

WENDLAND PLAZA

NWC OF FORT HOOD ST & US HWY 190
901 South Fort Hood Street, Killeen, TX 76541



FOR LEASE

AVAILABLE SPACE

3,741 – 45,894 SF
PADS AVAILABLE
FOR GROUND LEASE
LOT 2: .95 AC | LOT 3: 1.02 AC

RATE

CALL FOR PRICING
\$3.18 NNN

Tucker Francis

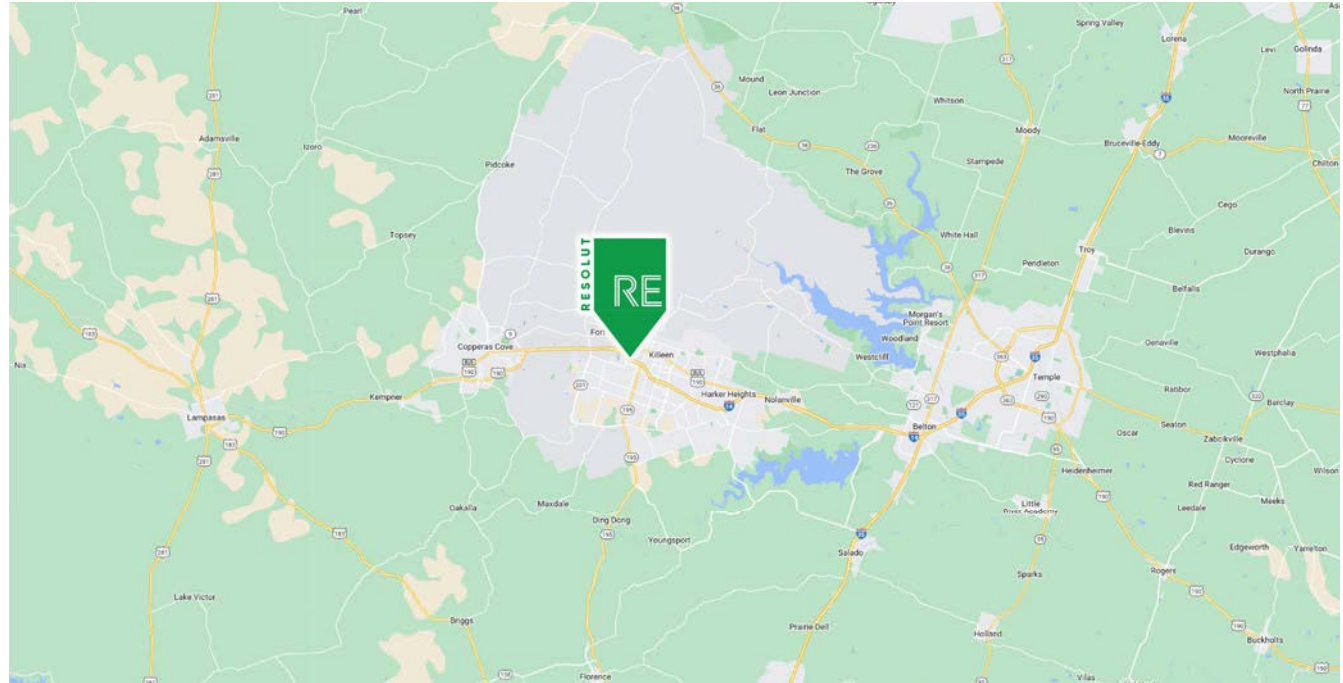
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Brian Sladek

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PROPERTY HIGHLIGHTS

- Regional Center located adjacent to the main housing subdivision for Fort Cavazos
- Several Large/Highly Visible Pylon Signs Available
- Excellent visibility and ingress/egress to Highway 190(I-14) and Fort Hood St
- The center has recently undergone a cosmetic redevelopment and is ready for new tenants
- Fort Cavazos employs over 60,000 people and contributes over \$35 Billion to the Texas Economy



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2022



95,409
POPULATION
3-MILE RADIUS



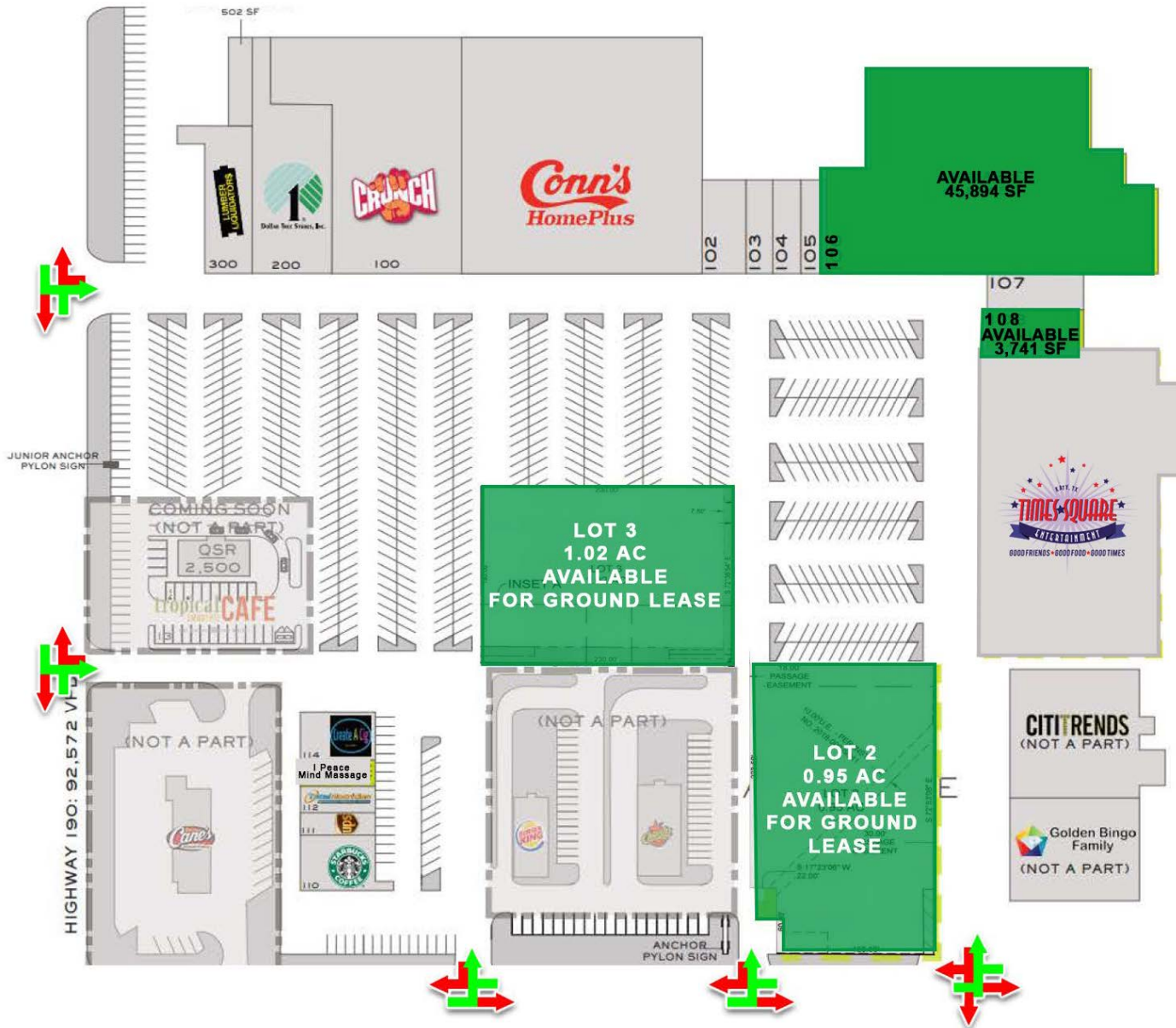
\$52,215.00
AVG HH INCOME
3-MILE RADIUS



44,336
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
S Fort Hood St: 31,042 VPD
W US Hwy 190: 95,773 VPD
(Sites USA 2022)

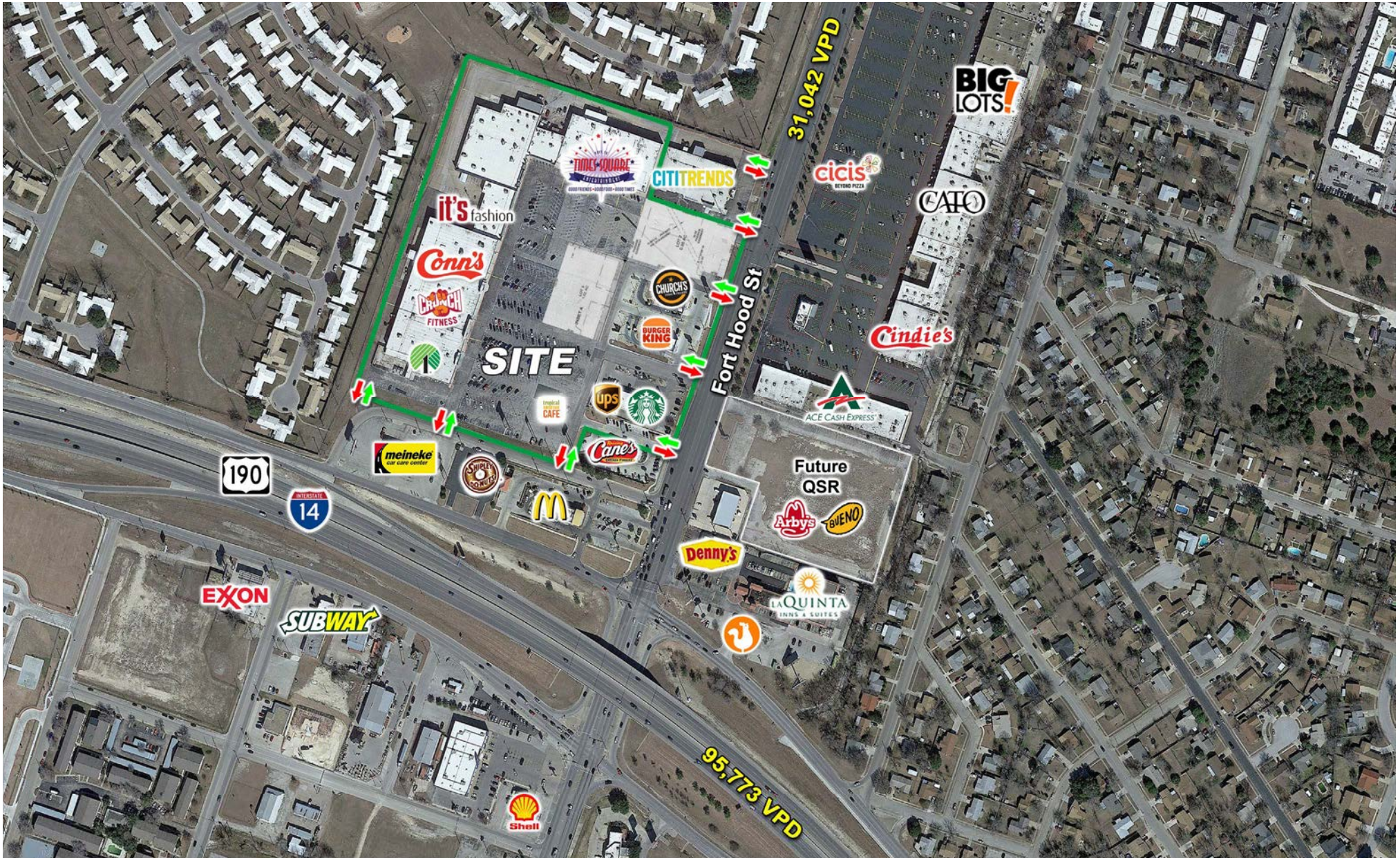


SUITE	TENANT	SF
300	Lumber Liquidators	5,771
200	Dollar Tree	10,500
100	Crunch Fitness	27,587
	Conn's	45,000
102	Beauty Land	4,560
103	Beauty Land	1,790
104	Modern Nails	1,600
105	Creative Touch	1,200
106	AVAILABLE	45,894
107	Hunan Restaurant	3,284
108	AVAILABLE	3,741
109	Time Square Entertainment	44,580
110	Starbucks	1,750
111	The UPS Store	1,400
112	Total Nutrition	1,300
113	I Peace Mind Massage	1,250
114	Create-A-Cig	2,300
TOTAL		205,224

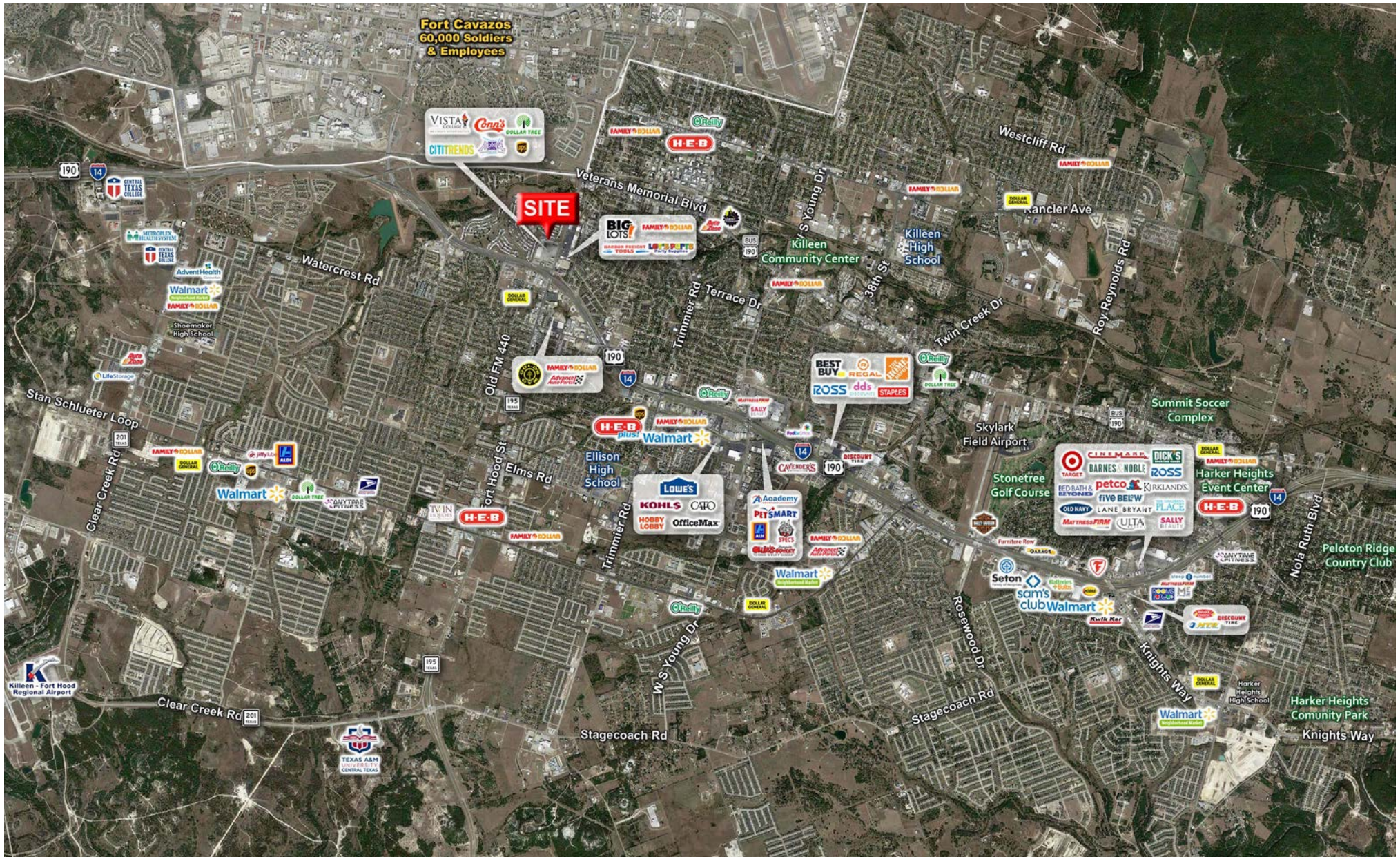








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Information About Brokerage Services

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.

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 _____