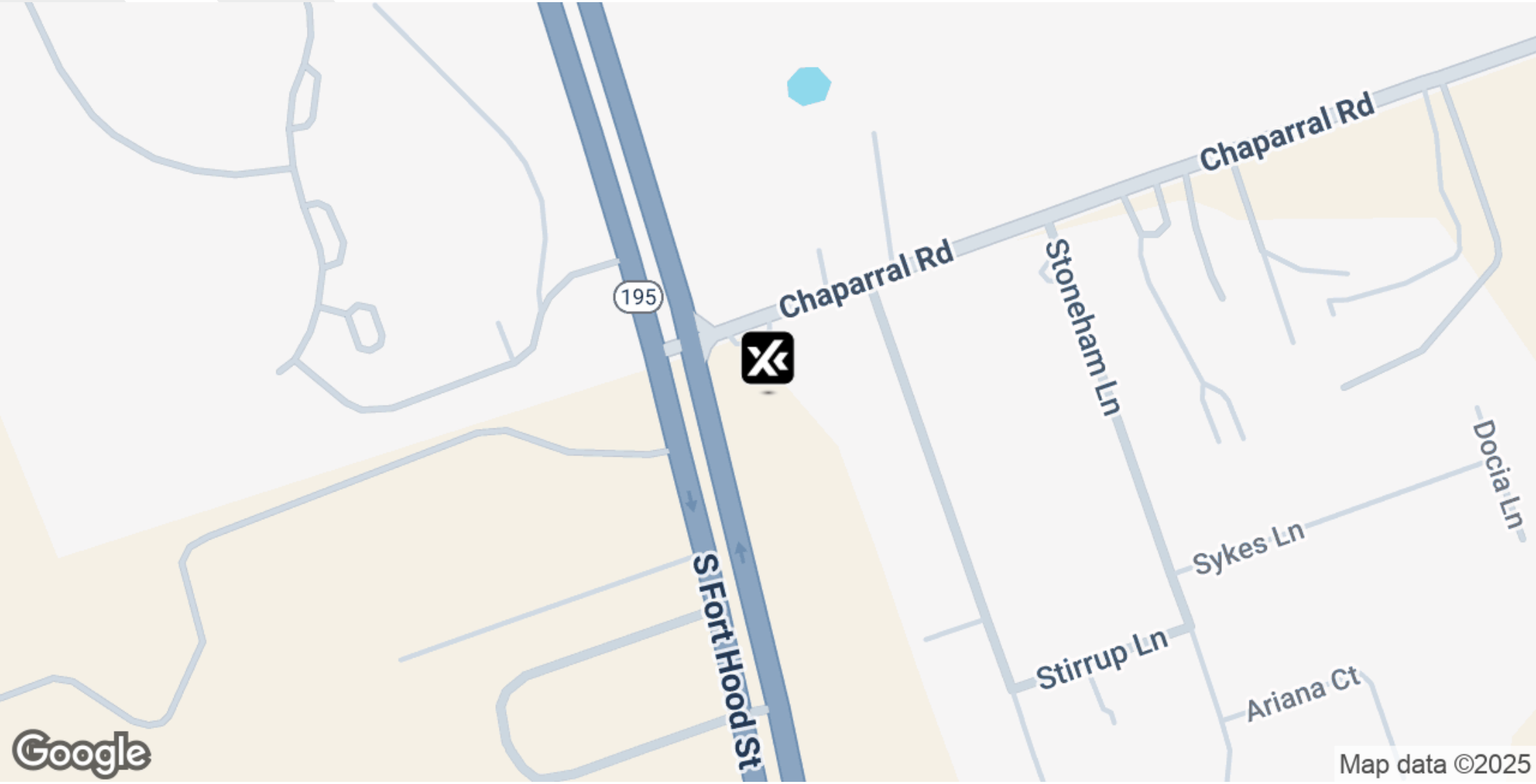
Clifford Bogart
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Location Map

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Clifford Bogart
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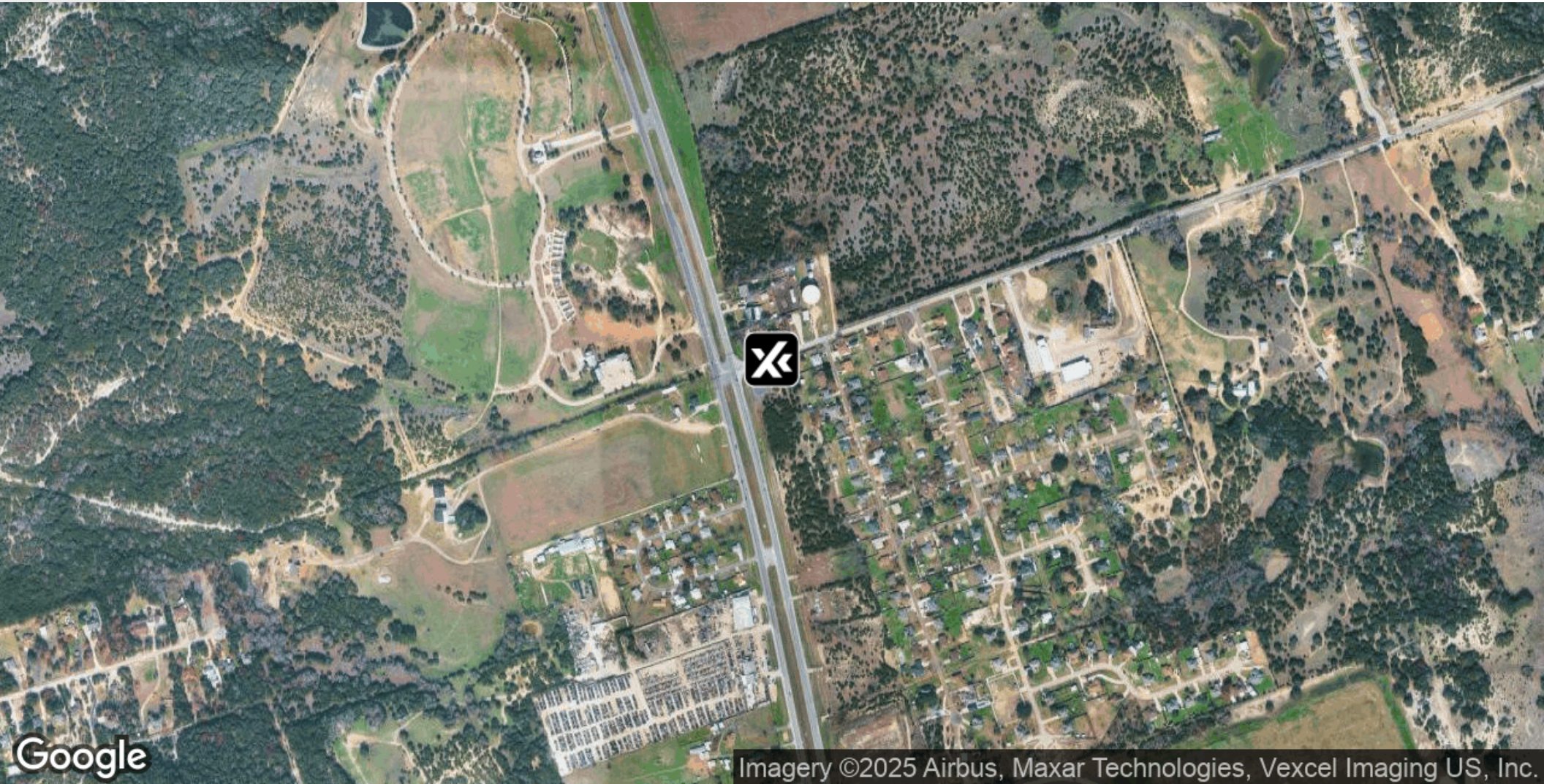
Myung "Mike" Kim
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Aerial Map

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Google

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clifford.bogart@expcommercial.com

Myung "Mike" Kim

678.520.7606

mike.kim@expcommercial.com



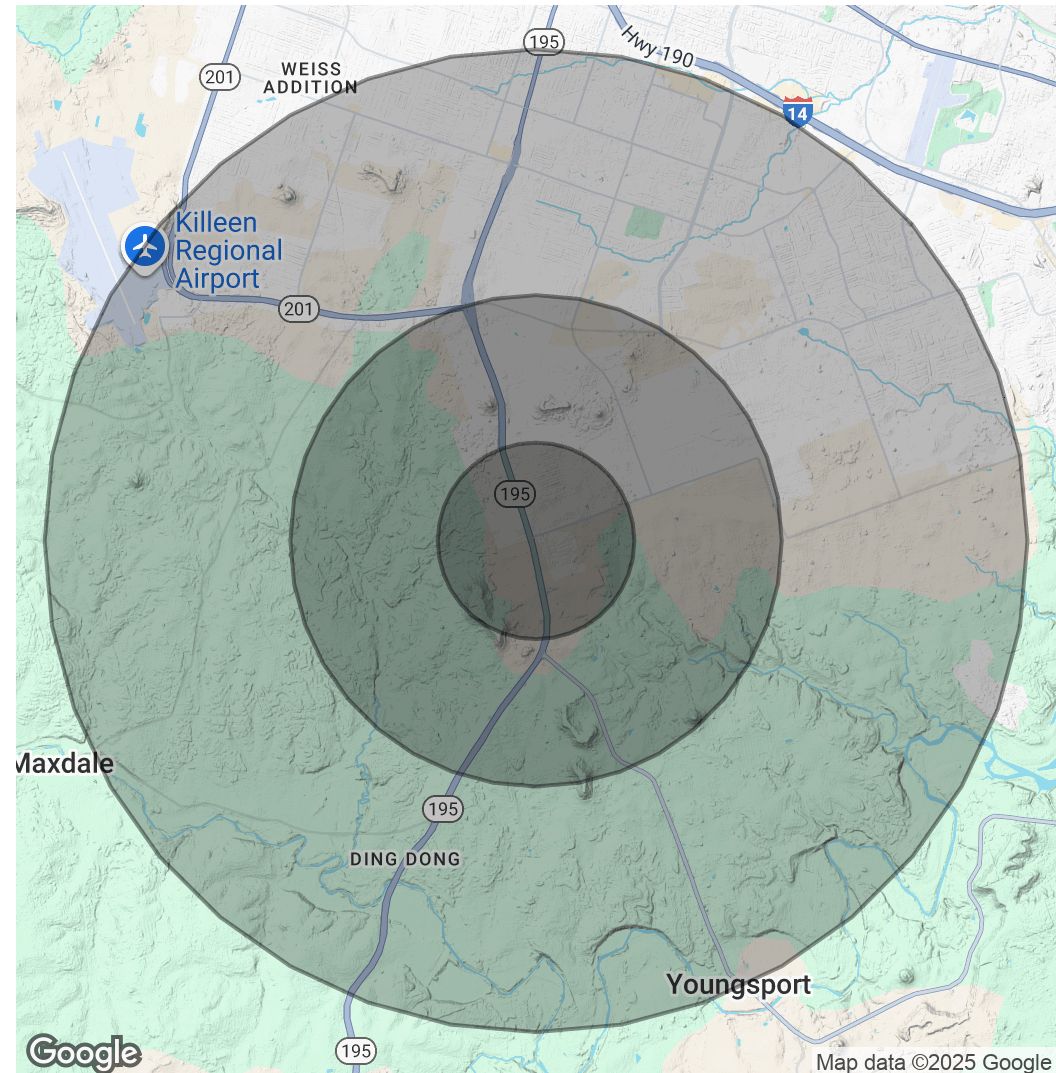
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Demographics Map & Report

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POPULATION	1 MILE	2.5 MILES	5 MILES
Total Population	2,518	7,871	89,732
Average Age	35	33	33
Average Age (Male)	34	33	32
Average Age (Female)	35	34	34
HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
Total Households	847	2,530	30,600
# of Persons per HH	3	3.1	2.9
Average HH Income	\$110,691	\$106,760	\$85,498
Average House Value	\$328,973	\$314,888	\$253,488

Demographics data derived from AlphaMap



Clifford Bogart
 214.704.9862
 clifford.bogart@expcommercial.com

Myung "Mike" Kim
 678.520.7606
 mike.kim@expcommercial.com



Advisor Bio 1

FOR SALE



CLIFFORD BOGART

clifford.bogart@expcommercial.com

Direct: **214.704.9862** | Cell: **214.704.9862**

TX #313043

PROFESSIONAL BACKGROUND

Cliff Bogart CCIM is a commercial real estate broker, consultant, and instructor. He is a veteran of the Houston, Dallas, and Austin, Texas commercial real estate markets since 1979. Cliff began his real estate career with The Vantage Companies in Houston, leasing both office and warehouse properties. In 1982 he joined Coldwell Banker Commercial (now CB Richard Ellis) as a broker engaging in tenant and landlord representation as well as general commercial brokerage. Between 1982 and 1986, a difficult time for office leasing in Houston, Cliff marketed and leased over one million square feet of office and Industrial space.

In 1986 Coldwell Banker relocated Cliff to Dallas as Leasing Director of the 800,000 square-foot Xerox Centre in Las Colinas. He then transferred to the Homart Development division as Senior Development Director and was also made responsible for marketing and leasing the 600,000 square foot Phoenix Tower in Houston, as well as training company personnel in leasing skills.

Following the sale of Homart in 1995, Cliff formed The Vanguard Commercial Group, Inc., a commercial real estate brokerage firm focusing on all aspects of leasing, Investor/Buyer representation, and consulting. By 2000 Vanguard Commercial had grown to be a Top 25 Commercial Brokerage company as measured by the Dallas Business Journal. Between 2002 and 2004 Cliff partnered with Scribcor Texas, LLC to pursue and successfully secure a contract as the first Tenant Representative for the entire State of Texas lease portfolio. During that contract period Cliff handled all lease transactions and lease administration for the State of Texas portfolio consisting of approximately 1,200 leases encompassing over 11,000,000 square feet and approximately 1,000,000 square feet of space.

eXp Commercial
9600 Great Hills Trl Ste 150W
Austin, TX 78759
855.450.0324

Clifford Bogart
214.704.9862
clifford.bogart@expcommercial.com

Myung "Mike" Kim
678.520.7606
mike.kim@expcommercial.com



Advisor Bio 2

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MYUNG "MIKE" KIM

Advisor

mike.kim@expcommercial.com

Direct: **678.520.7606**

GA #445290

PROFESSIONAL BACKGROUND

With over decade of experience as a commercial real estate investor and more than 15 years as a talent acquisition consultant for multiple Fortune 500 companies. I bring unique blend of insight and relationship driven service to ever transaction. I specialize in buying and selling retail properties, as well as tenant and landlord representation and land development projects. I bring a sharp eye for value, a deep understanding of market trends, and a commitment to delivering profitable outcomes for my clients.

My approach is rooted in building strong, lasting relationships and delivering results that align with each client's long-term goals.

EDUCATION

B.S. Degree at Texas Tech University

eXp Commercial

Promenade II 1230 Peachtree St NE Suite 1900
Atlanta, GA 30309

Clifford Bogart

214.704.9862

clifford.bogart@expcommercial.com

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678.520.7606

mike.kim@expcommercial.com





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.

2-10-2025



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

eXp Commercial	9010212	tx.broker@expcommercial.com	214-704-9862
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Designated Broker of Firm	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Clifford Bogart	313043	clifford.bogart@expcommercial.com	214.704.9862
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date