

FOR LEASE

0.79 - 1.79 AC PAD SITE GROUND LEASE, BUILD TO SUIT, FOR LEASE

STILLHOUSE LAKE ROAD
HARKER HEIGHTS, TEXAS 76548

Oldham
Goodwin **OG**

Walmart



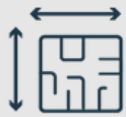
Jama Drive

0.79 ACRE

1.00 ACRE

Prospector Trail

Stillhouse Lake Road



SITE SIZE
1.79 AC



TRAFFIC
21,487 VPD
COMBINED



ZONING
B-5 - GENERAL
BUSINESS DISTRICT

PROPERTY HIGHLIGHTS

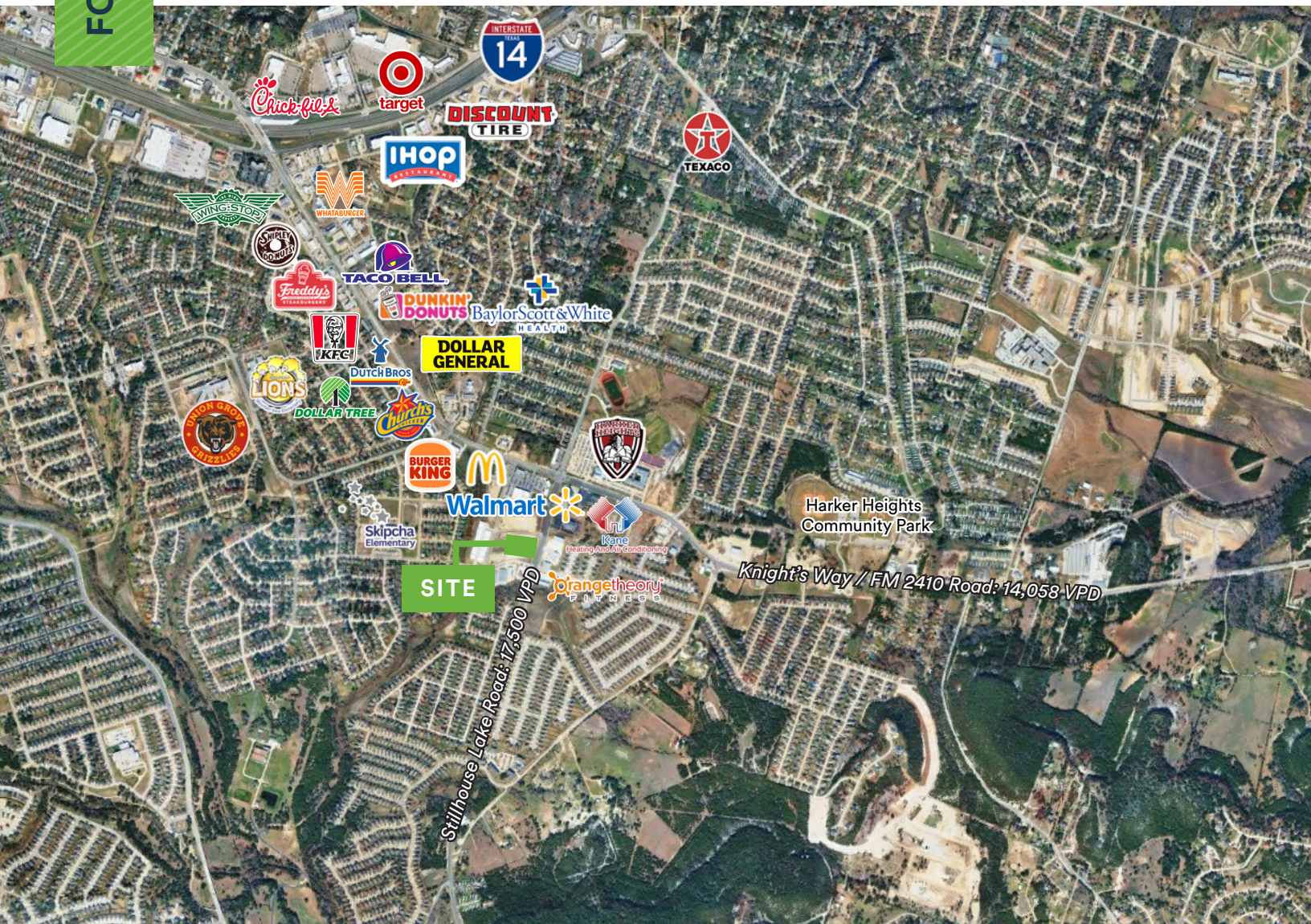
- Up to 1.79 AC (divisible) available for Ground Lease at a signalized hard corner in Harker Heights, Texas (Waco, Temple, Belton MSA)
- Affluent and fast growing trade area with Household Income > \$100,000 and 12% projected population growth by 2029
- Convenient access to over 17,500 VPD along Stillhouse Lake Road
- Unobstructed visibility with over 270' of frontage
- Close proximity to Harker Heights High School (Projected Fall 2025 Enrollment - 2,500 Students)
- Strong retail trade area with nearby tenants including Starbucks, Orange Theory Fitness, Walmart, and Advent Health



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	9,960	53,258	99,905
2029 Total Population	11,091	59,689	111,890
2024 - 2029 Growth Rate	2.3%	2.4%	2.4%
2024 Households	4,158	18,520	37,320
2029 Households	4,112	19,276	38,511
2024 Median Home Value	\$401,320	\$330,759	\$286,752
2024 Average Household Income	\$117,835	\$101,897	\$92,575



17,500 VPD
Stillhouse Lake Rd

2,300 VPD
Prospector Trail

1,687 VPD
Hudson Blvd



27,136
Employees

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TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

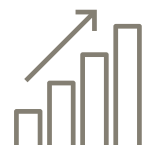


POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



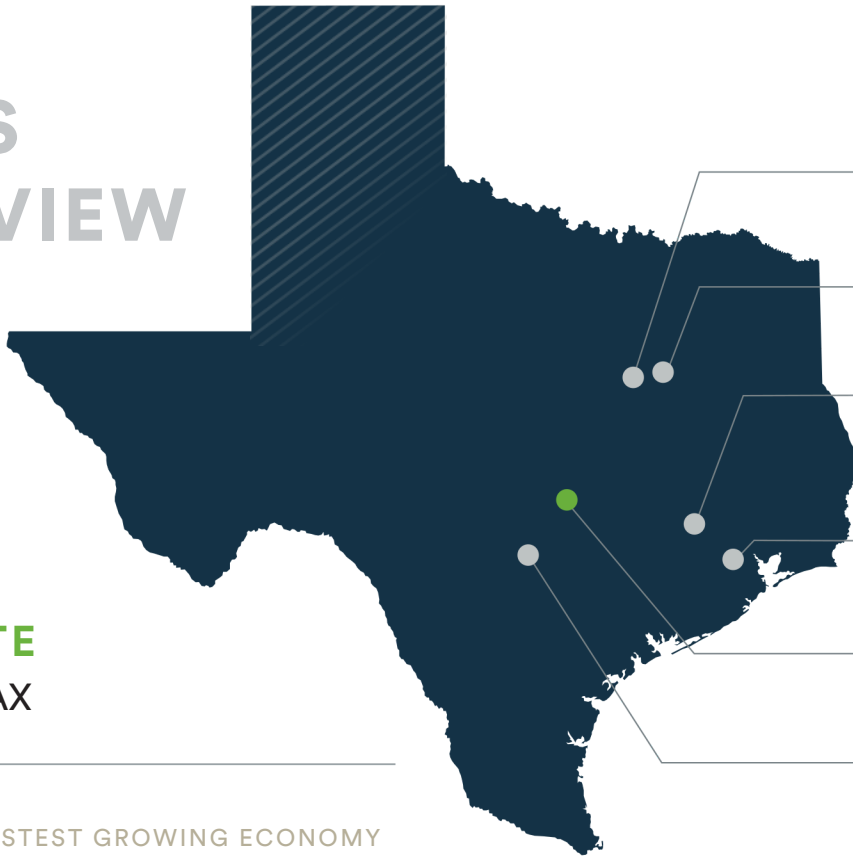
**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN
THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

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Licensed No.

Licensed No.

Licensed No.

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Email

Email

(979) 268-2000
Phone

Phone

Phone

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

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