



For Sale on Market

**\$1,170,000**

Call 7133771022 Today!

## 3401 E STAN SCHLUETER LOOP LOT: 1, KILLEEN, TX 76542

1.687+/- Acres at the lit corner of Stan Schlueter Lp (State Highway FM 3470) and Cunningham Rd. This high-traffic, high visibility lot, is prime for a CStore, QSR or other retail or office development. This is a lighted intersection with Stan Schlueter Lp being a 5 lane highway. TXDOT's 2024 traffic count map shows over 30,000 cars per day on Stan Schlueter Lp and over 7,000 cars per day on Cunningham. Other businesses along this highway are: The new 5 Ac McLeod Auto Sales, Walmart Neighborhood Grocery, Burger King, Church's Chicken, Jack in the Box, Subway and Walgreens.

### GENERAL DESCRIPTION

**Subdivision:** Sun Chase Estates Ph One  
**Property Type:** Residential Lots  
**Lotsize:** 73,486  
**MLS# / Area:** SMABOR-608740



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
John Reider Properties II, Ltd