



DB Commercial Real Estate

A DAVIS-BEEVERS COMPANY

Broker License No. 0511146

Fax (254) 774-9999

NEW RETAIL/OFFICE SPACES FOR LEASE

West Killeen Market Shopping Center
1103 W. Stan Schlueter Loop
Killeen, Texas

1,773 SF up to 4,856 SF



- ◆ **H-E-B** Anchored Shopping Center
- ◆ Excellent **TRAFFIC** Exposure
- ◆ Located along **INTERSECTION** of Stan Schlueter Loop & SH-195



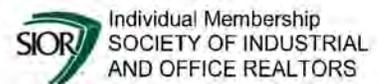
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1103 W. Stan Schlueter Loop
Killeen, Texas



AVAILABLE SPACE (see Site Plan on pg3):

Building A:	4,856 SF	(can be subdivided)
Building B:	1,773 SF	
Building B:	2,133 SF	(can be subdivided)
Building C:	3,000 SF	(can be subdivided)

Area Description: HEB anchored shopping center located at the NWC of SH 195 (Fort Hood Street) and Stan Schlueter Loop. Convenient to Texas A&M Campus, Metroplex Hospital Complex, and Fort Cavazos.

Traffic Count:	32,430 vehicles per day along SH-195	(2023 TxDOT)
	28,123 vehicles per day along Stan Schlueter Lp	(2020 TxDOT)
	26,352 vehicles per day along Stan Schlueter Lp (east of site)	(2023 TxDOT)

Zoning: B-5

Utilities: Individually metered.
Gas Available.

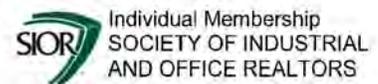
Lease Rate: **\$2.50/SF/month + NNN (space provided in dark shell condition).**
NNN estimated to be \$0.80/SF/month.
Plus utilities (paid direct to providers).
TI Allowance equal to \$30/SF paid upon completion of Tenant Improvements.
3% per annum increases in the base lease rate.

Security Deposit: Equal to one month's rent.

Signage: Subject to Sign Criteria for the Shopping Center.

Comments: See Prohibited Uses on pages 10-13.

Tenant is responsible to verify all information contained herein. The statements and figures contained herein, while not guaranteed, are secured from sources we believe authoritative. No representations or warranties, either expressed or implied, are made as the accuracy of the information contained herein. Buyer/Tenant should assume that DBCRE represents Landlord, unless otherwise informed. All information subject of change. 1103 W. Stan Schlueter Loop; 10/2024.





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SITE PLAN



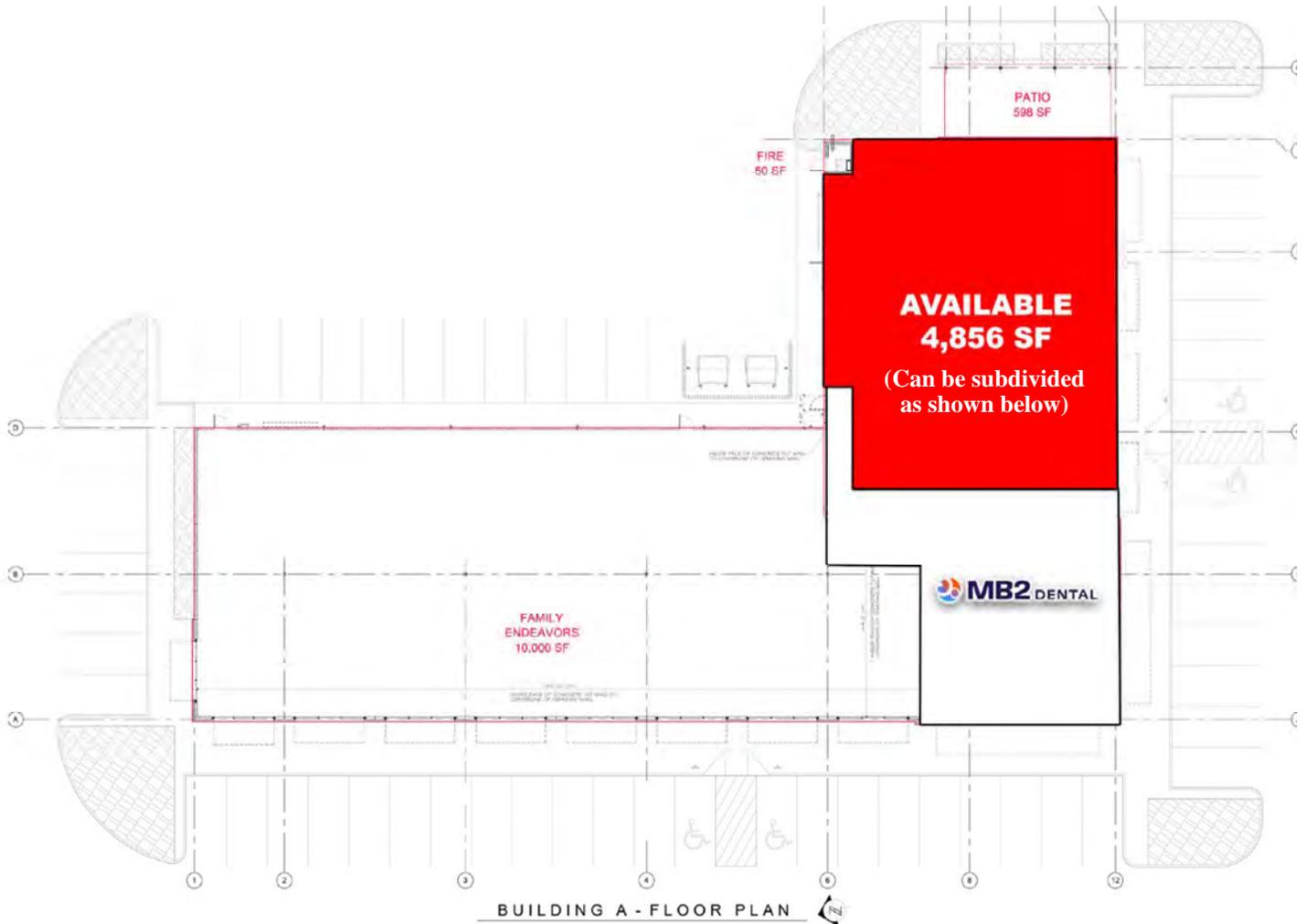


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BUILDING A



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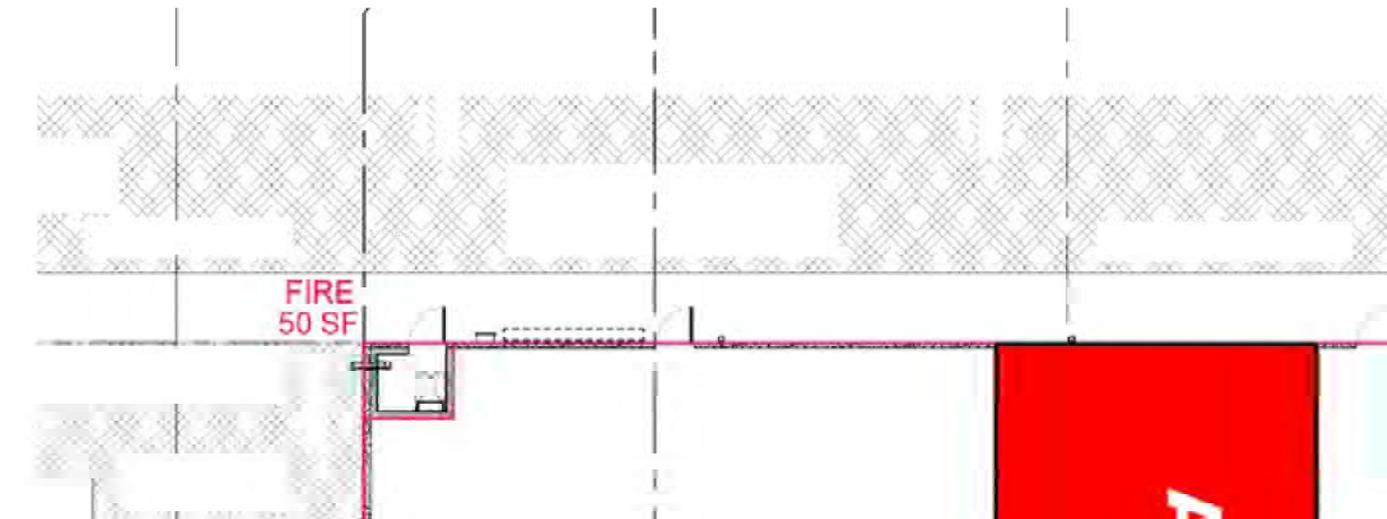
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BUILDING B

NWC of SH-195 & Stan Schuleter Loop Killeen, TX 76549





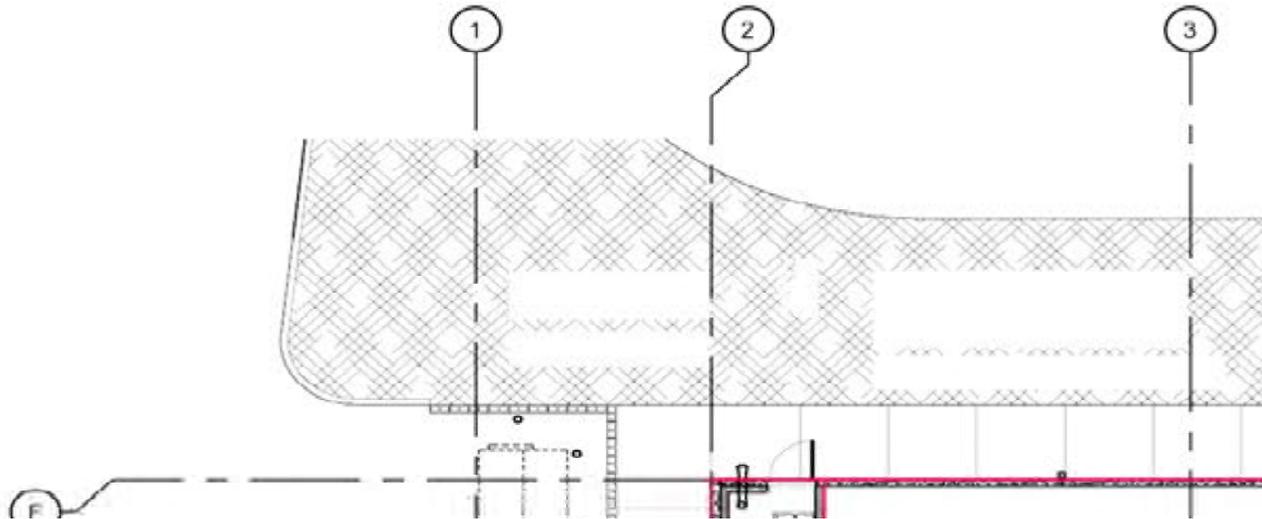
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BUILDING C

NWC of SH-195 & Stan Schuleter Killeen, TX 76549





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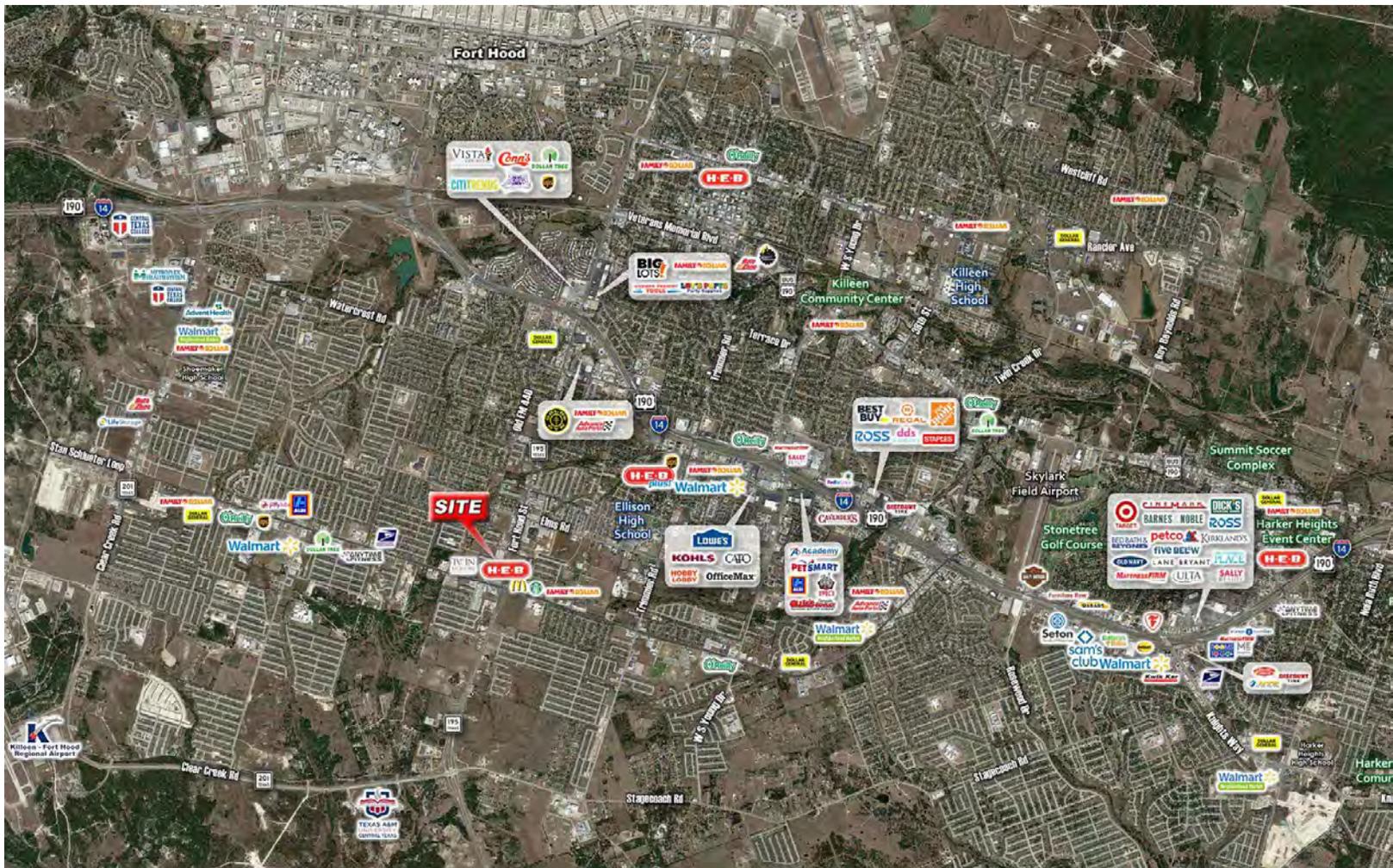
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PROHIBITED USES

Prohibited uses to include (but are not limited to):

Operation of a Full-Service Restaurant selling breakfast items such as, but not exclusively, Denny's Cracker Barrel, First Watch, The Egg and I, and Another Broker Egg. The foregoing notwithstanding, nothing contained herein will limit a tenant whose principal business is the sale of coffee or the operation of a fast casual or fast food restaurant that provides breakfast menu items including, but not limited to, McDonald's, Chick-Fil-A, Taco Bell, Taco Shack, and Whataburger, irrespective of whether twenty percent (20%) or more of such tenant's annual gross sales are derived from the sale of breakfast items;

whose principal business is the sale of wireless cellular services or the sale of wireless cellular accessories, and Landlord may execute no more than one (1) other lease for space within the Shopping Center, other than Building C, with a tenant whose principal business activity is retail sale of wireless cellular services or the sale of wireless cellular accessories;

Discount hair cut or barber shops offering discount haircuts including but not limited to Supercuts, SportsClips, Fantastic Sams, and Cost Cutters. This restriction shall not apply to a full-service hair salon charging more than \$20.00 as their regular priced haircut provided, however, that the \$20 limitation does not include prices for promotional haircuts or children's haircuts;

Tenant whose principal business activity is the retail sale of chiropractic services. Nothing contained herein will limit or prevent a tenant whose principal business is the sale of massage services, general medicine services, or holistic wellbeing services;

Tenant who specializes in and practices pediatric dental and/or orthodontic services (as defined by the American Dental Association) nor shall employ a pediatric dentist or orthodontic specialist. Notwithstanding the foregoing, nothing in this exclusivity clause shall prevent a tenant that practices general dentistry, so long as no more than fifteen percent (15%) of such tenant's annual gross revenue is from pediatric dental and orthodontic service;

Tenant whose principal business activity is the operation of a restaurant specializing in take-out or delivery pizza such as, but not exclusively, Dominos, Pizza Hut, Cici's, and Little Caesar. The foregoing notwithstanding, nothing contained herein will limit or prevent Landlord from leasing space within the Shopping Center or on a Pad Site to a tenant whose principal business is the operation of a full-service restaurant specializing in pizza, irrespective of whether thirty percent (30%) or more of such tenant's annual gross sales are derived from the sale of take-out pizza. A "full service" restaurant is a restaurant that provides tables with a wait staff;

Tenant whose principal business activity is the operation of a nail salon. Notwithstanding the foregoing, this exclusivity clause will not apply to, and Landlord will have the unfettered right to enter into, leases with tenants whose principal business activity is as a full-service day spa, irrespective of whether twenty percent (20%) or more of such tenant's annual gross sales are derived from the sale of nail services;

Tenant whose principal business activity (exceeds 15% of its total annual gross sales) is retail sale of alcoholic beverages for off-site consumption;

Any business whose primary business is the operation of a branded drive-through outlet, or kiosk, selling coffee, blended drinks, smoothies, or energy drinks (the "Coffee Exclusive"). Notwithstanding the foregoing, the Coffee Exclusive shall not apply to (i) restaurants, bakeries, or any tenant/occupant that sells blended beverages as part of its business (e.g., Jamba Juice, Keva Juice, Kaleidescoops, Amy's Ice Cream, and Baskin Robbins), (ii) full service sit down breakfast restaurants, (iii) any business whose primary business activity is not the sale of coffee, blended drinks, smoothies or energy drinks (e.g., McDonald's, Wendy's, Panera's or Torchy's Tacos);

Operation of a hamburger restaurant with drive-thru service (the "Hamburger Exclusive"). Notwithstanding the foregoing, the Hamburger Exclusive shall not apply to (i) any business whose primary business activity is not the operation of a hamburger restaurant with drive-thru service;

Tenant whose primary business is as an Asian restaurant whose principal business activity is the sale of prepared Chinese, Japanese (including sushi), Vietnamese, Thai, Mongolian or Korean foods, food generally recognized as Chinese food and soy sauce-based food but does not include Hawaiian, Cajun or Indian food ("Asian Restaurant Exclusive"). Landlord shall be allowed to lease to no more than two (2) full service, sit down Asian restaurant(s) with table service and waitstaff provided such restaurant does not serve Chinese or Mongolian food in excess of ten (10%) percent of its gross annual sales;



PROHIBITED USES CONTINUED

No portion of the property will be leased, occupied, or used, directly or indirectly, for the purpose of or in connection with the conduct of a food store business or food department, or for the storage, display, operation or sale of (i) edible groceries, including but not limited to meats, poultry, seafood, produce, frozen foods, dairy products, bakery products, wine, malt, alcoholic or nonalcoholic beverages, and any other items of food and beverage, (ii) health and beauty products, including but not limited to hair products and supplies, cosmetics, skin and body, products, vitamins, herbs, and nutritional supplements, (iii) pet food and supplies, (iv) greeting cards, gift wrapping supplies, and party products, (v) baby apparel, supplies, and furniture, (vi) tobacco products, (vii) lawn and garden products, barbecue grills and related equipment and supplies, (viii) fresh flowers, plants, floral supplies and products, (ix) non-prescription pharmaceuticals, (x) cellular phone(s) and related devices, cellular phone accessories, and/or cellular phone services, or any of them, (xi) prescription pharmaceuticals or other products which are required by law to be dispensed by a registered pharmacist, (xii) gasoline or other fuel for vehicles, (xiii) car wash, (xiv) check cashing, payday loan(s) or paycheck advance(s), or any of them (the items listed in (i) through (xiv));

However, the following uses shall be permitted as exceptions to the foregoing restriction:

- a) The “incidental sale” of restricted items (except fresh meat, poultry, seafood and produce) by a store whose principal business is not a food store;
- b) The operation of one specialty ice cream store, provided that the total Floor Area of such store shall not exceed 2,000 square feet, and the operation of one specialty frozen yogurt store, provided that the total Floor Area of such store shall not exceed 2,500 square feet;
- c) The operation of one liquor store, provided that (i) the total Floor Area of such store shall not exceed 3,500 square feet, (ii) the total Floor Area devoted to the retail sale and/or display of wine or wine products shall not exceed nine hundred (900) square feet, and (iii) no such store shall be situated within **Building B**;
- d) The operation of one specialty tobacco store selling tobacco and related products, such as that currently operated as “Humidor”, but not a store whose principal business is the discount sale of tobacco products or any such store with a drive-thru facility, and provided that the total Floor Area of such specialty tobacco store shall not exceed 3,000 square feet;
- e) The operation of one specialty coffee store such as that currently operated as “Starbucks”, provided that the total Floor Area of such specialty coffee store shall not exceed 2,500 square feet and shall not be located within **Building B**, and any drive-thru for **Building E or F** shall be subject to HEB’s approval, in its sole discretion;
- f) The operation of one specialty donut shop such as that currently operated as “Dunkin Donuts” or “Krispy Crème Donuts”, provided that the total Floor Area of such specialty donut store shall not exceed 2,500 square feet, and provided further that such store shall not be situated within **Building B1**;
- g) The operation of one specialty bagel store such as that currently operated as “Einstein’s”, provided that the total Floor Area of such specialty bagel store shall not exceed 2,500 square feet, and provided further that such store shall not be situated within **Building B1**;
- h) The operation of restaurants as follows: one or more restaurants (which shall include microbreweries or brew pubs as permitted below, take-out or delivery pizza restaurants, sandwich shops, fast casual restaurants, and fast food restaurants), whose principal business is the sale of prepared food for on-premises consumption; provided that (i) no restaurants shall be permitted in that area within **Building B**, (ii) and restaurants permitted hereunder shall not exceed the maximum square footage applicable to such restaurant space as depicted on the Restaurant Plan, (iii) the aggregate Floor Area of all restaurants within the Shopping Center shall not exceed 25,000 square feet, and (iv) no restaurant shall derive more than the applicable percentage of gross sales from the sale of alcoholic beverages as set forth on the Restaurant Plan;
- i) The operation of a diet or weight control specialty store such as “WeightWatchers” (except that a “My Fit Foods” or similar concept shall not be permitted hereunder);
- j) The sale of baby apparel and/or furniture by one store that does not exceed 4,500 square feet of Floor Area and is not located within **Building B**;
- k) The sale of cellular phones, cellular phone accessories and/or cellular services by one store provided that each such store shall not exceed 4,500 square feet Floor Area;
- l) The sale of beauty products by one store provided that each such store shall not exceed 2,000 square feet of Floor Area, and provided further that such store shall not be situated within **Building B1**;



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PROHIBITED USES CONTINUED

- m) The sale of pet supplies and products by one store provided that each such store shall not exceed 3,500 square feet of Floor Area and is not situated within **Building B**, and provided further that the total Floor Area devoted to the sale or display of pet food shall not exceed 700 square feet;
- n) The sale of lawn and garden products, barbeque grills and related equipment and supplies by a hardware store such as that currently operated as "Ace Hardware", "Breeds Hardware", or "Tru Value", provided that any such hardware or home improvement discount store shall not be located closer than 500 feet from HEB Parcel and the total Floor Area devoted to the sale or display of barbeque grills and related equipment and supplies shall not exceed the lesser of (i) ten percent (10%) of the Floor Area of such store's premises, or (ii) 500 square feet;
- o) The sale of fresh flowers, plants, floral supplies and products by a nursery such as that currently operated as "Calloway's", provided that any such nursery shall not be located closer than 500 feet from the HEB Parcel;
- p) The operation of one specialty bookstore;
- q) The operation of one specialty vision care store that may include the sale of glasses, contact lenses, and other vision care supplies;
- r) The operation of one outdoor furniture store such as "Chair King"; and
- s) One microbrewery or brew pub situated within **Buildings A, C or D**, not exceeding 4,500 square feet of Floor Area, however, such microbrewery or brew pub shall be included in the aggregate Floor Area in subparagraph (h) above;

The stores permitted under subparagraphs (a) through (s) above shall not have a common door or be operated as a common enterprise, but the foregoing shall not preclude the sale of items permitted in one of such subsections in a store permitted under a different subsection, provided that the square foot area limitations for such store, if any, as set forth above shall not hereby be increased due to any such sales. Furthermore, any restaurant uses permitted hereby must have as their principal business the sale of prepared food for on-premises consumption; provided that the Incidental Sale of prepared food for off-premises consumption by a restaurant will be permitted, and provided, further that the operation of (i) fast-food restaurants such as McDonald's, Taco Bell, Wendy's, and other fast-food hamburger restaurants, (ii) fast-food restaurants such as Subway, Quizino's and other fast-food sandwich restaurants, (iii) take-out and/or delivery pizza restaurants such as Domino's or Papa John's, (iv) fast-casual restaurants serving burritos and other Mexican fare such as a Chipotle or Freebirds, (v) fast-casual restaurants primarily serving made or order salads such as Mad Greens or Saladworks, so long as such fast-casual restaurant is open and operating as a fast-casual restaurant primarily serving made to order salads, and such fast-casual restaurant does not market, advertise, or offer pre-packaged food "to go" (excluding beverages, desserts and chips) add (vi) fast-casual restaurants primarily serving hamburgers such as Five Guys, Smashburger and Burger Fi, so long as such fast-casual restaurant is open and operating as a fast-casual restaurant primarily serving hamburgers, and such fast-casual restaurant does not market, advertise, or offer pre-packaged food "to go" (excluding beverages, desserts and chips), and permitted regardless of their percentage of gross sales for off-premises consumption subject to the distance and square footage limitations for restaurants set forth above; but it is expressly understood that the operation of a meals-to-go business such as that currently operated by Eatzi's, Luby's Meals-to-Go, Dean and Deluca's shall not be permitted and the operation of a cafeteria shall not be permitted. For purposes of this paragraph "Incidental Sale of a prepared food for off-premises consumption" shall mean thirty percent (30%) or less of annual gross revenues from such premises. For the purposes of this agreement, (i) Catering Events shall be included in the determination of gross sales for compliance with the Incidental Sale of prepared food for off-premises consumption, and (ii) a Catering Event is defined as an off-premises sale for events, meetings, or other social engagement of eight (8) people or more;

Office shall not exceed fifteen percent (15%) of the gross Floor Area of building constructed on its respective parcel (the "Office Cap"). The Office Cap does not apply to financial institutions, barber shops, beauty parlors, nail salons, cleaners, massage and/or spa services or dentist office (except to the extent such dentist office exceeds 4,500 square feet of Floor Area); as long as office use is an incidental part of the primary use. No store occupying more than 20,000 square feet of Floor Area and primarily engaged in the sale of office products and supplies (such as that currently operated as "Office Depot" or "Office Max", and no store occupying more than 25,000 square feet of Floor Area and primarily engaged in the sale on consumer electronics equipment and supplies (such as that currently operated as a "Best Buy") shall be located closer than 500 feet from the HEB Parcel. No use or operation will be made, conducted or permitted on or with respect to all or any part of the Development, which is obnoxious to or out of harmony with the development or operation of the HEB Parcel, including, but not limited to, any of the following uses (collectively, the Prohibited Uses"): any nuisance; any use which violates laws or requirements of governmental authorities having jurisdiction over the Shopping Center, the primary use of any building as a warehouse; an assembly hall; distillation operation (unless otherwise permitted hereunder); a telecommunications tower; mobile home or trailer park; the drilling for and/or removal of surface substances which is consented to or approved by the City of Killeen; kennel or veterinary clinic where animals are kept overnight (except for an animal kept overnight due to the requirements of a medical procedure); school (except that the foregoing will not prohibit instructional classes on the HEB Parcel); church; assembly hall; museum; pawn shop; movie theatre; gym or health club other than one health club in **Buildings A, C, or D**, which does not exceed 5,000 square feet of Floor Area; game room or amusement park; skating rink; pool hall or billiard parlor; bowling alley; dancehall (other than one dance academy for dance instruction); saloon, cocktail lounge, nightclub or bar (including a restaurant which derives more than forty percent (40%) of its annual gross sales from the sale of alcoholic beverages); mortuary or funeral home; automobile body and repair shop other than one nationally recognized automobile repair shop such as a Firestone Complete Auto Care of Goodyear Auto Service Center that is situated within **Building A, C, or D**, provided that no bays or stalls of such repair shop shall face West Stan Schlueter Loop, Old F.M. 440 or the HEB Building, car wash (except for the HEB Parcel); flea market; or adult book store or store selling sexually explicit material.



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PROHIBITED USES CONTINUED

Per **Restaurant Plan**, no Restaurant can be located within Building B1.



Sales of alcoholic beverages for any restaurant shall not exceed the following percentages of gross sales of such restaurant:

Building A: 40%

Building B1: 20%

Building B2: 30%

Building C: 40%

Additionally,

Building A:

- Gross Allowable Restaurant: 6,000 SF
- No single restaurant user larger than 3,500 SF

Building B (B1 and B2):

- Gross Allowable Restaurant: 3,500 SF
- No single restaurant user larger than 3,000 SF

Building C:

- Can be retail, fast food, restaurant, or medical office



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LOCATION MAP

