

4701 TRIMMIER ROAD

KILLEEN, TEXAS 76542 | COMMERCIAL DEVELOPMENT LAND

SIGNALIZED HARD CORNER

1.60 AC
B-3 COMMERCIAL



Parcel map shown for orientation. Supporting photos show the site, signalized intersection, arterial exposure and adjacent development. Buyer to independently verify dimensions, access, easements and development requirements.

\$1,100,000 ASKING PRICE	1.60 AC SITE AREA	±69,696 SF LAND AREA	±450 FT STAN SCHLUETER FRONTAGE	22,326 VPD - ESTANSCHLUETER
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PROPERTY OVERVIEW

Rare commercial development opportunity at the signalized hard corner of E Stan Schlueter Loop and Trimmier Road in Killeen. The 1.60-acre site offers approximately **400 feet of frontage and high visibility along E Stan Schlueter Loop**, carrying approximately **22,326 vehicles per day**, with existing site access from Trimmier Road. The former structures have been demolished, creating a clean land-development opportunity.

DEVELOPMENT ADVANTAGES

- **B-3 commercial zoning already in place.** B-3 incorporates permitted B-2 uses and provides broad commercial-use flexibility, subject to applicable City requirements.
- **Utilities on property:** seller reports public water, public sewer and electricity on site.
- **Existing access from Trimmier Road.**
- **Generally level corner site** with approximately 450 feet total length along the property line.
- **Established trade area** with multifamily residential immediately adjacent and surrounding retail, fuel/convenience, services and residential neighborhoods.

COMMERCIAL DEVELOPMENT OPPORTUNITY

Signalized Corner | Existing B-3 Zoning | Arterial Visibility | Established Rooftops

POTENTIAL COMMERCIAL USES

B-3 zoning permits a broad range of uses and incorporates permitted B-2 uses. Potential concepts include **retail, restaurant, coffee, medical, veterinary, financial services, grocery, hotel/motel, car wash, gas/service station, self-storage** and other neighborhood-serving commercial uses, subject to applicable City approvals, site-plan standards and other development requirements.

TARGET DEVELOPMENT PROFILE

The site's strongest positioning is for **retail pad, restaurant/QSR, medical/service and neighborhood commercial development** seeking visibility, traffic, existing commercial zoning and proximity to established residential density.

LOCATION POSITIONING

Located at E Stan Schlueter Loop and Trimmier Road, the property benefits from a signalized intersection and approximately 22,326 VPD along E Stan Schlueter Loop. Multifamily residential is immediately adjacent, including Westwind of Killeen on Trimmier Road, with additional commercial and residential development throughout the corridor.

PROPERTY FACTS

Address	4701 Trimmier Rd, Killeen, TX 76542
Price	\$1,100,000
Land Area	1.60 AC / ±69,696 SF
Zoning	B-3 Local Business District
Frontage	±450 FT on E Stan Schlueter Loop
Traffic	22,326 VPD on E Stan Schlueter Loop
Access	Existing access from Trimmier Rd
Utilities	Water, sewer & electricity on property
Flood	Zone X
Site	Generally level; structures demolished

DEVELOPMENT THESIS

Signalized hard corner + ±450 FT arterial frontage + 22,326 VPD + utilities on site + existing B-3 commercial zoning + surrounding residential density.

ZONING NOTE

B-3 Local Business District zoning permits any use permitted in B-2 plus additional B-3 uses. Specific uses remain subject to City of Killeen requirements, parking, access, screening, site-plan, permitting and other applicable regulations. Multifamily or mixed-use feasibility should be independently confirmed for this site.

DISCLAIMER: Information is believed reliable but is not guaranteed and is subject to change. This brochure is for informational purposes only and does not constitute a representation or warranty. Buyer and buyer's representatives should independently verify acreage, dimensions, traffic counts, zoning, permitted uses, utilities, access, flood status, easements, environmental conditions, development standards and all other matters material to the acquisition and intended use.