

FOR LEASE

SEQ US HWY 190 & FORT HOOD RD

902 W CENTRAL TEXAS EXPY, KILLEEN, TX 76541



PROPERTY INFO

- + Located at a highly-travelled intersection in Killeen, Texas adjacent to Gold's Gym
- + Excellent visibility from W Central Texas Expy (US Hwy 190)
- + Pylon Signage available
- + Fort Hood is the largest single-site employer in Texas which has over 50,000 military personnel
- + Nearby retailers include GNC, Urban Air Trampoline Park, Conn's Homeplus, Big Lots!, The UPS Store
- + NNN Estimate for 2020: \$3.00 psf

AVAILABLE SPACE

- + Up to 20,464 SF



Traffic Counts

US Hwy 190	92,719 vpd
Fort Hood Rd	27,672 vpd

Source: CoStar 2018

2019 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	14,443	100,566	176,432
Daytime Population	16,119	111,554	175,440
Average HH Income	\$50,069	\$54,474	\$59,495
Median Age	29.3	27.1	27.8

Retail Science from CBRE

cbre.us/southcentralretail

CBRE



FOR LEASE | SEC US HWY 190 & FORT HOOD RD | 901 W CENTRAL TEXAS EXPY, KILLEEN, TX 76541



FOR LEASE | SEC US HWY 190 & FORT HOOD RD | 901 W CENTRAL TEXAS EXPY, KILLEEN, TX 76541



CONTACT US

Rich Flaten

Executive Vice President
214 252 1044
rich.flaten@cbre.com

Jenna Gilbert

Senior Associate
214 252 1054
jenna.gilbert@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. FLYER LAST UPDATED 02/10/2020.

Retail Science from CBRE

cbre.us/southcentralretail

CBRE

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	