

# CENTURY 21

Judge Fite Company



## 5810 HWY 195 HIGHWAY

KILLEEN, TX 76542



\$799,000



0 sqft

## DESCRIPTION

Exceptional commercial development opportunity in a prime and rapidly growing area of Killeen, Texas. This 6.72± acre tract offers approximately 505 feet of frontage along Highway 195, providing excellent visibility and easy access to major thoroughfares. Currently zoned agricultural, the property includes six existing homes, most of which are leased and generating income, allowing an investor or developer to benefit from rental revenue while designing a future project. With the Victory Ranch Subdivision located just across the highway, and Texas A&M University—Central Texas only 1.5 miles away, this site is ideally positioned to serve the expanding residential and educational growth corridors of southern Killeen. Additionally, the Killeen—Fort Cavazos Regional Airport is just 4.3 miles away, offering convenient connectivity for business and travel. This property's location and frontage make it suitable for a variety of commercial and mixed-use developments, including retail, office, warehouse, hotel, multifamily, or single-family residential. TXDOT's 2024 traffic counts report 21,000–32,000 vehicles per day, emphasizing the site's outstanding exposure and growth potential. With nearby amenities, new development activity, and strong surrounding demographics, this tract represents one of the best commercial development opportunities in Central Texas—perfect for investors or developers ready to capitalize on the momentum in Killeen's thriving market.

**PROPERTY TYPE:** Commercial - Other

**MLS STATUS:** Active

**MLS:** 5133984

**YEAR BUILT:** 1946

**COUNTY:** Bell

**TRACT OR SUBDIVISION:** A Webb

**LIST DATE:** 10/09/2025

**CENTURY 21**

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**800.451.8055**

**AREA:** KL

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 6.72

**LOT SIZE (SQFT):** 292,723

## INTERIOR FEATURES

### KITCHEN:

- None

## EXTERIOR FEATURES

### PARKING:

- SeeRemarks

### LOT DESCRIPTION:

- Level

### SIDING:

- SeeRemarks

## UTILITIES

### UTILITIES:

- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Stephen Morton

**PHONE:** 254.780.5539

**BROKERED BY:** Compass RE Texas, LLC