



ANTHEM PARK





# THE PROJECT



Anthem Park is a 203-acre, mixed-use development in Killeen, Texas designed to be a dynamic urban development. This mixed-use community will bring vibrant entertainment and retail, acres of parks and trails, sophisticated living options, storage, office space, and more.



Best in class retailers,  
entertainment & restaurants



Climatized storage  
and office space



Market-rate  
multi-family housing



Flex space



Build-to-rent detached homes



Public natural areas (5 Ac) to  
be delivered by developer



**Map Labels:**

- Schools:**
  - EASTERN HILLS M.S. (640 STUDENTS, 40 FACULTY)
  - GATEWAY H.S. (57 STUDENTS, 19 FACULTY)
  - IRA CROSS, JR. E.L. (676 STUDENTS, 44 FACULTY)
  - TIMBER RIDGE ELEMENTARY (854 STUDENTS, 50 FACULTY)
- Shopping Centers:**
  - MARKET HEIGHTS SHOPPING CENTER (TARGET, DICK'S SPORTING GOODS, CINEMARK, ROSS, BED BATH & BEYOND, FIVE BELOW, ULTA, OLD NAVY, KIRKLANDS, HOME DEPOT, BARNES & NOBLE, THE CHILDREN'S PLACE, AT&T)
  - HARKER HEIGHTS SHOPPING CENTER (H-E-B, WALGREENS, etc.)
- Other Landmarks:**
  - STONEHILL GOLF COURSE
  - Seton Medical Center Harker Heights
  - Walmart, Sam's Club, Sonic, Caliber Collision





**VIEW PROPERTY  
VIDEO**

# PROPERTY HIGHLIGHTS

## » Awarded PUD Zoning from The City of Killeen

- » 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
- » Electric, Water, and Wastewater will be stubbed to the property boundary
- » Seller will build Anthem Blvd to provide access to interior multifamily/BFR development pads



WATER / WASTE WATER

**City of Killeen**



ELECTRICITY

**Oncor**



PROPERTY SIZE

**±203 AC**



UTILITIES

**To Site**



LOCATION

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



ZONING

**M-1 (Manufacturing)  
B-5 (Business District)**

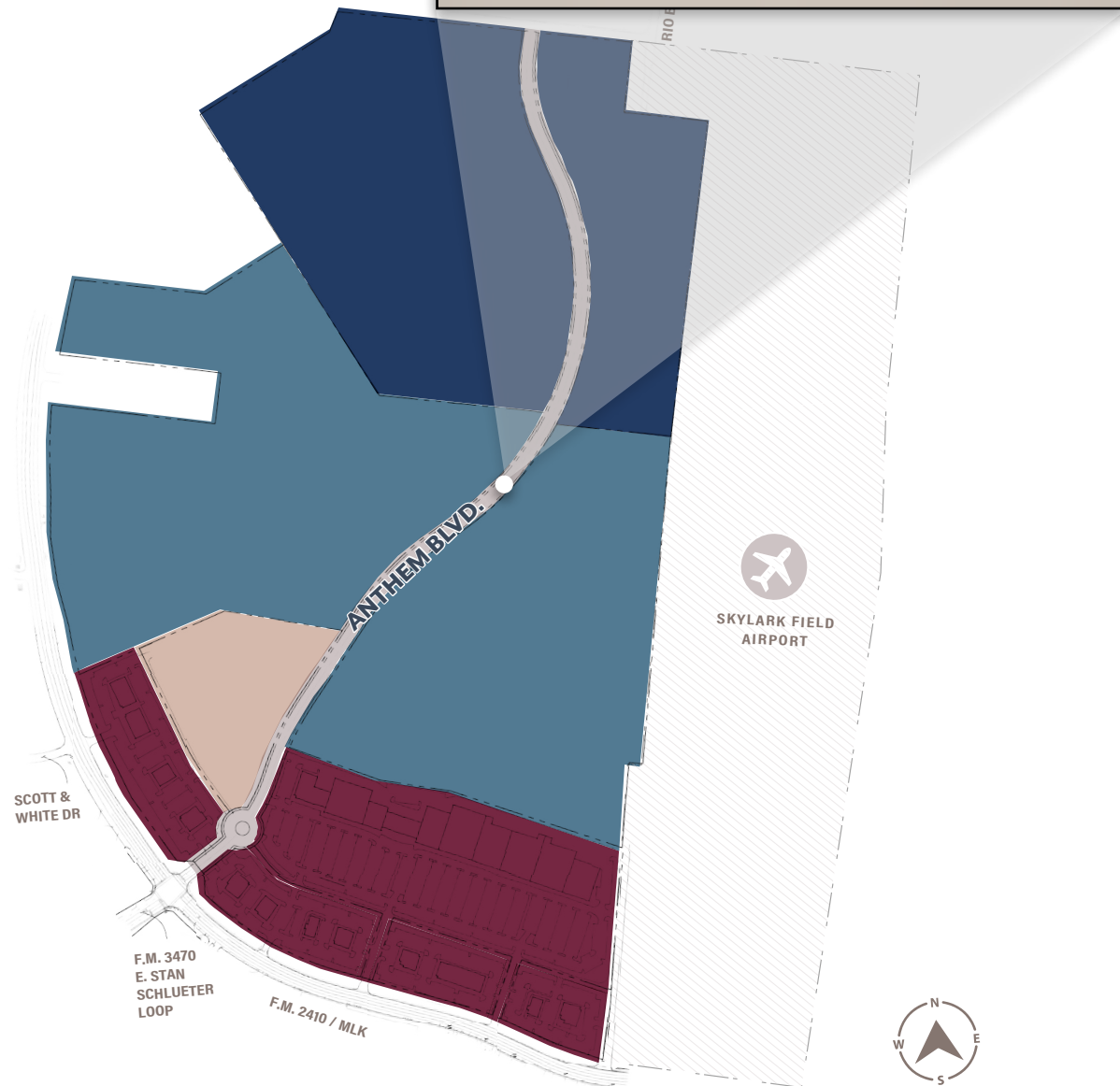


# PROPOSED LAND USE

## LEGEND

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

Master Site Plan Exhibit 1



\* REPRESENTATIVE IMAGE OF SINGLE-FAMILY, BUILD-TO-RENT UNIT

# BUILD-TO-RENT

- » **Baseline City of Killeen Zoning:** RT-1
- » **Height Limit:** 45' or 3 stores
- » **Maximum Front Yard Depth:** 20 feet
- » **Side Yard:** 5 feet
- » **Rear Yard:** 10' minimum

## **Minimum Lot Area by Type** *(as set forth in the PUD):*

- » **2-Family, 3-Family:** 4,000 SF
- » **Townhome:** 2,500 SF
- » **Fourplex:** 8,000 SF

*There shall be no private yard requirement in the district RT-1*

## **Unit Density Requirements:**

- » **2-Family, 3-Family:** 10.89 units per acre
- » **Townhome:** 17.42 units per acre
- » **Fourplex:** 5.45 units per acre

- » **Parking:** 2 off-street parking unit and 1/5 visitor parking per unit
- » **Landscaping, Architectural, Garage, Fencing and Parkland Dedication pursuant to the PUD**



\* REPRESENTATIVE IMAGE OF 3-STORY, WALKUP MULTI-FAMILY UNIT



# MULTIFAMILY

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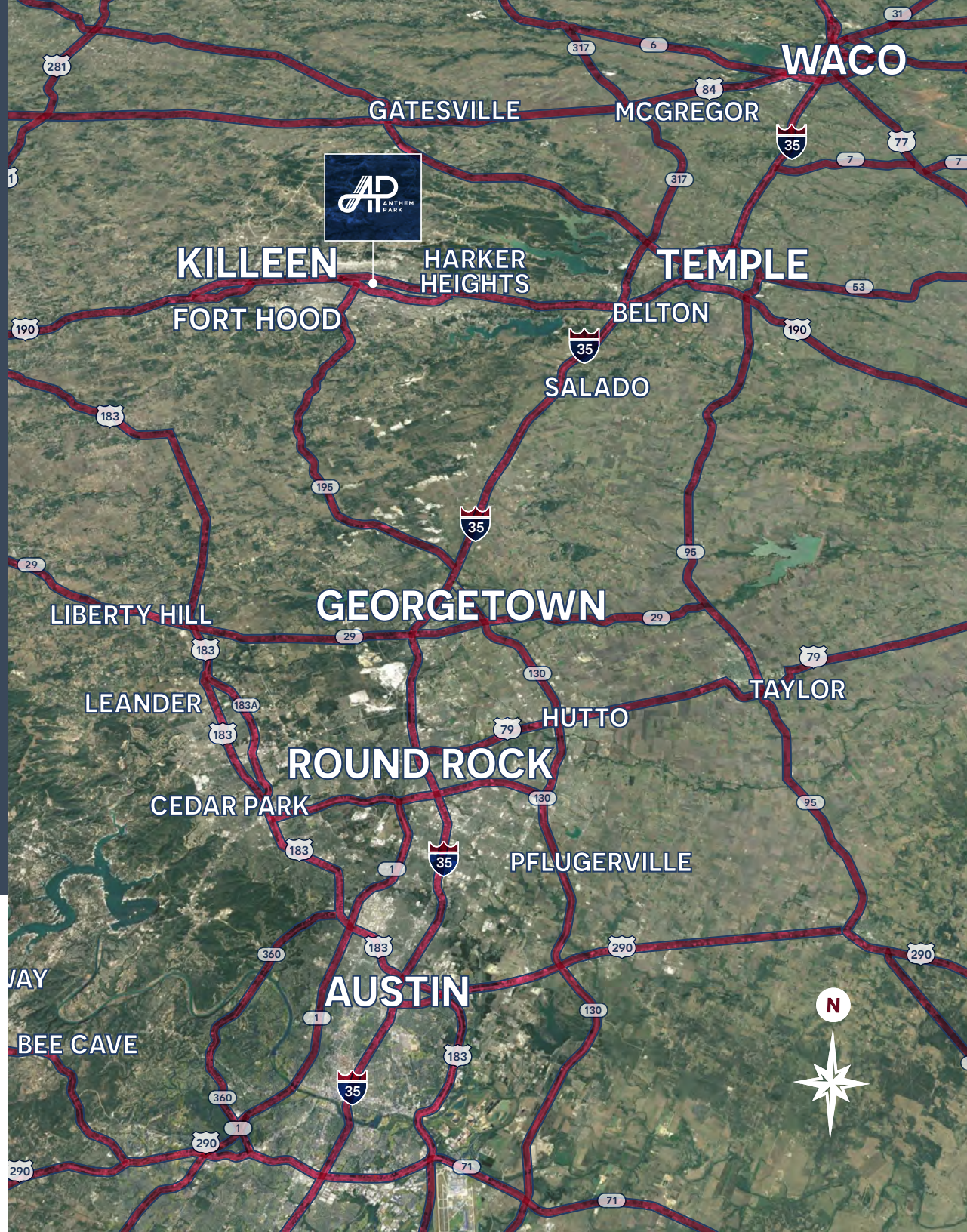
- » **Baseline City of Killeen Zoning:** R-3A
- » **Unit Density Requirement:** 17.42 units per acre  
*(so long as the parcel is at least 21,780 SF)*
- » **Height Limit:** 50'
- » **Maximum Front Yard Depth** (fronting Anthem Blvd.): 20 ft.
- » **Rear Yard:** 10 ft.
- » **Minimum Lot Area:** 1/2 Acre
- » **Minimum Land Area per Dwelling Unit:** 1,750 SF
- » **Parking** (pursuant to City Code): 1.4 / dwelling unit
- » **Landscaping and Parkland Dedication pursuant to PUD**



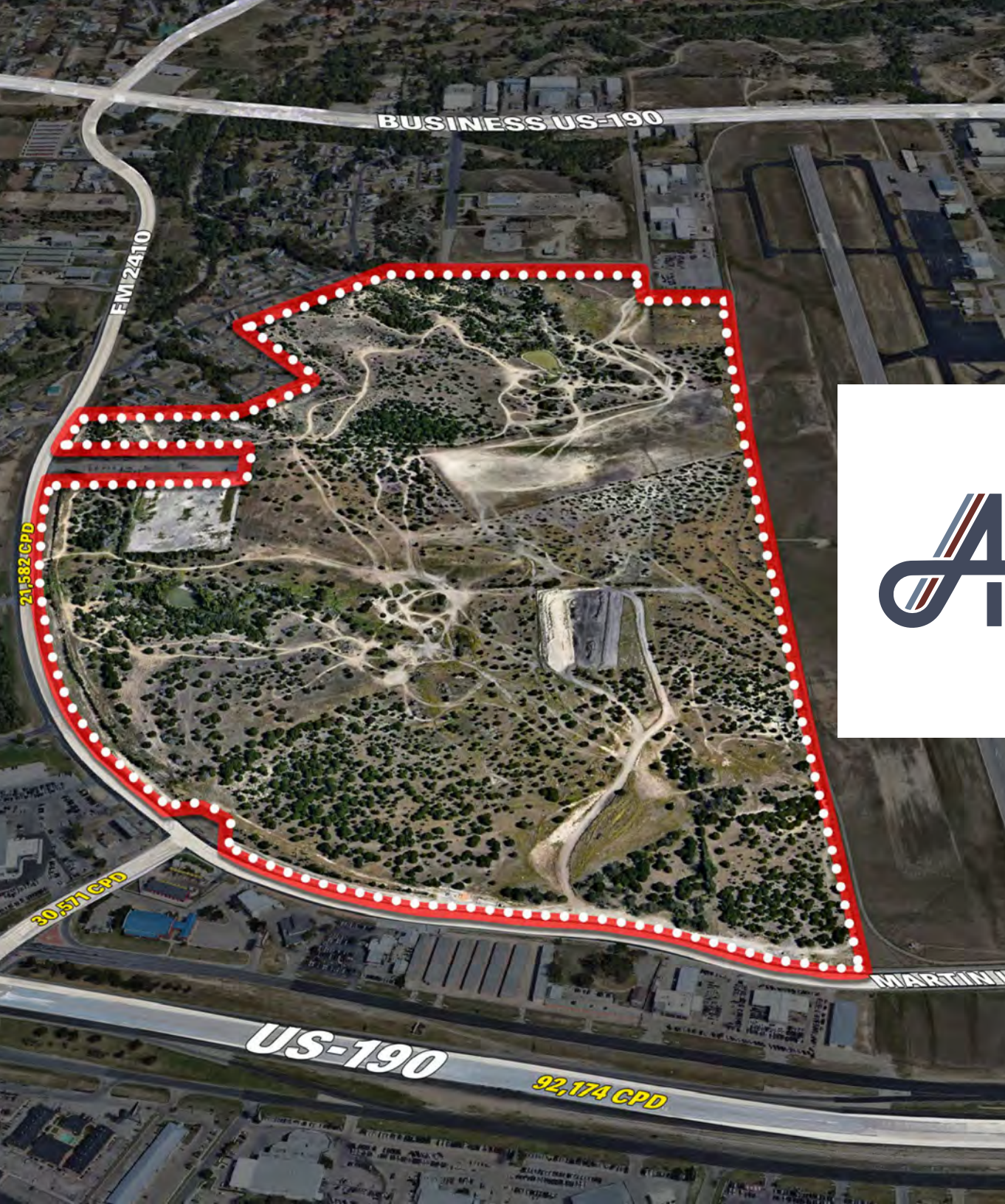
# DRIVE TIMES

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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