



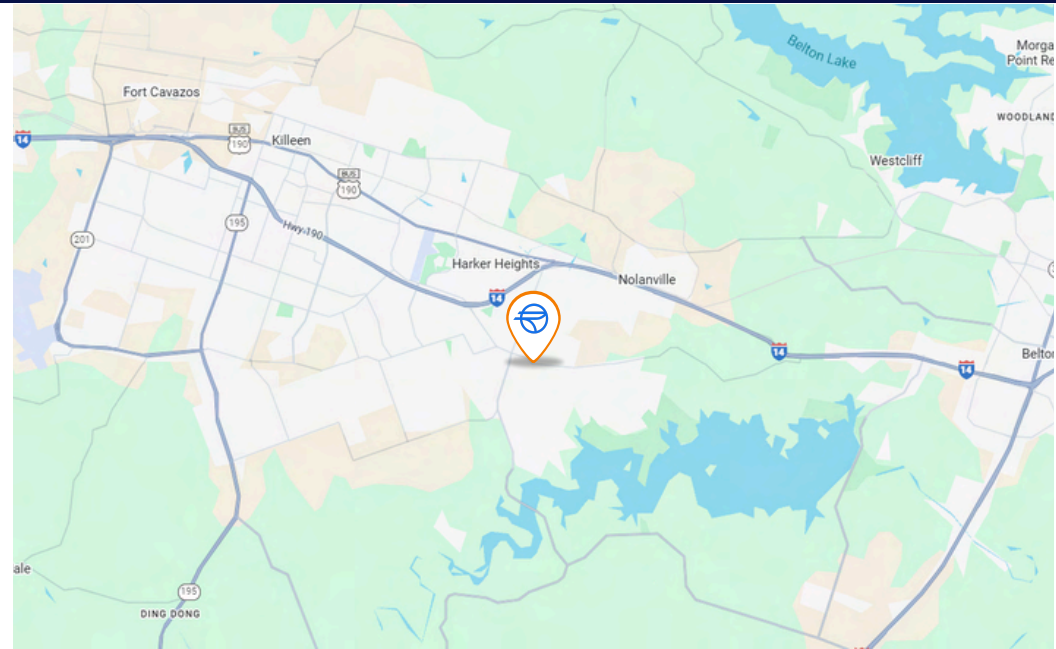
**PRIME RETAIL CORNER
NOW AVAILABLE**



RIVERSTONE
COMMERCIAL REAL ESTATE

HIGH TRAFFIC RETAIL SITE
1349 KNIGHTS WAY
Harker Heights, TX 76548

1349 KNIGHTS WAY



PROPERTY HIGHLIGHTS

- **Lighted-Intersection** of Knight's Way and Cedar Knob Road
- High traffic/high density corner
- **Less than 2 miles** to Interstate 14 Corridor
 - Major Retailers Along Interstate 14 Corridor Include: Walmart, HEB, Academy, Sam's Club, and Killeen Mall
- Gateway to Stillhouse Hollow Lake
- Surrounded by Robust Residential Development
 - ±17,000 Homes within 3 Miles of Property
 - Nearby Developments Include Village at Nolan Heights by D.R. Horton, Knights Garden Homes, and Evergreen Estates

OFFERING SUMMARY

Sale Price:	\$7.95 / SF
Gross Price:	\$647,584
Lot Size:	±1.87 Acres
Knights Way Road Frontage:	285 Feet
Knights Way Traffic Count:	18,382 VPD



RIVERSTONE
COMMERCIAL REAL ESTATE

JIM JONES
Managing Partner
979.431.4400 | jim@riverstoneecos.com



Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 3 miles

KEY FACTS

35.6

Median Age

17,206
Households

\$78,265

Median Disposable Income

48,558

2023 Total Population

EDUCATION

5%

No High School Diploma



22%
High School Graduate



36%
Some College



37%
College Graduate

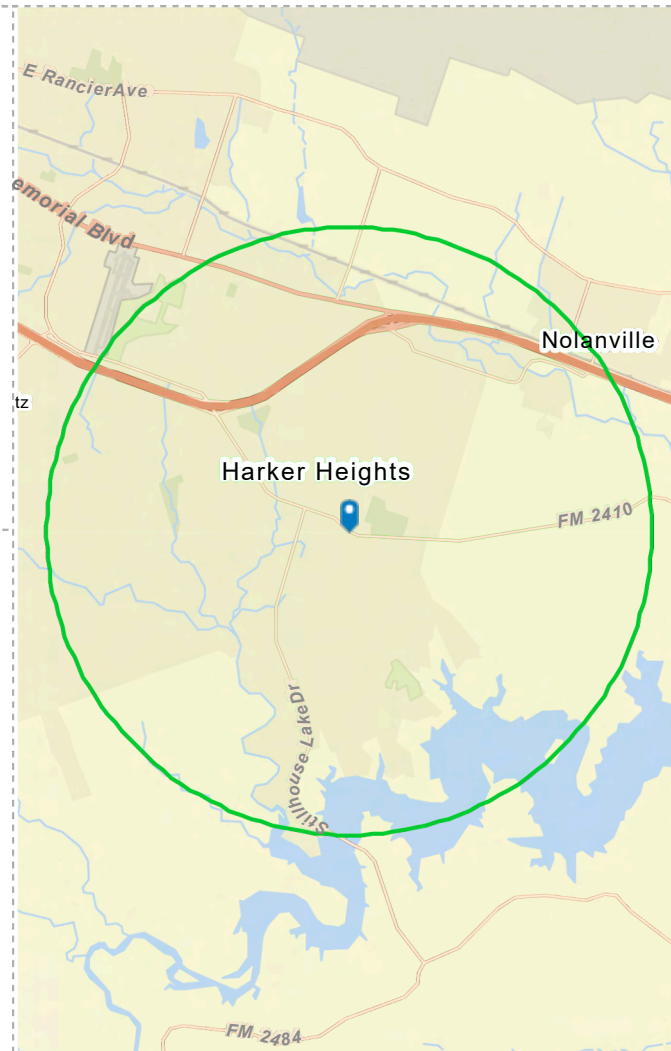
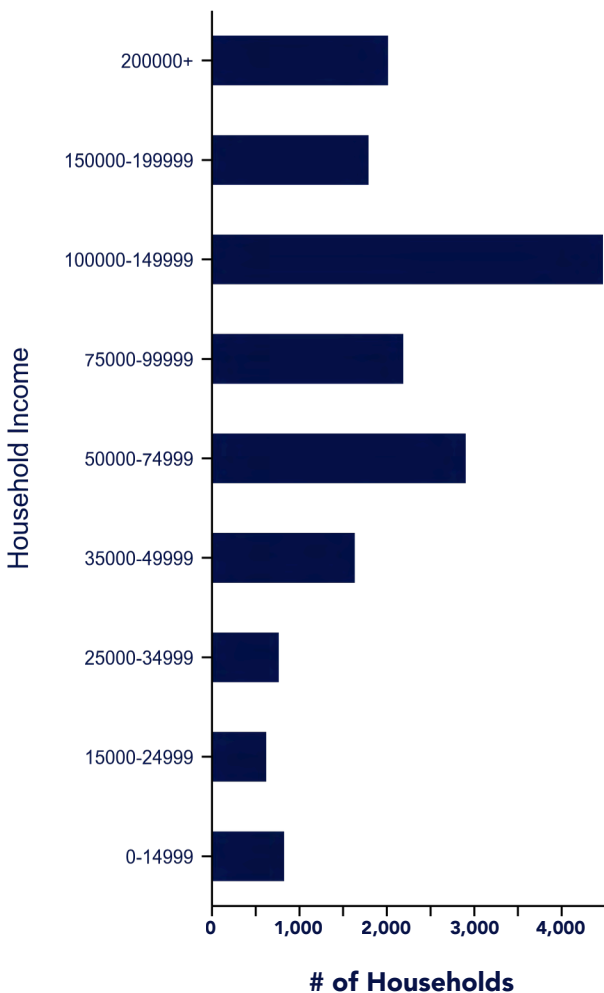
INCOME

\$113,662
Average Household Income

\$40,393
Per Capita Income

\$1,036,632
Average Net Worth

\$325,336
Average Home Value



EMPLOYMENT



White Collar

69%



Blue Collar

17%



Services

13%

3.1%
Unemployment Rate

