



---

3800 So. W.S. Young Dr., Suite 101, Killeen, Texas 76542  
PH. (254) 526-5117 FAX (254) 526-8830 E-Mail [jim@texasccim.com](mailto:jim@texasccim.com)

---

## **PROPERTY SUMMARY**

**DESCRIPTION:** Freestanding Commercial Building

**ADDRESS:** 701 Indian Trail, Harker Heights, TX

**PROPERTY NAME:** ***NEW BUILDING BEING CONSTRUCTED***  
(Former Hollywood Video)

**BUILDING SIZE:** 8,000 s.f.

**AVAILABLE SPACE:** 4,000 .s.f.

**CEILING HEIGHT:** 10'

**EXTERIOR WALLS:** Brick & Drivitt

**AIR CONDITIONING:** Central Electric

**HEATING:** Central Electric

**BATHROOMS:** ADA equipped bath in each suite

**PARKING:** 48 Off-Street spaces

**ACCESS:** Central Texas Expressway & Indian Trail

**LEASE RATE:** \$22.00 p.s.f. NNN Annually - \$1.83p.s.f. NNN Monthly

**MINIMUM TERM:** 36 months

**ANNUAL TAXES:** \$14,037.00 (2009)

**AREA RETAILERS:** Autozone, Target, Barnes & Nobel, Chick-f-lay, Cracker Barrel, Chedder's, McDonalds, etc.

**Contact:**  
**Jim Wright, CCIM**  
**JWC COMMERCIAL**  
**(254) 526-5117 x 127**

Property Summary 701 Indian Tr.

