



LAND-STAR

30°57'44.5"N 97°49'51.0"W



**KILLEEN
WOLFRIDGE TEXAS**

ABOUT THE SUBJECTED SITE

ADDRESS: 19131 Wolfridge Rd, Killeen TX 76549

INTERSECTION: Wolfridge

SCHOOL DISTRICT: SKIL

SITE AREA ACREAGE: 544.68Acres

SITE AREA SFT: 23,726,261 SFT

COUNTY/CITY/STATE: BELL/KILLEEN/TEXAS

CURRENT USE: RAW LAND

POTENTIAL USE: RESIDENTIAL / COMMERCIAL

LEGAL DESCRIPTION: A0353BC J GREEN, 3, A1144BC
G C & S F RY, & A1251BC F N
MCBRYDE, 1-1, ACRES 273.72,
A0353BC J GREEN, 3, ACRES
270.96


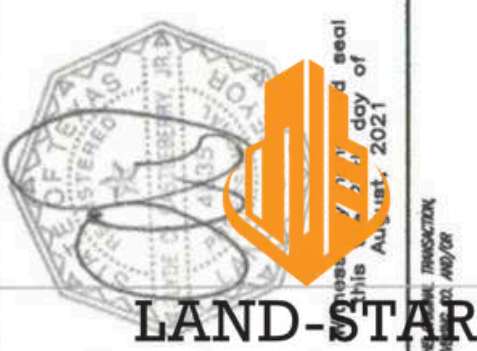


VENKAT(VICTOR) GOTTIPATI | victor@land-star.us



WOLFRIDGE ROAD

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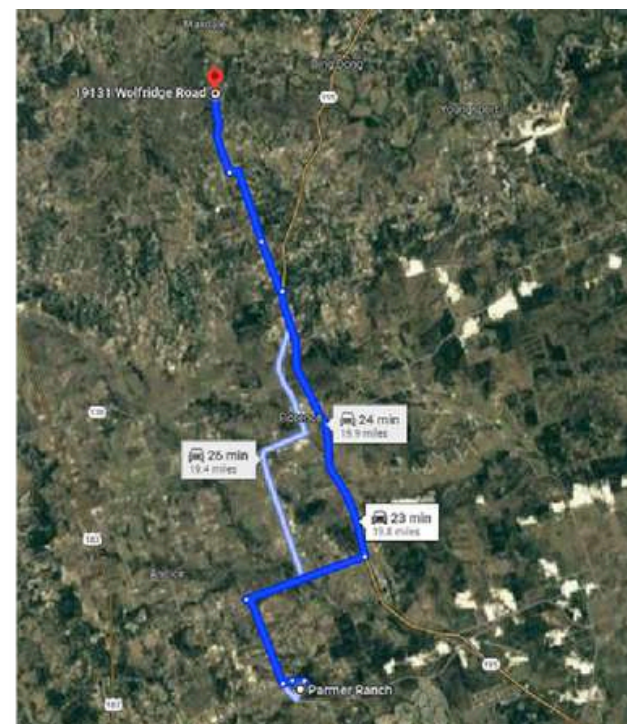
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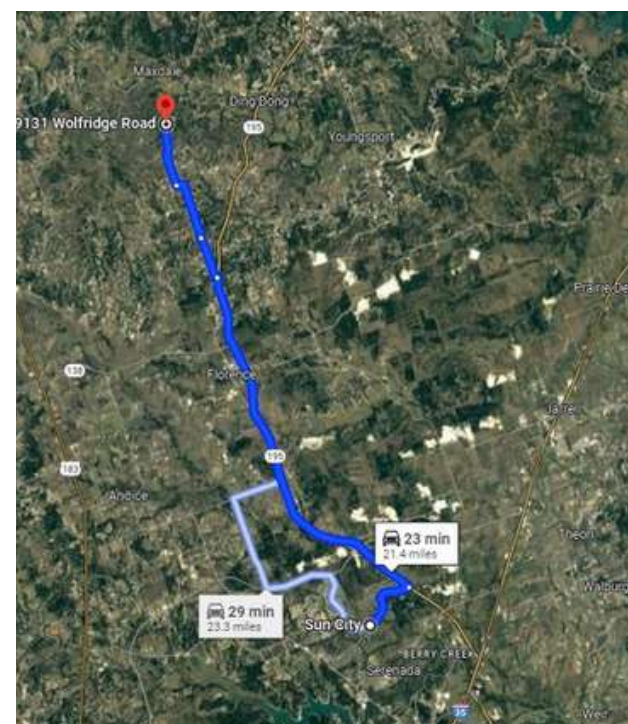




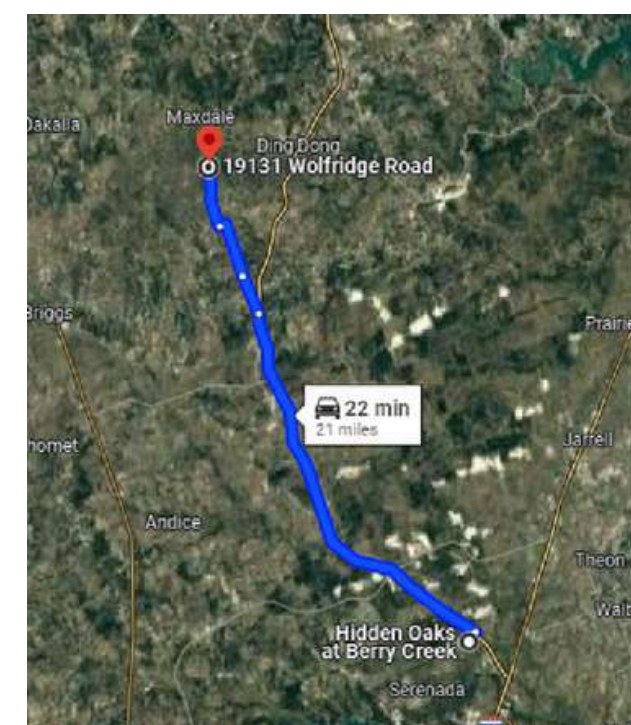
LAND-STAR



PARMER RANCH
19.9Miles | 24Min Drive



SUN CITY TEXAS
21.4Miles | 23Min Drive



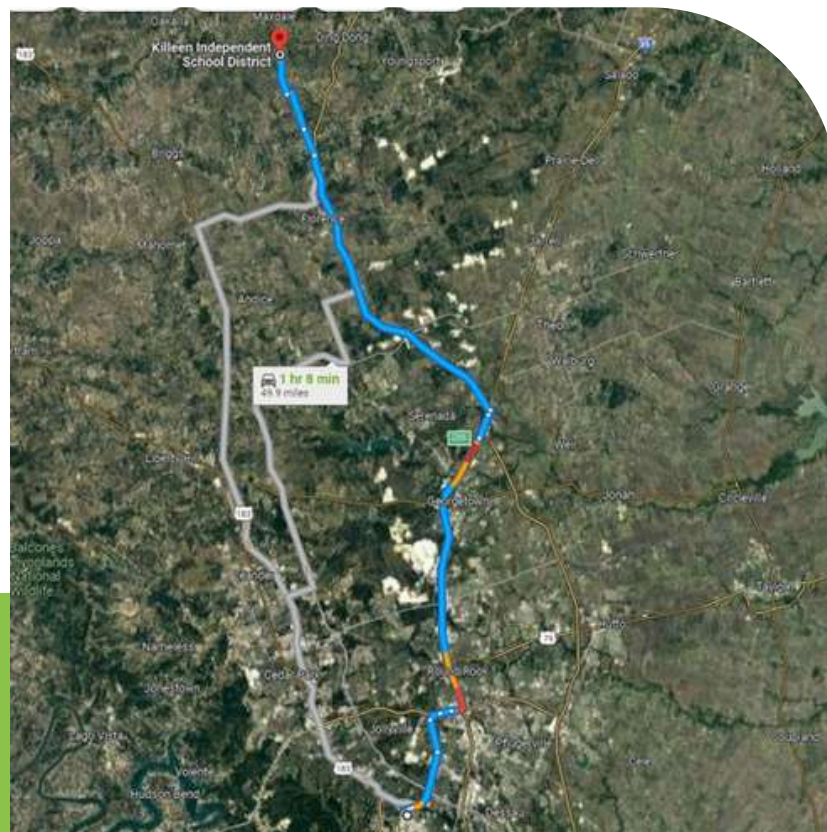
HIDDEN OAKS AT BERRY CREEK
21Miles | 22Min Drive



DRIVE TIMES:

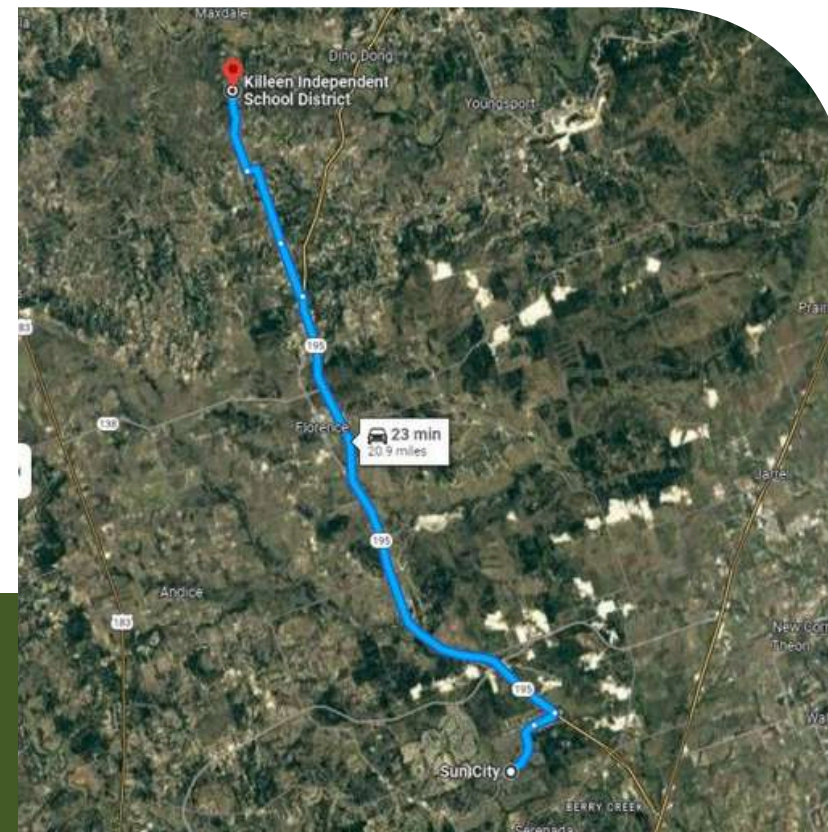


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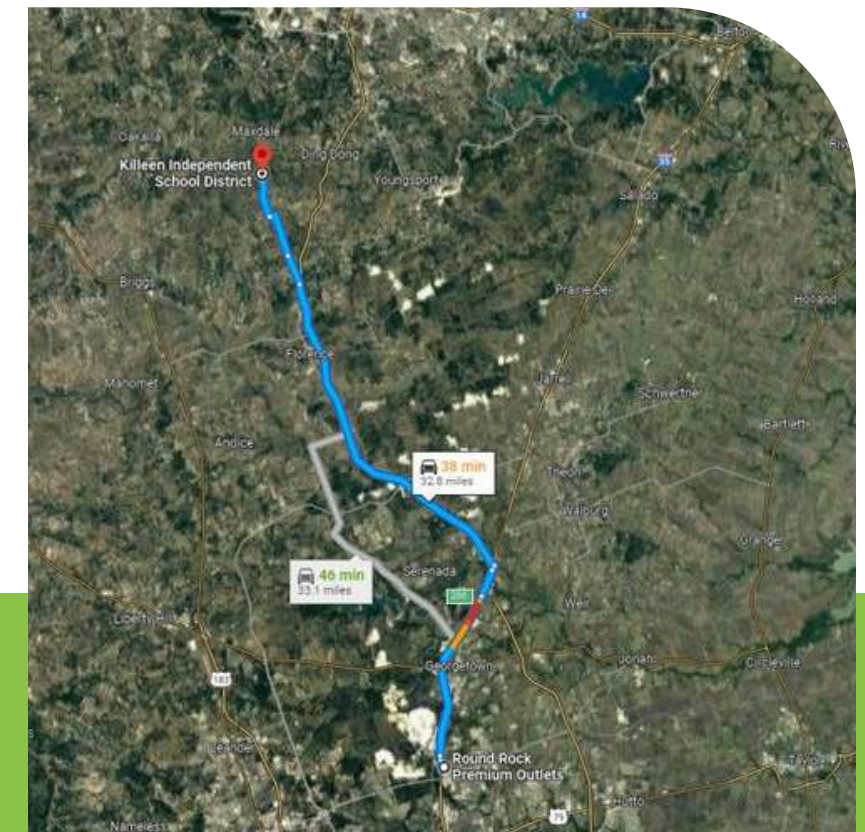
APPLE DOMAIN North Side

46 MINS | 46.2 MILES



SUN CITY, GEORGETOWN

23 MINS | 21.1 MILES



Round Rock Premium Outlets

34 MINS | 33.7 MILES

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MAJOR ANNOUNCEMENTS



LAND-STAR



CEO of Tesla Elon Musk said he has moved to Austin, taking aim at Silicon Valley and becoming one of the highest-profile executives yet to leave California during the coronavirus pandemic. He said relocating made sense with Tesla's new factory being built in Austin.

SAMSUNG

The report states Samsung is considering building a \$10 billion chip-making plant in Austin, which would have the capability to produce chips as advanced as three nanometers.



Apple has broken ground on its new \$1 billion, 3-million-square-foot campus. The campus will initially house 5,000 employees, with the capacity to grow to 15,000, and is expected to open in 2022.

Google

Google just signed a lease to occupy a 35-story office building located in the downtown Austin area which will be starting construction very soon. Currently, Google has about 800 employees in the Austin Texas area. ... The building is scheduled for completion sometime in 2022.

ORACLE

Business software and services company Oracle is changing its corporate headquarters from the Silicon Valley area to Austin, Texas, to provide its workers "with more flexibility about where and how they work," the company said 12/11/2020.

Dell is an American multinational computer technology company based in Round Rock, Austin, Texas, United States, that develops, and sells, repairs, and supports computers and related products and services. Dell Technologies has about 13,000 employees in Central Texas.



Microsoft Corp has its first permanent office facility in Austin, Texas. The office will provide customer service support to local customers of Microsoft as well as facilities for product demonstrations and training.



STUDY NATURE, LOVE NATURE, STAY CLOSE TO NATURE.



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Land-Star Real Estate LLC	9005447	victor@land-star.us	972-900-5391
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kurosh Bian	0466341214	kuroshbian@yahoo.com	214-683-5815
Designated Broker of Firm	License No.	Email	Phone
Venkat (Victor) Gottipati	0541319	victor@land-star.us	214-455-7623
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date