



AVAILABLE
±203 Acres in Killeen, TX



**VIEW PROPERTY
VIDEO**



PROPERTY HIGHLIGHTS

- Excellent visibility and easy access to US-190 with strong traffic counts
- Strategically located along FM 2410 (Martin Luther King, Jr. Blvd.), boasting over 21,582 vehicles per day and over 92,175 vehicles per day on US-190
- Only 10 minutes from Fort Hood, one of the largest military bases in the world with 40,506 employees
- Located 17 miles west of IH-35, the main North-South Interstate of Texas
- Just west of Stonetree Golf Club and the Harker Heights major retail hub



WATER / WASTE WATER

City of Killeen



PROPERTY SIZE

±203 AC



LOCATION

**NEQ FM 2410 & US-190
Killeen, TX 76543**



ELECTRICITY

Oncor



UTILITIES

To Site



ZONING


**PUD
(Planned Unit Development)**

TRADE AREA

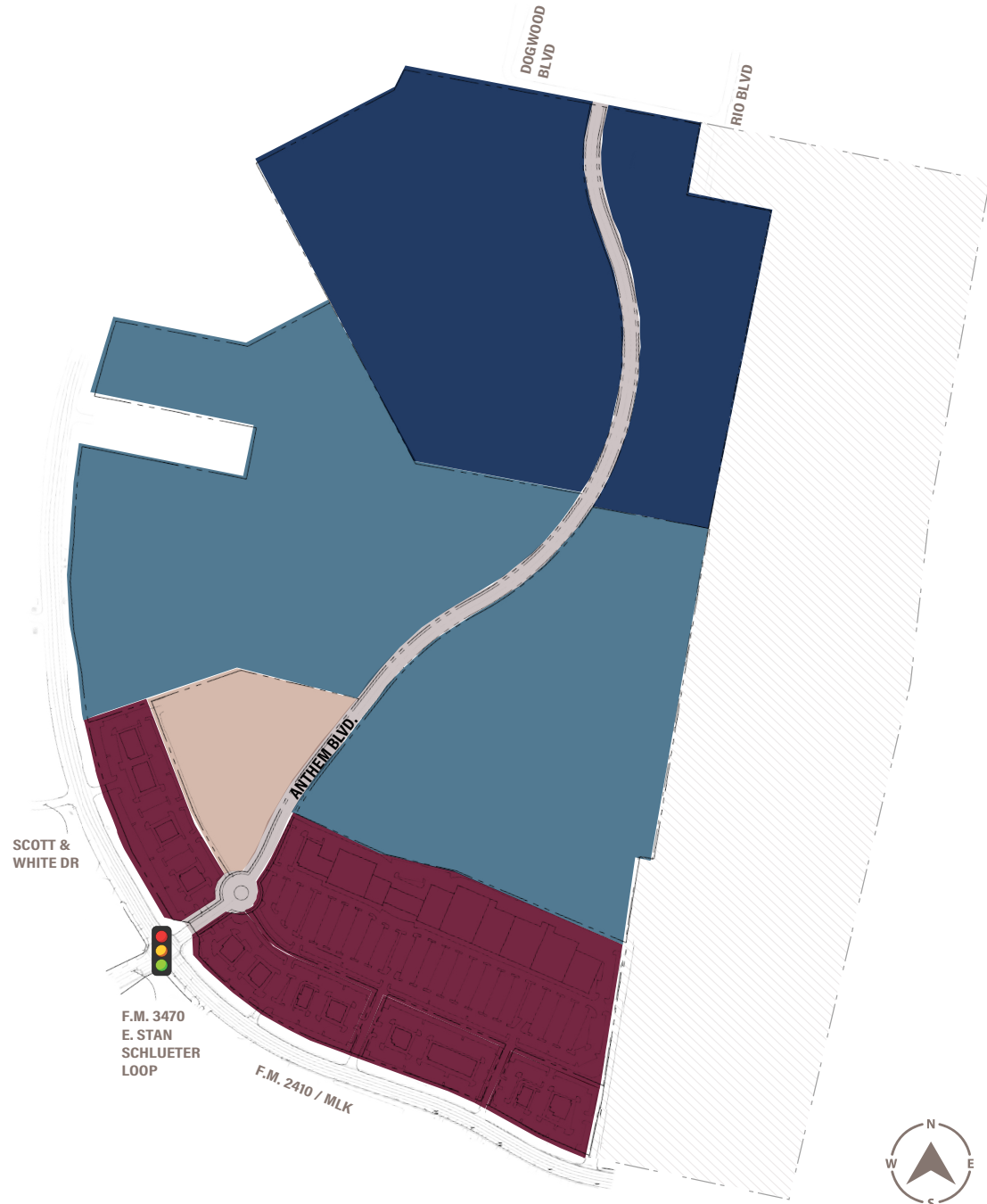


PROPOSED LAND USE

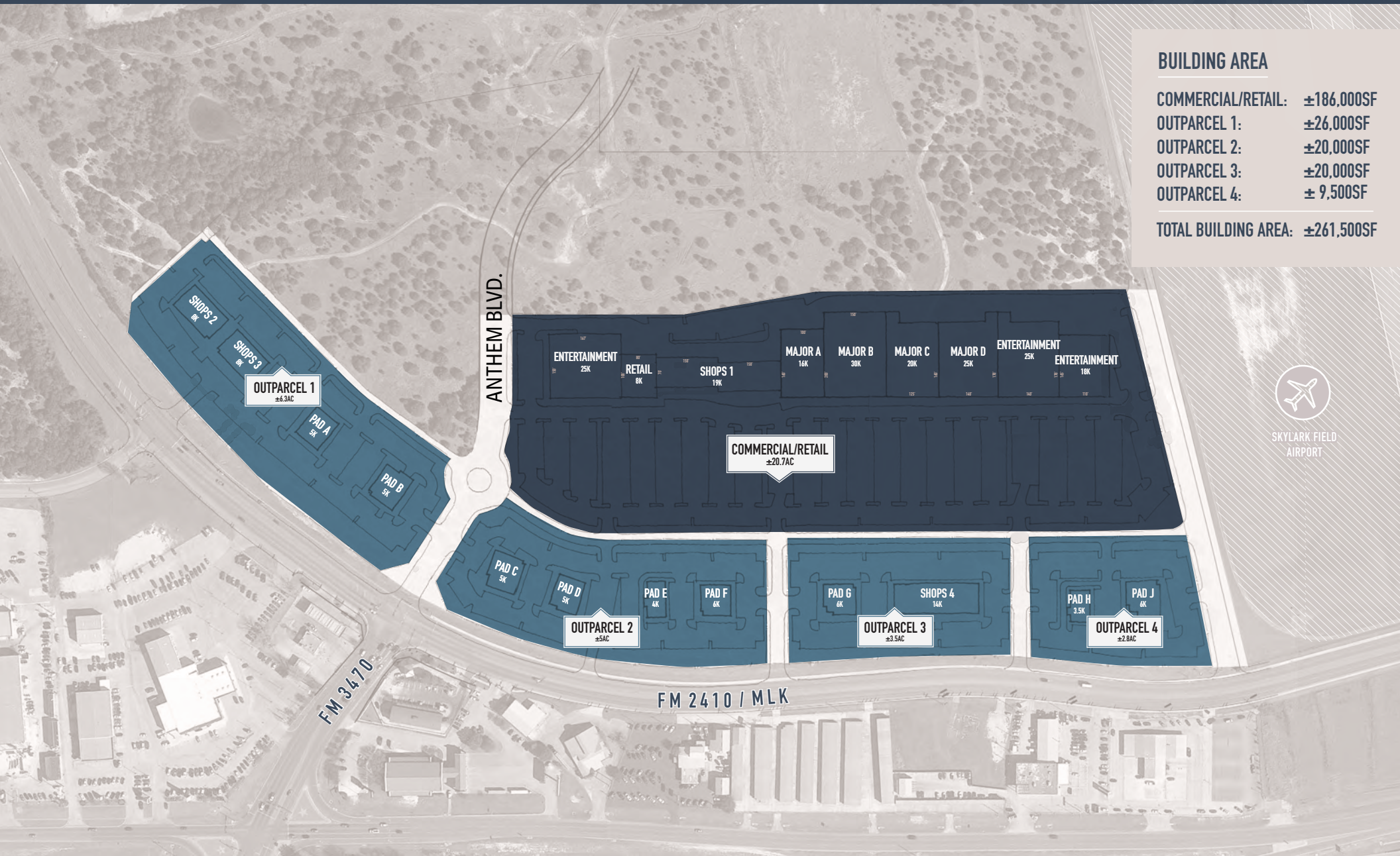
LEGEND

	± 60.2 AC	BUILD TO RENT
	± 74 AC	MULTI-FAMILY
	± 37.8 AC	ENTERTAINMENT / RETAIL
	± 9 AC	OFFICE / FLEX / STORAGE
	± 7 AC	ROAD

Master Site Plan Exhibit 1



PROPOSED RETAIL SITE PLAN





THE RETAIL

Of Anthem Park's 37.8 acres of planned commercial/retail space, 20.7 acres is allocated to entertainment & retailers, while the remaining 17 acres will consist of out-parcel lots for restaurants, shop space, and service providers.

CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



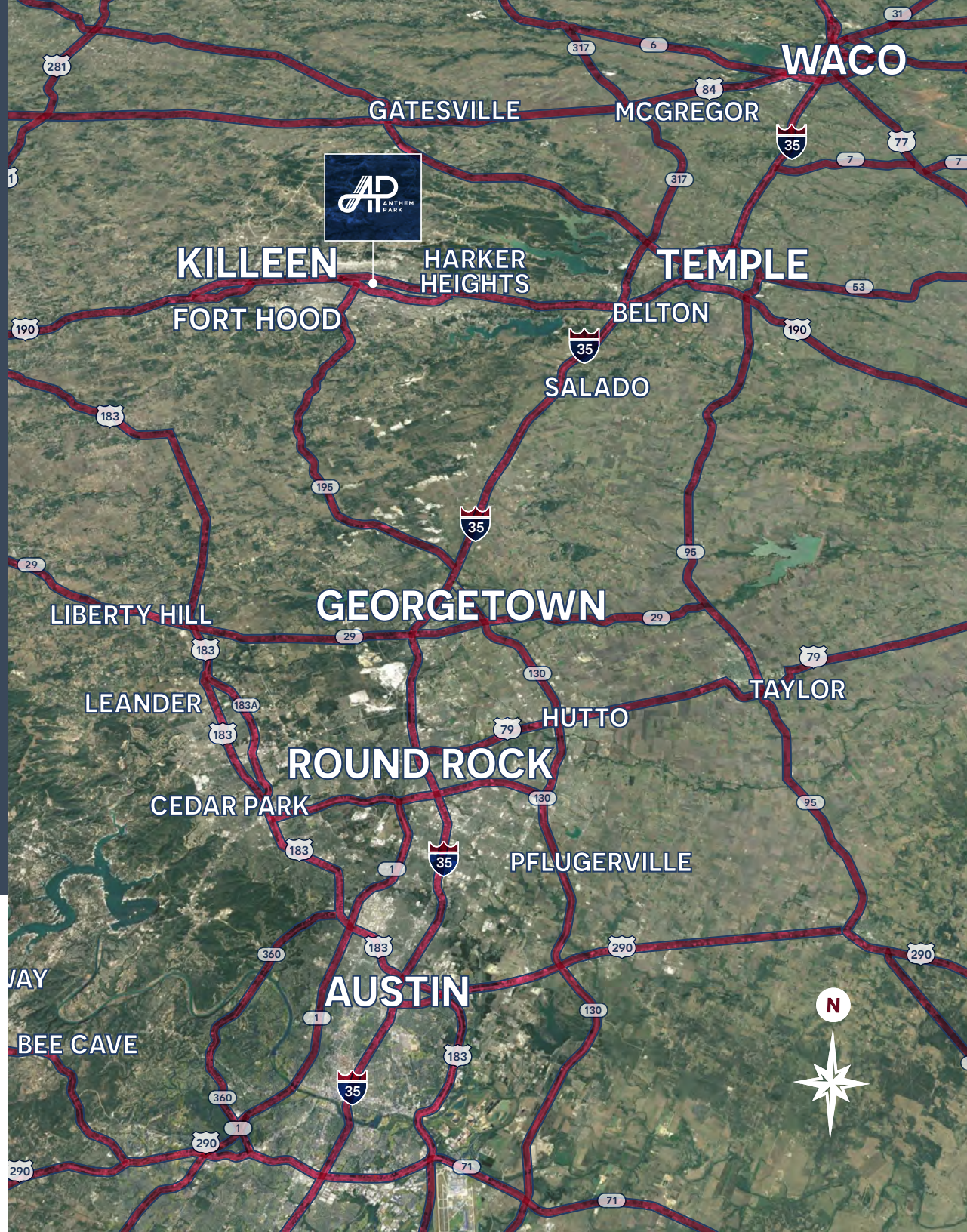
CONCEPTUAL RENDERING

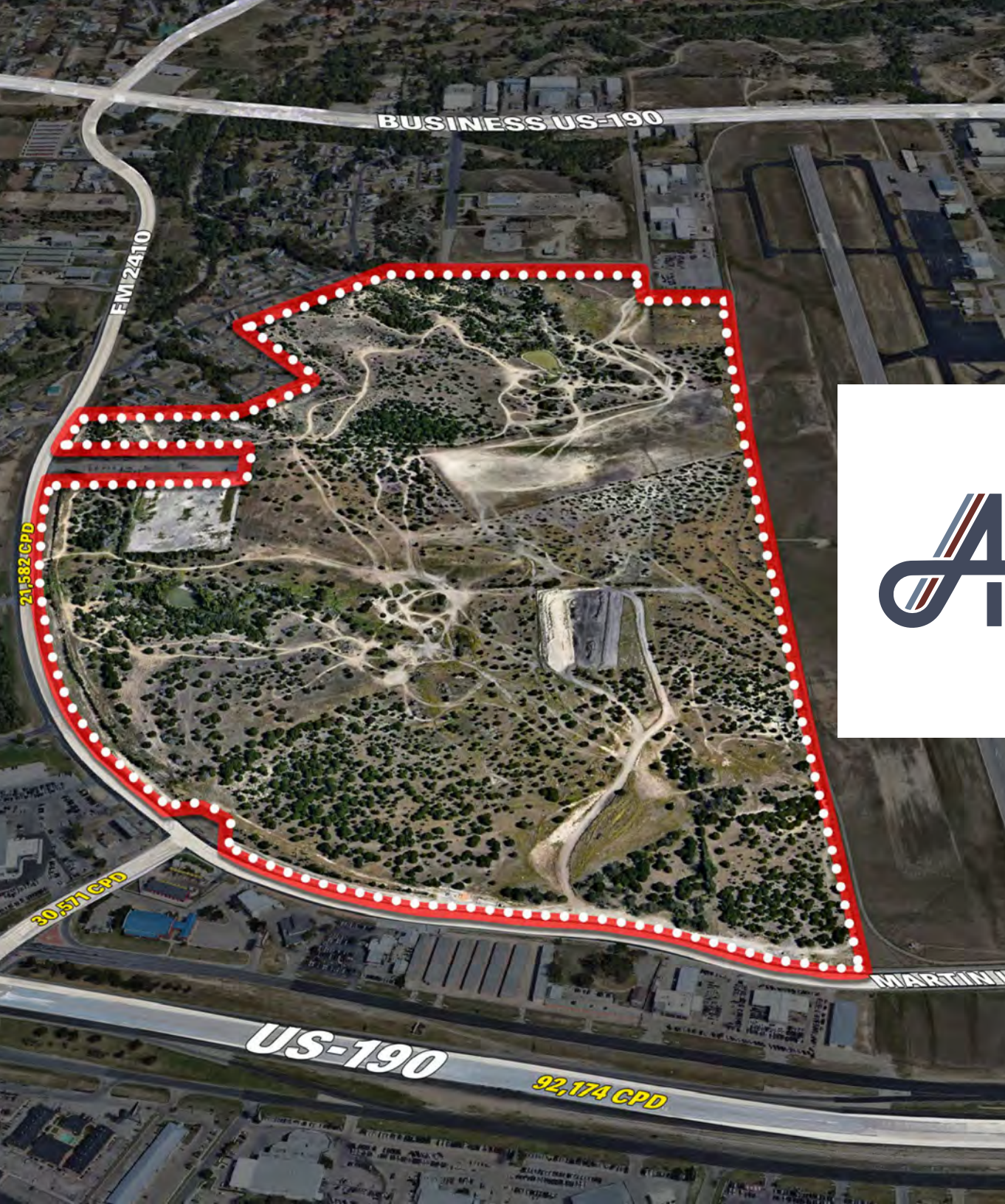


DRIVE TIMES

TEMPLE	28 Minutes
GEORGETOWN	47 Minutes
ROUND ROCK	50 Minutes
WACO	58 Minutes
AUSTIN	1 Hour + 15 Minutes
FORT WORTH	2 Hours + 30 Minutes
DALLAS	2 Hours + 35 Minutes

- THE KILLEEN-TEMPLE-FORT HOOD MSA IS ONE OF THE FASTEST GROWING METRO AREAS IN TEXAS.
- BY 2030, THE REGION IS EXPECTED TO HAVE MORE THAN 550,000 RESIDENTS.





CONTACTS

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