



SALE OF REAL PROPERTY

RS-25-097

June 17, 2025

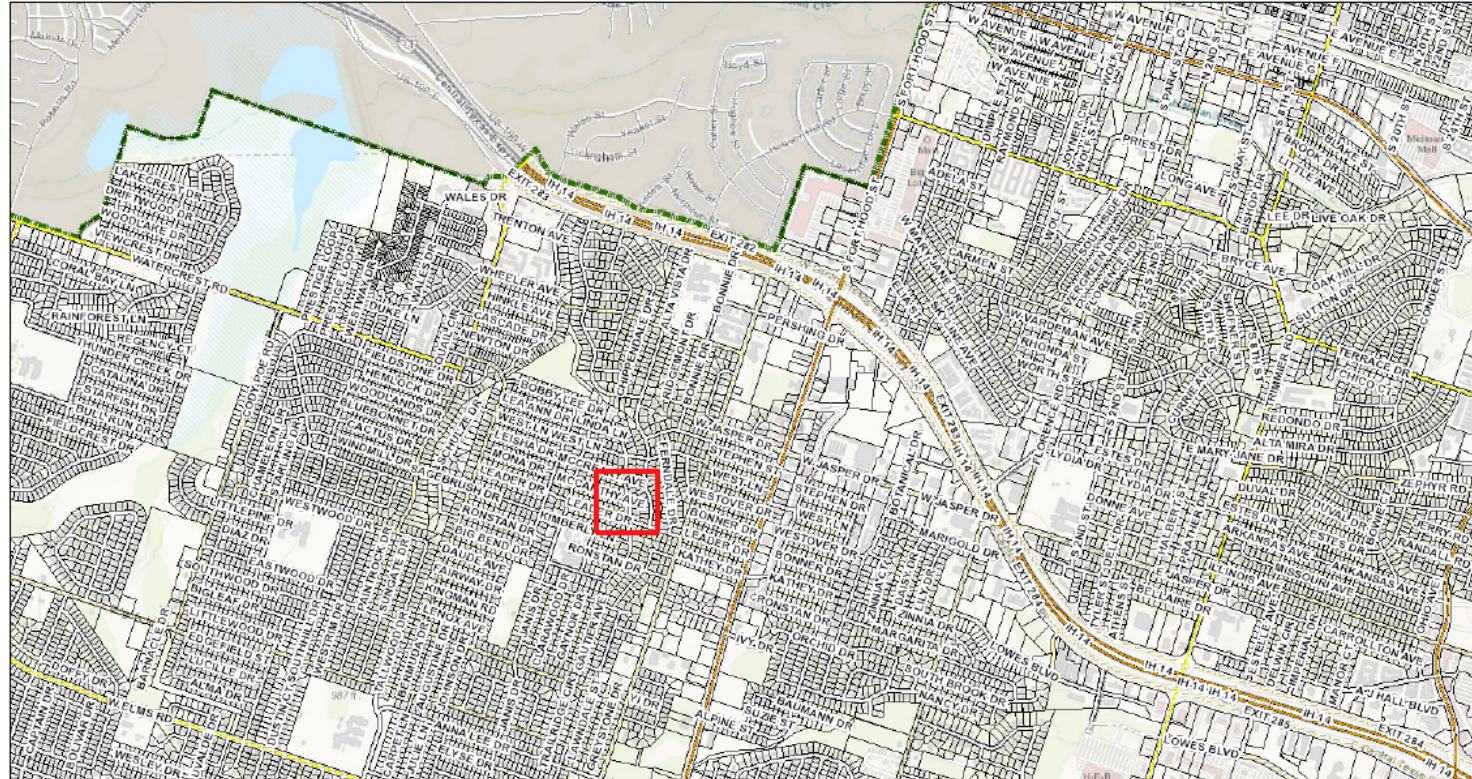
Background

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- In February 2025, staff identified two parcels of vacant and unimproved property that it owns in fee simple.
 - ▣ 1506 Leader Drive – 10,420 sq ft
 - ▣ 1510 Linda Lane – 6,615 sq ft
- The properties were conveyed to the City in February 2017.
- Both properties are located within a residential district (Sugar Loaf Estates) and are surrounded by existing single-family homes.
- The City does not have plans to use the properties.

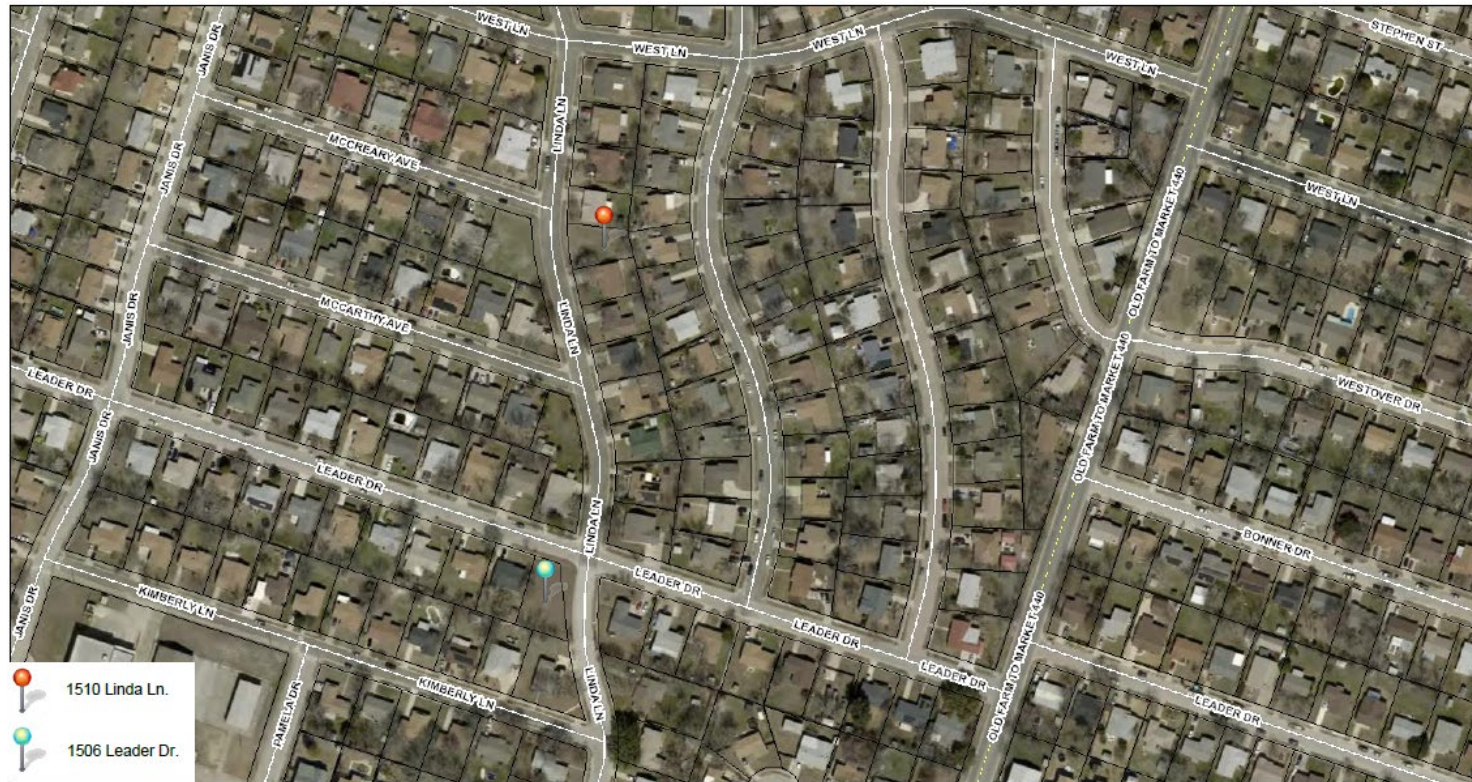
Location

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Location

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Property Taxes

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- Both properties are currently delinquent in property taxes from 2012-2017 in the following amounts:
 - ▣ 1506 Leader Drive – \$1,887.24
 - ▣ 1510 Linda Lane – \$1,105.10
- These amount will become the responsibility of the new owner and would not be affected by the sale.

Abatement Liens

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- ❑ Both properties have liens recorded by the City of Killeen in connection with the abatement of high grass and weeds.
- ❑ The liens total:
 - ▣ 1506 Leader Drive – \$6,531.25
 - ▣ 1510 Linda Lane – \$5,849.00
- ❑ City Policy allows for the waiver of these liens if it would constitute a public purpose.
- ❑ Staff believes that waiver of the liens would constitute a public purpose as it would make the properties more marketable.
- ❑ The sale would waive these liens.

1510 Linda Lane

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- View of the property looking east from Linda Lane



- View of the property looking west toward Linda Lane



1506 Leader Drive

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- View of the property looking south from Leader Drive



- View of the property looking north toward Leader Drive



Offers

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- ❑ Staff engaged a realty company to publicly advertise the properties for 30 days on the Multiple Listing Service.
- ❑ The properties were listed for cash only offers on an “as-is” basis.
- ❑ The highest cash offer for the parcels received were:
 - ▣ 1506 Leader Drive – \$15,000
 - ▣ 1510 Linda Lane – \$15,000
- ❑ If approved, the properties will be conveyed to the highest bidder via a Special Warranty Deed with a Release of Liens.

Alternatives

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- The City Council may:
 - ▣ Do not authorize the sale of the properties for \$15,000 each;
 - ▣ Authorize the sale of the properties for more than \$15,000 each; or
 - ▣ Authorize the sale of the properties for \$15,000 each.

Recommendation

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- Staff recommends that the City Council authorize the sale of 1506 Leader Drive and 1510 Linda Lane for \$15,000 each, and authorize the City Manager, or designee, to execute all documentation necessary to complete the sale.