



SPLAWN RANCH TRAVEL CENTER AND FOOD COURT

NEC OF S FORT HOOD ST & SPLAWN RANCH DR

100-298 Splawn Ranch Drive, Killeen, TX, 76542



FOR LEASE

AVAILABLE SPACE

End Cap: 2,000 SF
Inline: 2,000 SF

RATE

\$24.00 PSF + NNN
(Estimate provided by Landlord and
subject to change)

Christopher Hernandez

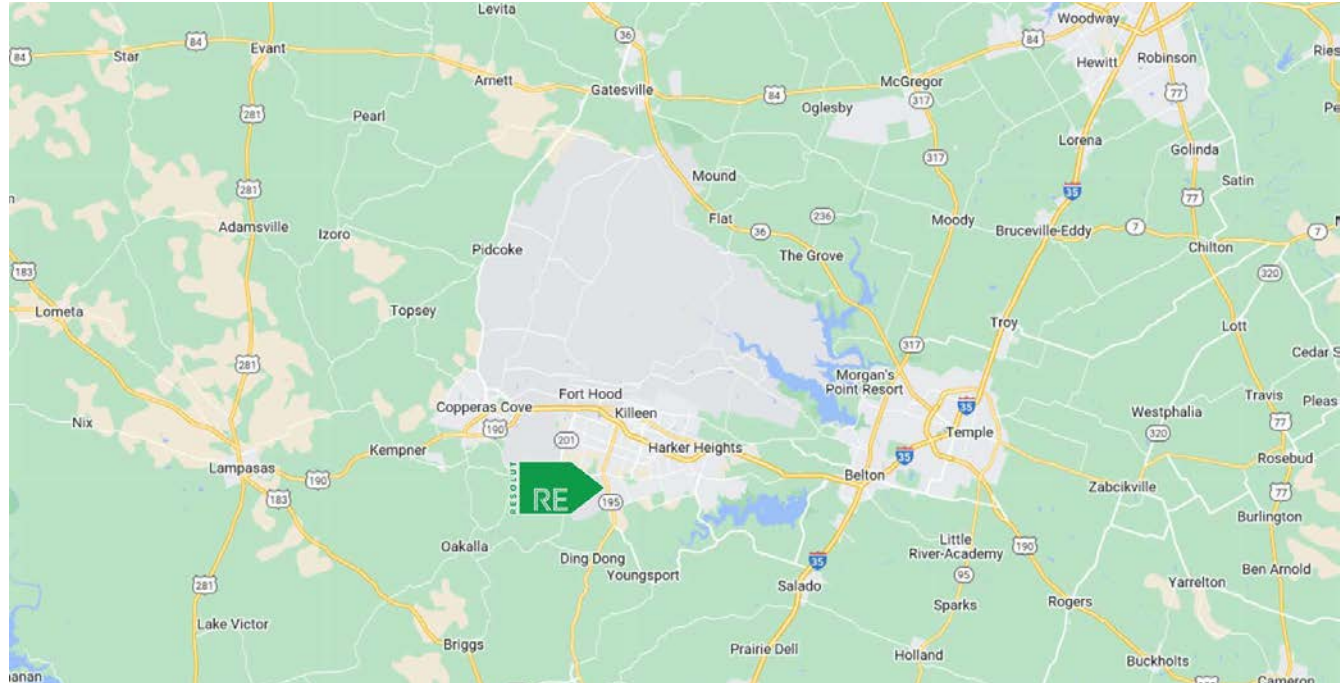
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Tucker Francis

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512.474.5557

PROPERTY HIGHLIGHTS

- Grease trap Available.
- High Visibility.
- Entry Point to Killeen and in the Path of Development.
- Outparceled to Splawn Ranch and Cosper Ridge Estates.
- Easy Access via Ingress/Egress and Cross Access from Hwy 195.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



25,974
POPULATION
3-MILE RADIUS



\$108,110.00
AVG HH INCOME
3-MILE RADIUS



8,368
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
S Fort Hood St: 25,772 VPD
(SitesUSA 2025)
Splawn Ranch Dr: 4,468 VPD
(SitesUSA 2025)

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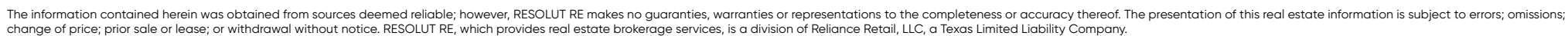
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An aerial photograph of a commercial building with a grey and stone facade. The building has several units, each with a large arched window featuring a red and white diamond pattern. A green outline highlights one of the units in the center. A white callout box with a pointer indicates this unit is 'Available 2,000 SF'. To the left, a larger section of the building is labeled 'OWN RANCH LEVEL CENTER & FOOD COURT'. The building has a parking lot in front with several cars parked. In the background, there is a residential neighborhood with many houses and a hill under a blue sky with clouds. A north arrow is in the bottom right corner.

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Information About Brokerage Services

11-2-2015

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

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Buyer/Tenant/Seller/Landlord Initials

Date