



# KILLEEN 7.75 ACRES

NWQ OF S CLEAR CREEK RD & STAN SCHLUETER LOOP  
NWQ of S Clear Creek Rd & Stan Schlueter Loop, Killeen, TX 76549



**FOR SALE**

**AVAILABLE LAND**  
7.75 Acres

**PRICE**  
\$4.00 PSF

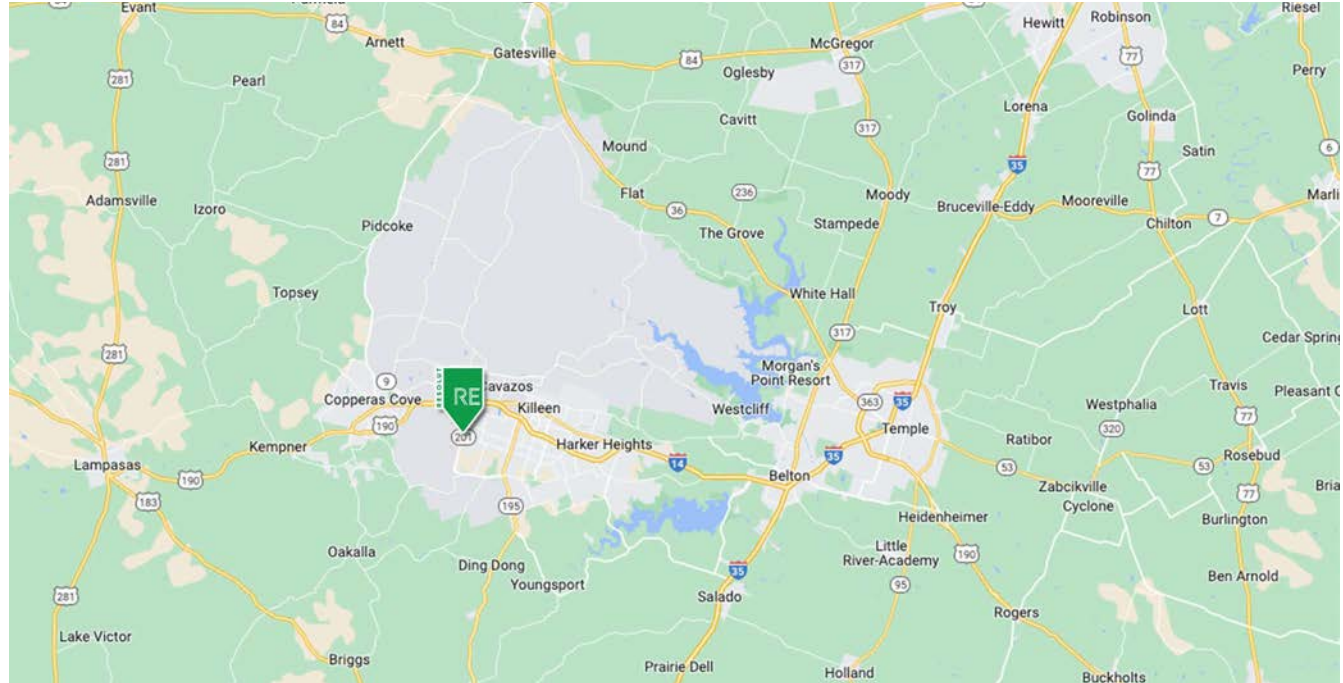
**Tucker Francis**  
tucker@resolutre.com  
512.474.5557

**Brian Sladek**  
brian@resolutre.com  
214.367.6404



**PROPERTY HIGHLIGHTS**

- B-5 Zoning
- Utilities to Site
- Fort Cavazos employs over 60,000 people and contributes over \$35 Billion to the Texas Economy
- Easy Access to S Clear Creek Rd & Stan Schlueter Loop
- At the entry way to Purser Homes Community



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2023**



**80,607**  
**POPULATION**  
3-MILE RADIUS



**\$78,320.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**30,254**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**

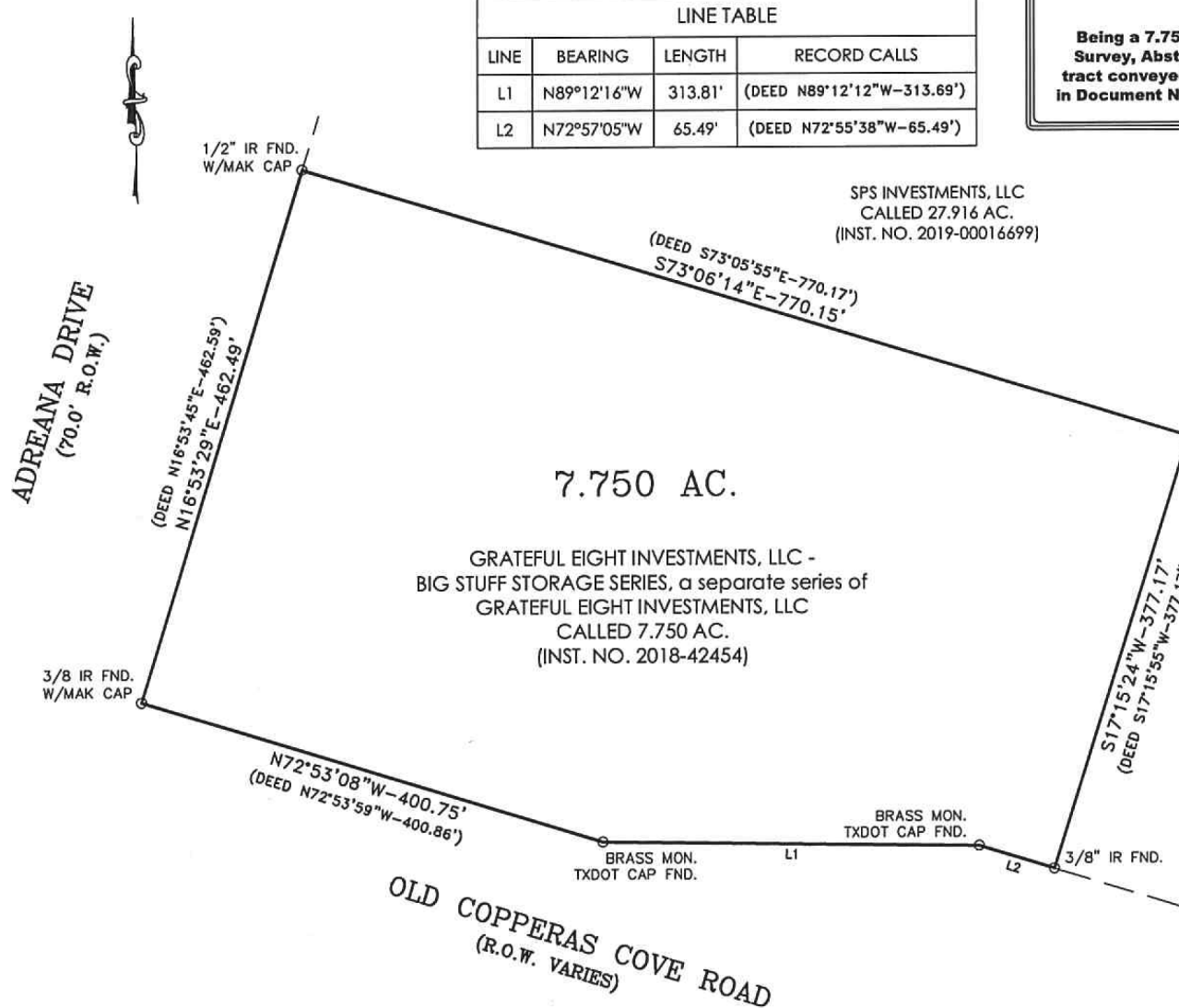
W Stan Schlueter Loop:  
28,709 VPD  
Clear Creek Rd: 27,200 VPD  
(Sites USA 2023)

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LINE TABLE			
LINE	BEARING	LENGTH	RECORD CALLS
L1	N89°12'16"W	313.81'	(DEED N89°12'12"W-313.69')
L2	N72°57'05"W	65.49'	(DEED N72°55'38"W-65.49')

**\*\*\*\* SEE FIELD NOTES \*\*\*\***

**Being a 7.750 acre tract of land in Bell County, Texas, being part of the Julia Stephens Survey, Abstract No. 745, and the land herein described being all of a called 7.750 acre tract conveyed to the Grateful Eight Investments, LLC - Big Stuff Storage Series, of record in Document No. 2018-42454, Official Public Records of Real Property of Bell County, Texas**



SPS INVESTMENTS, LLC  
CALLED 27.916 AC.  
(INST. NO. 2019-00016699)

7.750 AC.  
GRATEFUL EIGHT INVESTMENTS, LLC -  
BIG STUFF STORAGE SERIES, a separate series of  
GRATEFUL EIGHT INVESTMENTS, LLC  
CALLED 7.750 AC.  
(INST. NO. 2018-42454)

**NOTES:**

- (1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (CORS 96), AS DETERMINED BY LEICA TEXAS SMARTNET GPS OBSERVATIONS. ALL DISTANCES ARE SURFACE DISTANCE. COMBINED SCALE FACTOR=1.0001168.
- (2) SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT, NO FURTHER SEARCH FOR EASEMENTS OR RESTRICTIONS HAS BEEN MADE BY THIS COMPANY. EASEMENTS THAT ARE AWARE OF BY THIS COMPANY HAVE BEEN SHOWN.

LOT 1, BLOCK 1  
MICHENER ADDITION  
(YEAR 2017, PLAT #117)

MAG. NAIL FND.  
IN CONCRETE

TELAL DEVELOPMENT, LLC  
CALLED 2.496 AC.  
(DOC. NO. 2019-37735)

BRASS MON.  
TXDOT CAP FND.

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.  
TO: Robert Gilmer.

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to best of my knowledge they are as shown.

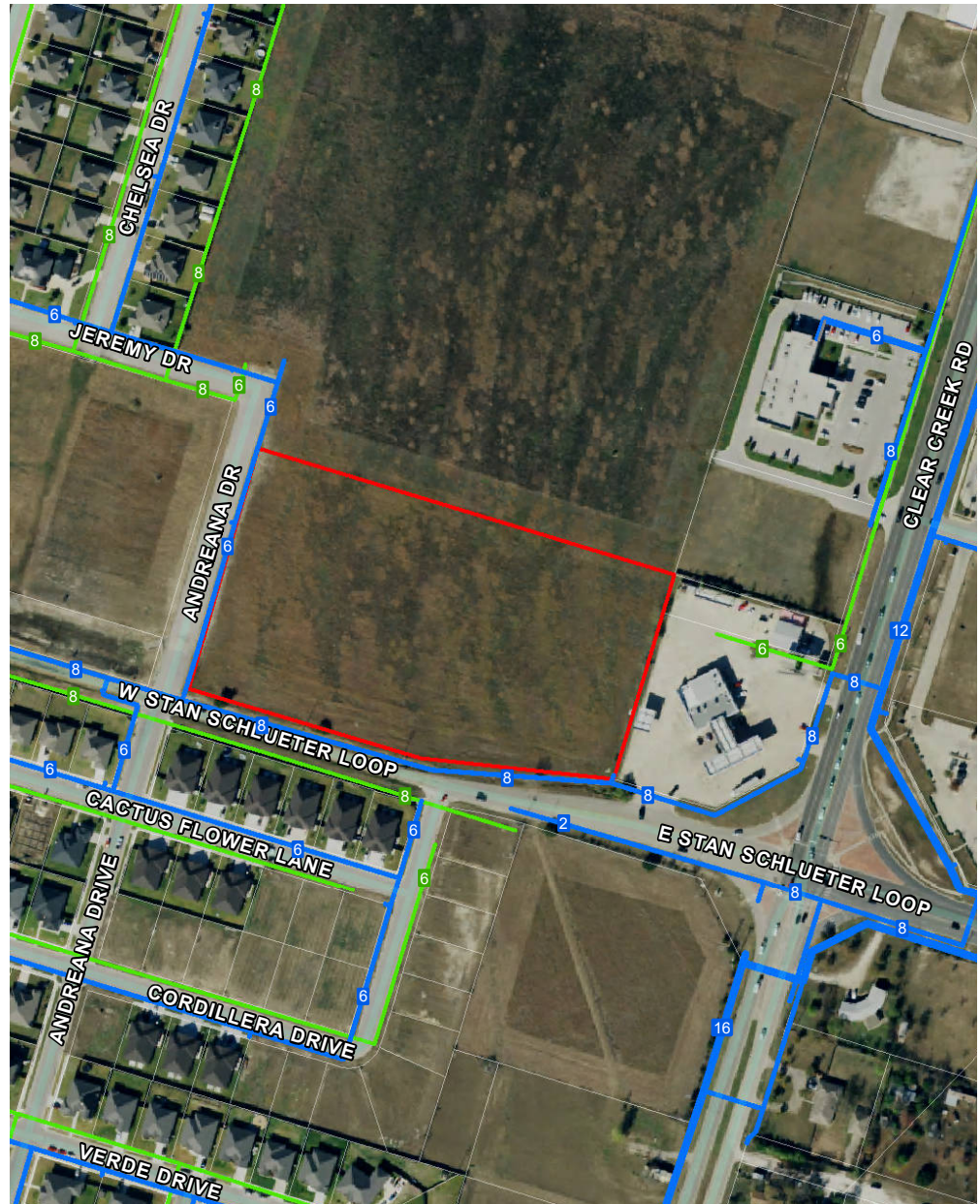
This the 24th day of March, 2020.

*[Signature]*  
MIKE W. KRIEDEL R.P.L.S. 4330



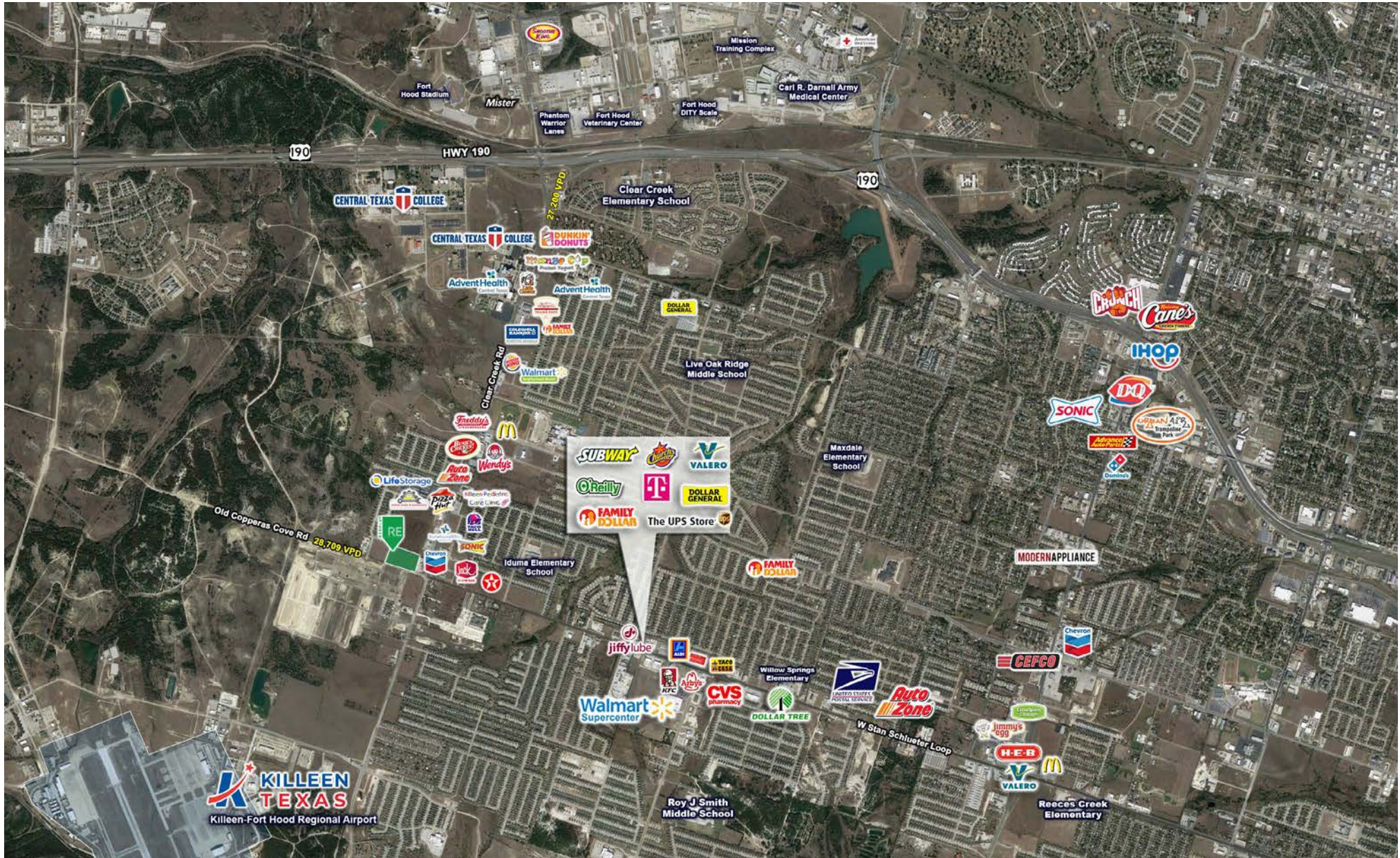


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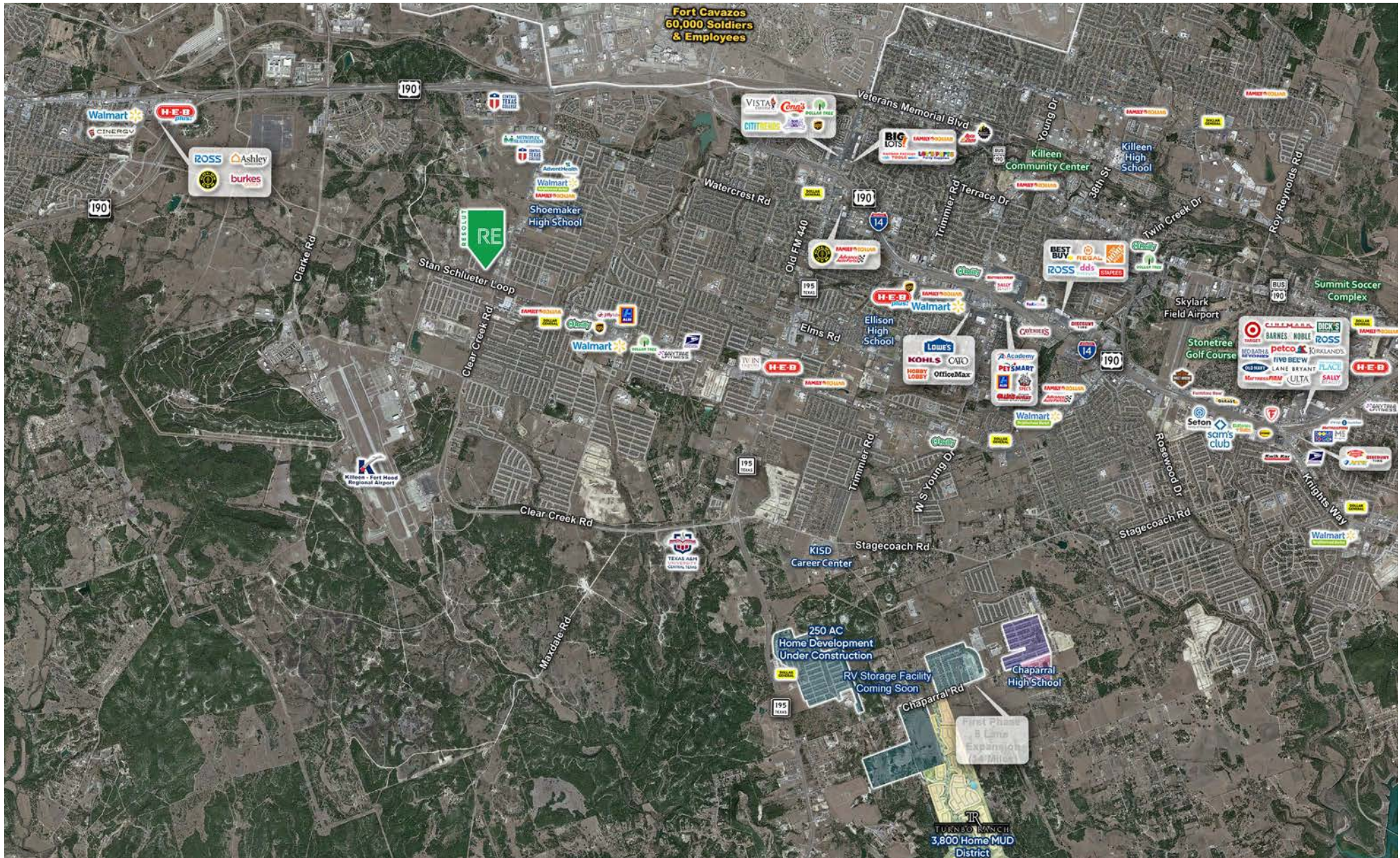


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# Information About Brokerage Services

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 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.

**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.

**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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE" Licensed Broker /Broker Firm Name or Primary Assumed Business Name	603091 OR 9003193 License No.	leads@resolutre.com Email	512-474-5557 Phone
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David J. Simmonds Sales Agent/Associate's Name	459263 License No.	david@resolutre.com Email	512-474-5557 Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_