

# Commercial-Unimproved - Killeen, TX



## 1417 W Stan Schlueter Loop, Killeen, TX, 76549

Offered at \$376,358

No value given for the small house on the property. Killeen, TX commercial .864 acre building site for sale with 227 feet of frontage on Stan Schlueter Loop is ready for development. This commercial lot is zoned B-5 & has High visibility and access on a main thoroughfare with over 26,000 Vehicles Per Day on Stan Schlueter Loop (TXDOT Annual Average Daily Traffic 2020). This commercial development site is in close proximity to a major grocery store (HEB Plus), two major gas/convenience stores (Circle K and Exxon), Dutch Brothers Coffee, Papa John's Pizza, Taco Bell, McDonalds, Starbucks and Twin Liquors, all of which are high traffic generators. This commercial building site has all utilities on site, including 12 inch water line, four sewer connections approx 140 feet to the house (1 tied to the house and 3 capped off and buried), 1 water meter, two manholes at the back of the lot. There is also a fire hydrant with a 6 inch line and fill dirt in the back of the lot.

0 Bedrooms

0 Bathrooms

922 sqft

0.86 acre (lot size)

Built: 1962



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