

Up To 3,240 SF



Onward
REAL ESTATE TEAM
at Keller Williams

Available

3,240 SF Adjacent To Chicken
Salad Chick For Lease

620 East Knights Way, Suite A & B
Harker Heights, Texas 76548

SCAN FOR
PROPERTY LISTING



Property Overview



General Information



Location

620 East Knights Way, Suite A & B
Harker Heights, Texas 76548



Asset Type

Retail/Office Space



Asking Price

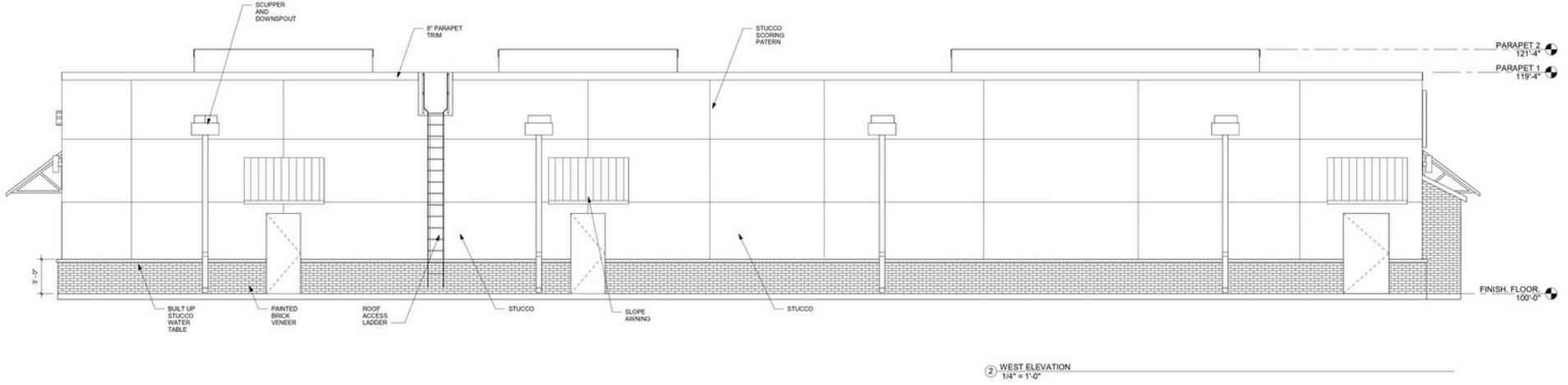
\$24.00/SF + NNN

Property Highlights

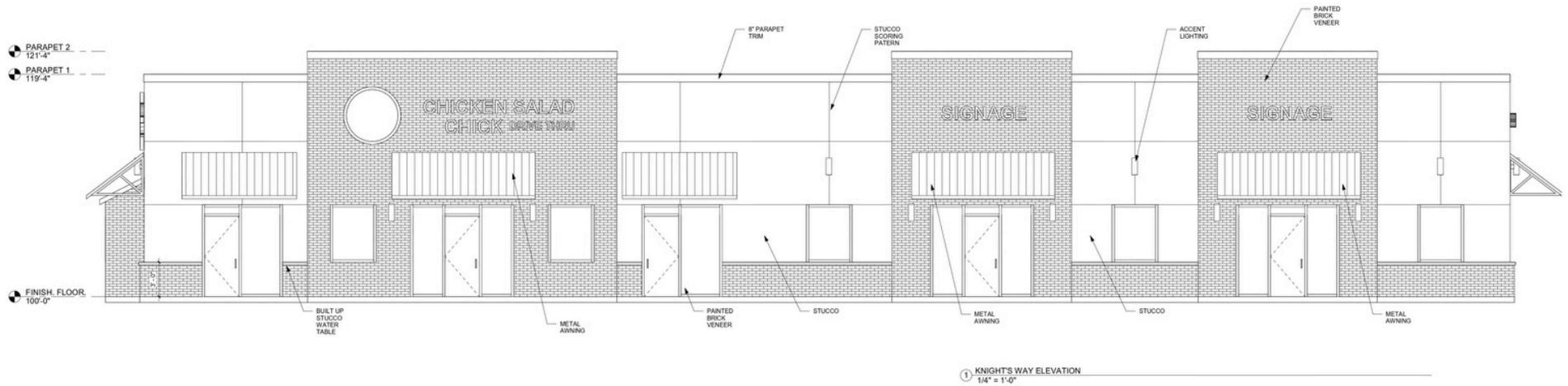
- 3,240 SF of brand-new retail space
- Divisible into two ±1,620 SF suites (per architectural plan)
- Adjacent to Chicken Salad Chick (drive-thru and dine-in prototype)
- B-4 Zoning - Secondary & Highway Business District
- Signalized intersection providing maximum visibility & access
- Ideal for retail, restaurant, service-based, or specialty office
- Excellent frontage and access from FM 2410
- Minutes from I-14 and major residential communities



Building Rendering



② WEST ELEVATION
1/4" = 1'-0"



① KNIGHTS WAY ELEVATION
1/4" = 1'-0"



**PAULIN
DESIGN**
510 Blanco Woods Blvd.
Egin, TX 78621
254.415.8019
paulin@design@yahoo.com

CHICKEN SALAD CHICK

KNIGHTS WAY & WAMPUM DR. HARKER HEIGHTS, TX 76548

25-104

PRESENTATION
DATE 10-26-2025
DRAWN IP
CHECKED IP

COPYRIGHT 2025
This document is the property of Paulin Design and all rights reserved. It is to be used only for the project and location specified. No part of this document is to be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written agreement with Paulin Design.

ELEVATIONS
A2

TxDOT Traffic Count Exhibit



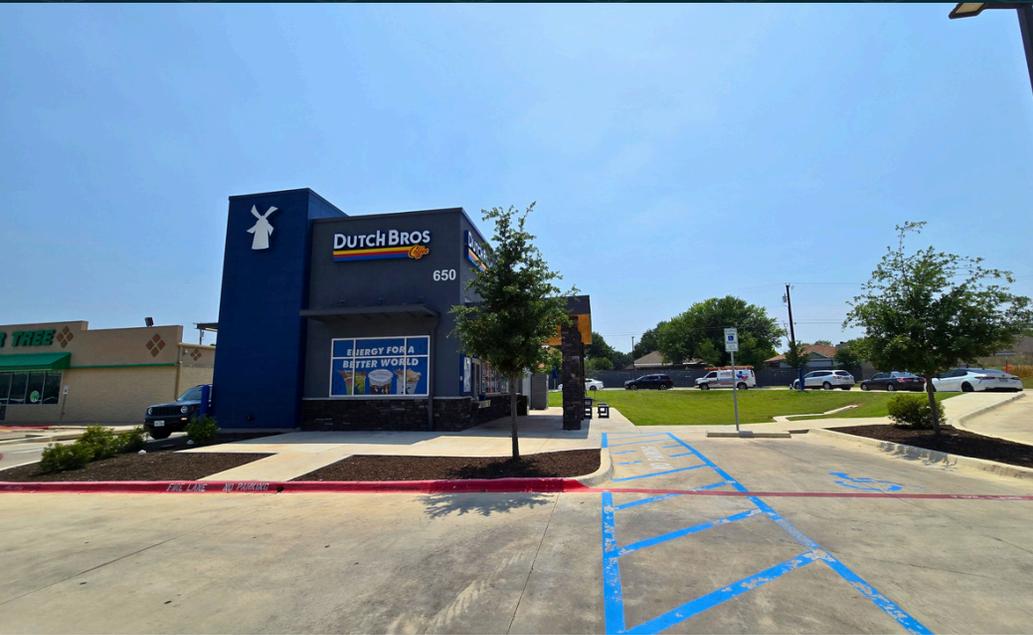
NOTE: This is not a survey. Boundary lines and measurements are approximate.



Retailer Map



Neighboring Retailers



About Chicken Salad Chick

Chicken Salad Chick works because it understands something simple, yet powerful, about consumer behaviour. People return to places that feel familiar, easy, and quietly reliable. This brand leans into that. It does not chase trends aggressively or rely on novelty alone. Instead, it delivers a product people already like, then gives them enough variety to keep choosing it again and again.

The menu is intentionally built for repeat visits. Chicken salad is the anchor, but the range of flavours creates built-in upsell and loyalty opportunities. Guests are encouraged to explore, compare, and come back to try something new. That variety also broadens the customer base. It appeals to different tastes without confusing the concept. From a sales perspective, that balance is hard to achieve and even harder to scale.

Operationally, the concept is efficient. The menu is focused, which supports consistency across locations and keeps service times predictable. At the same time, the brand layers in complementary items like sides, soups, and desserts that increase average ticket size without overcomplicating operations. It feels thoughtful, not forced. Customers often add items because it makes sense, not because they were pushed.

Brand positioning plays a major role in performance. Chicken Salad Chick presents itself as warm, welcoming, and approachable. That tone lowers the barrier to entry for first-time guests and builds emotional familiarity over time. It is the kind of place people recommend casually. A lunch spot. A meeting place. Somewhere dependable. That word keeps coming up, and it matters more than it sounds.

Perhaps the most compelling part of the model is how well it travels. The concept translates across markets because it is not tied to a single trend or demographic. It fits suburban retail, lifestyle centres, and daily-needs corridors. Customers understand it quickly. That clarity supports strong brand recognition, repeat traffic, and long-term sales performance without relying on constant reinvention.



About Harker Heights, Texas

Harker Heights, Texas, is a dynamic, fast-growing community strategically situated in Bell County within the Central Texas region. It is centrally located near the major metropolitan areas of Austin and Waco, offering residents and businesses easy access to state and regional resources. The city's proximity to Fort Cavazos (formerly Fort Hood), one of the U.S. Army's largest installations, is a significant factor in its growth and unique character.

Harker Heights' economy is robust and diversified, driven by a mix of retail, service, healthcare, and defense-related sectors. The city is a major retail hub for the region, featuring substantial shopping centers and dining options that draw visitors from surrounding communities. Its close ties to Fort Cavazos ensure a steady influx of personnel and support businesses. Major employers include the Killeen-Fort Hood Regional Airport, the Killeen Independent School District (KISD), and numerous medical and logistical services supporting the military base.

With its high quality of life, affordable housing, and low crime rates, Harker Heights is an increasingly desirable location for families and professionals. The community boasts an excellent public school system and is committed to maintaining its numerous parks and recreational facilities, including the popular Purser Family Park. Guided by proactive local leadership and a focus on managing rapid development while fostering a welcoming environment, Harker Heights is well-positioned for continued economic prosperity and sustainable growth in the heart of Texas.



Demographics



Strong Population Reach

±80,000 Residents

Total Reach (5-Mile Radius)



Affluent Household Income

\$90,000+

Average Household Income



Prime Working Age

Mid-30s

Median Age

| Category | 1 Mile | 3 Mile | 5 Mile |
|----------------------------|----------------------------------|------------------------------|--------------------------------------|
| 2024 Population | ±7,000 | ±30,000-35,000 | ±75,000-80,000 |
| 2029 Projected Population | Stable Growth | Moderate Growth | Moderate Growth |
| Median Household Income | ±\$80,000-\$85,000 | ±\$70,000-\$80,000 | ±\$65,000-\$75,000 |
| Average Household Income | ±\$90,000+ | ±\$85,000+ | ±\$80,000+ |
| Daytime Population Drivers | HHHS, UGMS, Mtn. View Elementary | Retail + Schools | Residential + Regional I-14 Corridor |
| Owner-Occupied Housing | High | High | High |
| Median Age | Mid 30s | Mid 30s | Mid 30s |
| Consumer Profile | Family-Oriented, School Driven | Commuter + Local Retail | Broader Regional Trade Area |
| Primary Retail Demand | Food & Beverage, Daily Needs | Quick Service, Family Retail | Regional Retail + Services |

Presented by



Brad Harrell, CCIM

Associate Broker

254.870.0050

bharrell@OnwardRET.com

License #363789 (TX)



Adam Voight

Senior Commercial Associate

254.870.1421

avoight@OnwardRET.com

License #650810 (TX)



Xavier Rosas

Director of Sales

254.870.1426

xrosas@OnwardRET.com

License #794462 (TX)



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.

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 clients; and
- Treat all parties to a real estate transaction on honestly and fairly.

Written agreements are required in certain situations: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A license holder can show property to a buyer/tenant without representing the buyer/tenant if:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

| | | | |
|---|---|---|---|
| <p style="text-align: center;">Keller Williams Advantage</p> <p style="text-align: center; font-size: small;">Name of Sponsoring Broker (Licensed Individual or Business Entity)</p> | <p style="text-align: center;">9003002-BB</p> <p style="text-align: center; font-size: small;">License No.</p> | <p style="text-align: center;">klrw553@kw.com</p> <p style="text-align: center; font-size: small;">Email</p> | <p style="text-align: center;">254-751-7900</p> <p style="text-align: center; font-size: small;">Phone</p> |
| <p style="text-align: center;">Al Rincon</p> <p style="text-align: center; font-size: small;">Name of Designated Broker of Licensed Business Entity, if applicable</p> | <p style="text-align: center;">525285-B</p> <p style="text-align: center; font-size: small;">License No.</p> | <p style="text-align: center;">klrw553@kw.com</p> <p style="text-align: center; font-size: small;">Email</p> | <p style="text-align: center;">254-751-7900</p> <p style="text-align: center; font-size: small;">Phone</p> |
| <p style="text-align: center;">Kerri Humble</p> <p style="text-align: center; font-size: small;">Name of Licensed Supervisor of Sales Agent/Associate, if applicable</p> | <p style="text-align: center;">693930-SA</p> <p style="text-align: center; font-size: small;">License No.</p> | <p style="text-align: center;">kerrihumble@kw.com</p> <p style="text-align: center; font-size: small;">Email</p> | <p style="text-align: center;">254-751-7900</p> <p style="text-align: center; font-size: small;">Phone</p> |
| <p style="text-align: center;">Brad Harrell</p> <p style="text-align: center; font-size: small;">Name of Sales Agent/Associate</p> | <p style="text-align: center;">363789-B</p> <p style="text-align: center; font-size: small;">License No.</p> | <p style="text-align: center;">bharrell@onwardret.com</p> <p style="text-align: center; font-size: small;">Email</p> | <p style="text-align: center;">254-870-9769</p> <p style="text-align: center; font-size: small;">Phone</p> |
| <p>_____</p> <p style="font-size: x-small;">Buyer/Tenant/Seller/Landlord Initials</p> | <p>_____</p> <p style="font-size: x-small;">Date</p> | | |





3701 West Waco Drive,
Waco, TX 76710

254.870.0050
OnwardCRE.com

**We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*