

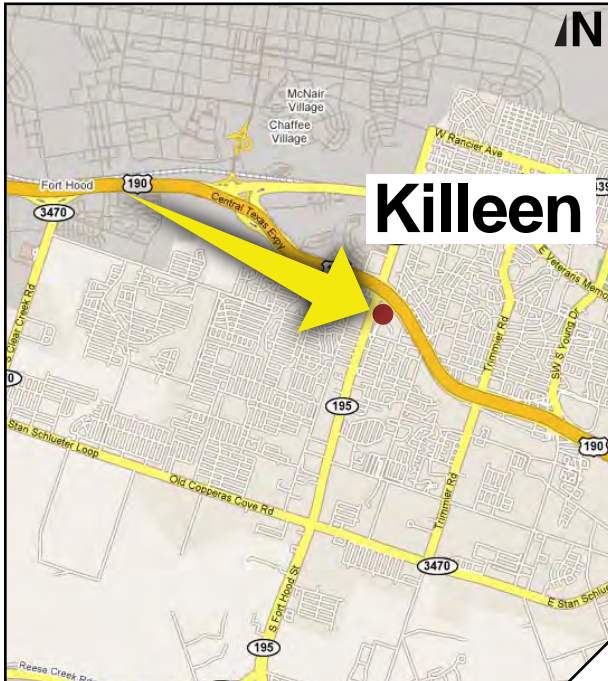


Killeen Central SEC US Highway 190 & Fort Hood Rd. Killeen, Texas

Clay Trozzo
W 832-804-8524
F 832-804-8525

ctrozzo@propertycommerce.com

AVAILABLE 1,275/SF



UTILITIES
All to Site

LEASE RATE
Call for rates

TERM
Minimum 5 year primary term

NNN
Call for rates

FINISH OUT
Negotiable

Location/

SEC US Highway 190 & Fort Hood Rd.
Killeen, TX

Traffic Counts/

US Highway 190: 92,000 cpd
Fort Hood Road: 59,000 cpd
2007 Average Daily Traffic Counts

Facts/

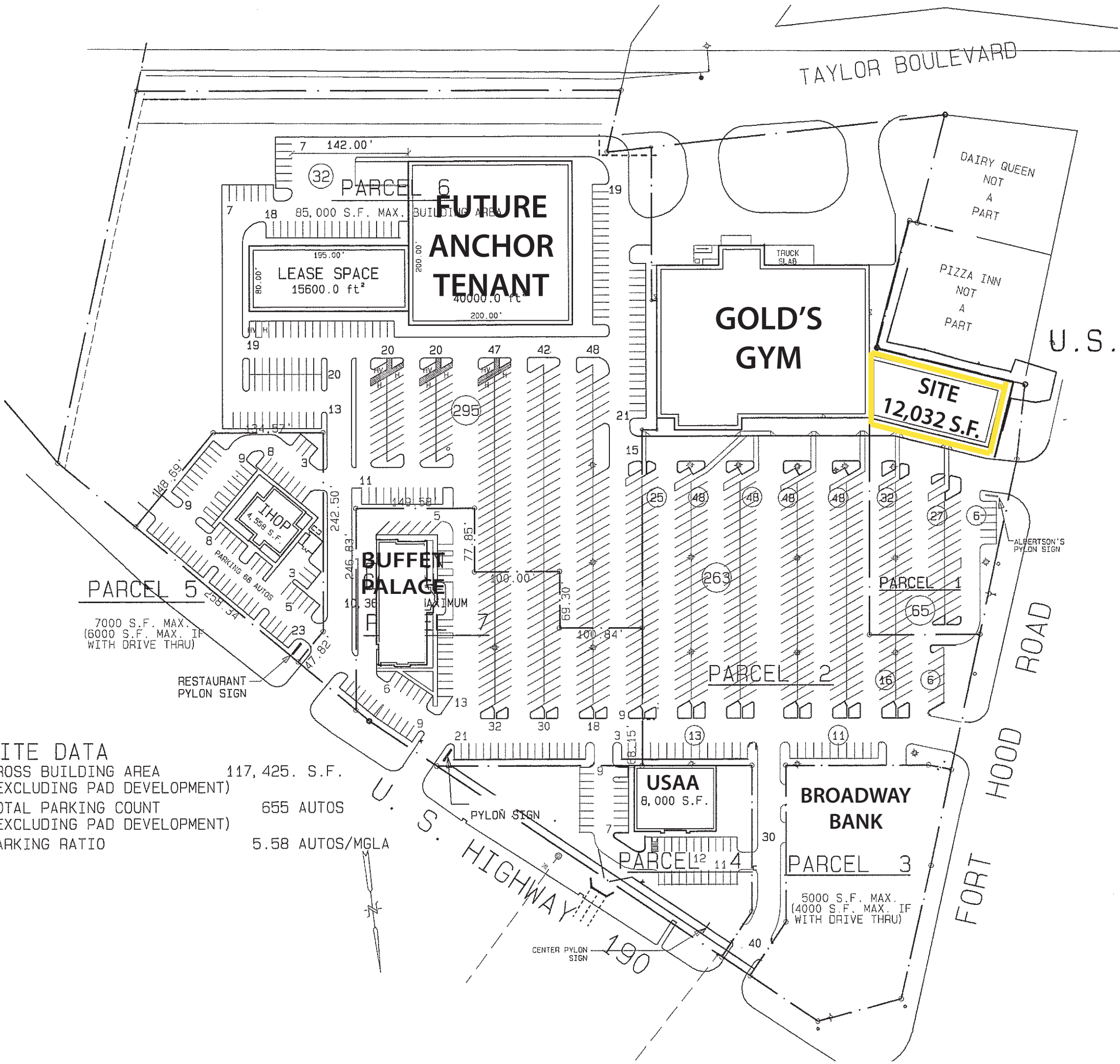
Anchored by Gold's Gym

Outstanding Visibility & Access

Demographics 2017/	1mi	3mi	5mi
Population	14,213	99,833	171,978
Avg. HH Income (\$)	48,769	54,493	60,122
Number of HH	5,792	35,783	60,101



This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce JW, Inc. or by any selling/leasing broker.



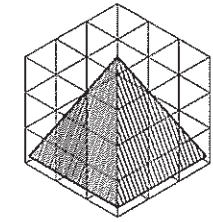
LAND USAGE STUDY
FOR
**KILLEEN CENTRAL
SHOPPING CENTER**

U.S. HWY. 190 AT FORT HOOD ROAD
KILLEEN, TEXAS

REPRESENTED EXCLUSIVELY
BY

PROPERTY COMMERCE

www.propertycommerce.com



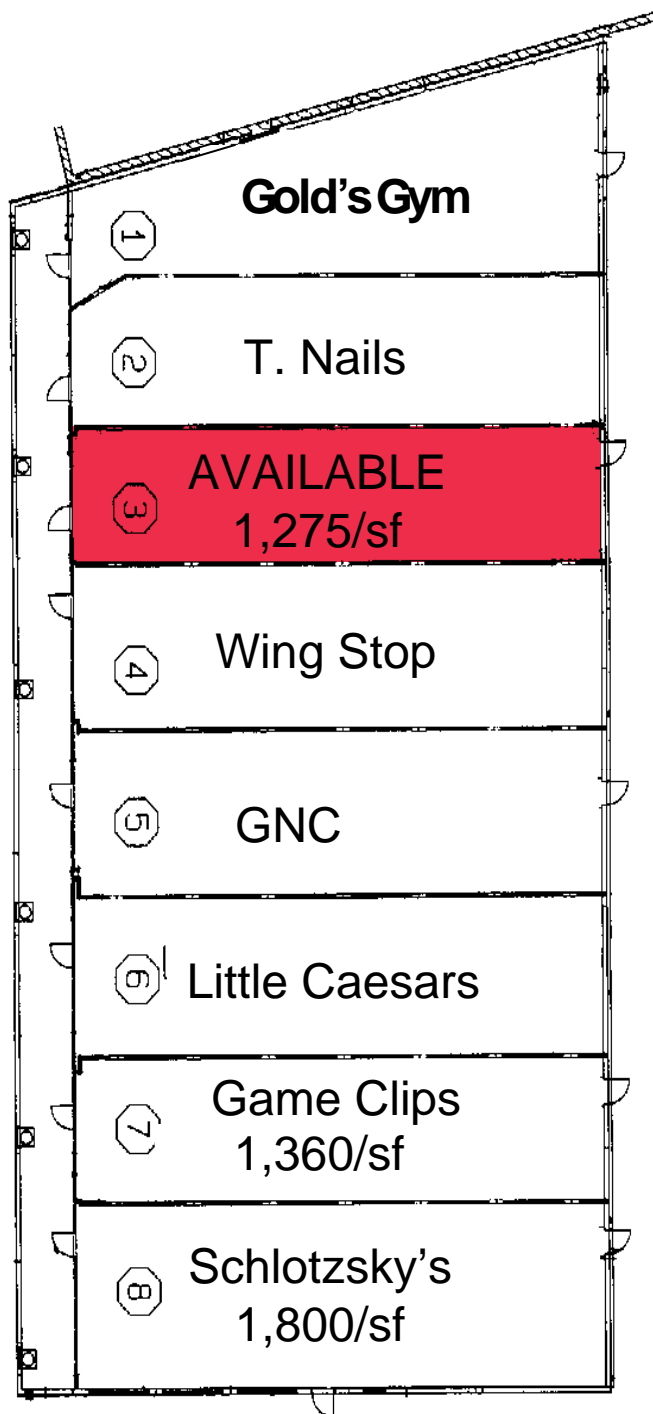
THOMPSON ARCHITECTURE
NELSON INTERIORS
GROUP PLANNING
INC.

7660 WOODWAY, SUITE 580
HOUSTON, TEXAS, 77063-1528
(713) 266-7250 FAX (713) 782-8609

SITE DATA

GROSS BUILDING AREA (EXCLUDING PAD DEVELOPMENT)	117,425. S.F.
TOTAL PARKING COUNT (EXCLUDING PAD DEVELOPMENT)	655 AUTOS
PARKING RATIO	5.58 AUTOS/MGLA

PLOT SCALE 1" = 120'-0"





Killeen Central
SEC US Highway 190 & Fort Hood Rd.
Killeen, Texas



Killeen Central

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	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2022 Projection	14,787		107,237		185,083	
2017 Estimate	14,213		99,833		171,978	
2010 Census	13,833		89,691		152,346	
2000 Census	12,663		58,887		93,798	
Growth 2017 - 2022		4.04%		7.42%		7.62%
Growth 2010 - 2017		2.75%		11.31%		12.89%
Growth 2000 - 2010		9.24%		52.31%		62.42%
Households						
2022 Projection	6,047		38,515		64,720	
2017 Estimate	5,792		35,783		60,101	
2010 Census	5,582		32,051		53,294	
2000 Census	5,046		22,270		34,412	
Growth 2017 - 2022		4.39%		7.64%		7.69%
Growth 2010 - 2017		3.78%		11.64%		12.77%
Growth 2000 - 2010		10.60%		43.92%		54.87%
Family Households						
2022 Projection	4,090		27,161		46,868	
2017 Estimate	3,889		25,120		43,366	
2010 Census	3,682		22,238		38,080	
2000 Census	3,415		15,232		24,633	
Growth 2017 - 2022		5.18%		8.13%		8.08%
Growth 2010 - 2017		5.62%		12.96%		13.88%
Growth 2000 - 2010		7.80%		46.00%		54.59%

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	Total	%	Total	%	Total	%
Pop-Facts Population Quick Facts						
2017 Est. Population by Age	14,213		99,833		171,978	
Age 0 - 4	1,574	11.07%	10,432	10.45%	17,312	10.07%
Age 5 - 9	1,205	8.48%	8,355	8.37%	14,650	8.52%
Age 10 - 14	989	6.96%	7,338	7.35%	13,124	7.63%
Age 15 - 17	543	3.82%	4,105	4.11%	7,206	4.19%
Age 18 - 20	564	3.97%	5,585	5.59%	9,002	5.23%
Age 21 - 24	943	6.64%	9,068	9.08%	14,370	8.36%
Age 25 - 34	3,013	21.20%	20,931	20.97%	35,161	20.45%
Age 35 - 44	1,801	12.67%	13,186	13.21%	23,463	13.64%
Age 45 - 54	1,214	8.54%	8,784	8.80%	16,377	9.52%
Age 55 - 64	1,035	7.28%	6,415	6.43%	11,571	6.73%
Age 65 - 74	735	5.17%	3,554	3.56%	6,210	3.61%
Age 75 - 84	457	3.22%	1,603	1.61%	2,764	1.61%
Age 85 and over	139	0.98%	477	0.48%	768	0.45%
Age 16 and over	10,267	72.23%	72,362	72.48%	124,528	72.41%
Age 18 and over	9,902	69.67%	69,603	69.72%	119,686	69.59%
Age 21 and over	9,338	65.70%	64,018	64.13%	110,684	64.36%
Age 65 and over	1,332	9.37%	5,634	5.64%	9,743	5.67%
2017 Est. Median Age	29.3		27.4		27.9	
2017 Est. Average Age	31.7		29.5		29.9	

2017 Est. Population by Single-Classification Race	14,213		99,833		171,978	
White Alone	7,543	53.07%	48,361	48.44%	81,634	47.47%
Black or African American Alone	3,405	23.96%	29,074	29.12%	52,500	30.53%
American Indian and Alaska Native Alone	153	1.08%	1,008	1.01%	1,636	0.95%
Asian Alone	606	4.27%	3,931	3.94%	6,924	4.03%
Native Hawaiian and Other Pacific Islander Alone	152	1.07%	1,203	1.20%	1,977	1.15%
Some Other Race Alone	1,246	8.77%	9,062	9.08%	14,911	8.67%
Two or More Races	1,107	7.79%	7,194	7.21%	12,395	7.21%

2017 Est. Population by Ethnicity (Hispanic or Latino)	14,213		99,833		171,978	
Hispanic or Latino	3,754	26.41%	25,820	25.86%	43,423	25.25%
Not Hispanic or Latino	10,459	73.59%	74,013	74.14%	128,555	74.75%

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	Total	%	Total	%	Total	%

2017 Est. Population by Sex	14,213		99,833		171,978	
Male	7,176	50.49%	51,573	51.66%	88,063	51.21%
Female	7,037	49.51%	48,260	48.34%	83,915	48.79%

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	Total	%	Total	%	Total	%
Pop-Facts Household Quick Facts						
2017 Est. Households by Household Income	5,792		35,783		60,101	
Income < \$15,000	853	14.73%	4,349	12.15%	6,395	10.64%
Income \$15,000 - \$24,999	717	12.38%	4,360	12.18%	6,193	10.30%
Income \$25,000 - \$34,999	935	16.14%	4,733	13.23%	6,947	11.56%
Income \$35,000 - \$49,999	1,273	21.98%	7,035	19.66%	11,329	18.85%
Income \$50,000 - \$74,999	1,078	18.61%	7,398	20.67%	13,371	22.25%
Income \$75,000 - \$99,999	471	8.13%	3,941	11.01%	7,385	12.29%
Income \$100,000 - \$124,999	243	4.20%	2,039	5.70%	4,038	6.72%
Income \$125,000 - \$149,999	74	1.28%	911	2.55%	1,987	3.31%
Income \$150,000 - \$199,999	77	1.34%	603	1.68%	1,503	2.50%
Income \$200,000 - \$249,999	34	0.58%	202	0.56%	497	0.83%
Income \$250,000 - \$499,999	27	0.47%	166	0.46%	360	0.60%
Income \$500,000+	9	0.16%	47	0.13%	94	0.16%
2017 Est. Average Household Income	\$48,769		\$54,493		\$60,122	
2017 Est. Median Household Income	\$39,606		\$44,488		\$48,923	
2017 Median HH Inc. by Single-Classification Race						
White Alone	\$42,834		\$45,988		\$49,903	
Black or African American Alone	\$33,394		\$40,254		\$47,804	
American Indian and Alaska Native Alone	\$61,235		\$59,087		\$58,922	
Asian Alone	\$23,518		\$40,543		\$41,774	
Native Hawaiian and Other Pacific Islander Alone	\$23,693		\$47,639		\$42,085	
Some Other Race Alone	\$42,215		\$47,173		\$48,959	
Two or More Races	\$31,980		\$44,384		\$47,816	
Hispanic or Latino	\$37,954		\$43,786		\$47,128	
Not Hispanic or Latino	\$40,139		\$44,755		\$49,554	
2017 Est. Households by Household Type	5,792		35,783		60,101	
Family Households	3,889	67.13%	25,120	70.20%	43,366	72.16%
Nonfamily Households	1,904	32.87%	10,663	29.80%	16,735	27.84%
2017 Est. Group Quarters Population	0		5,075		7,019	
2017 Est. Households by Household Size	5,792		35,783		60,101	
1-person	1,655	28.57%	8,874	24.80%	13,853	23.05%

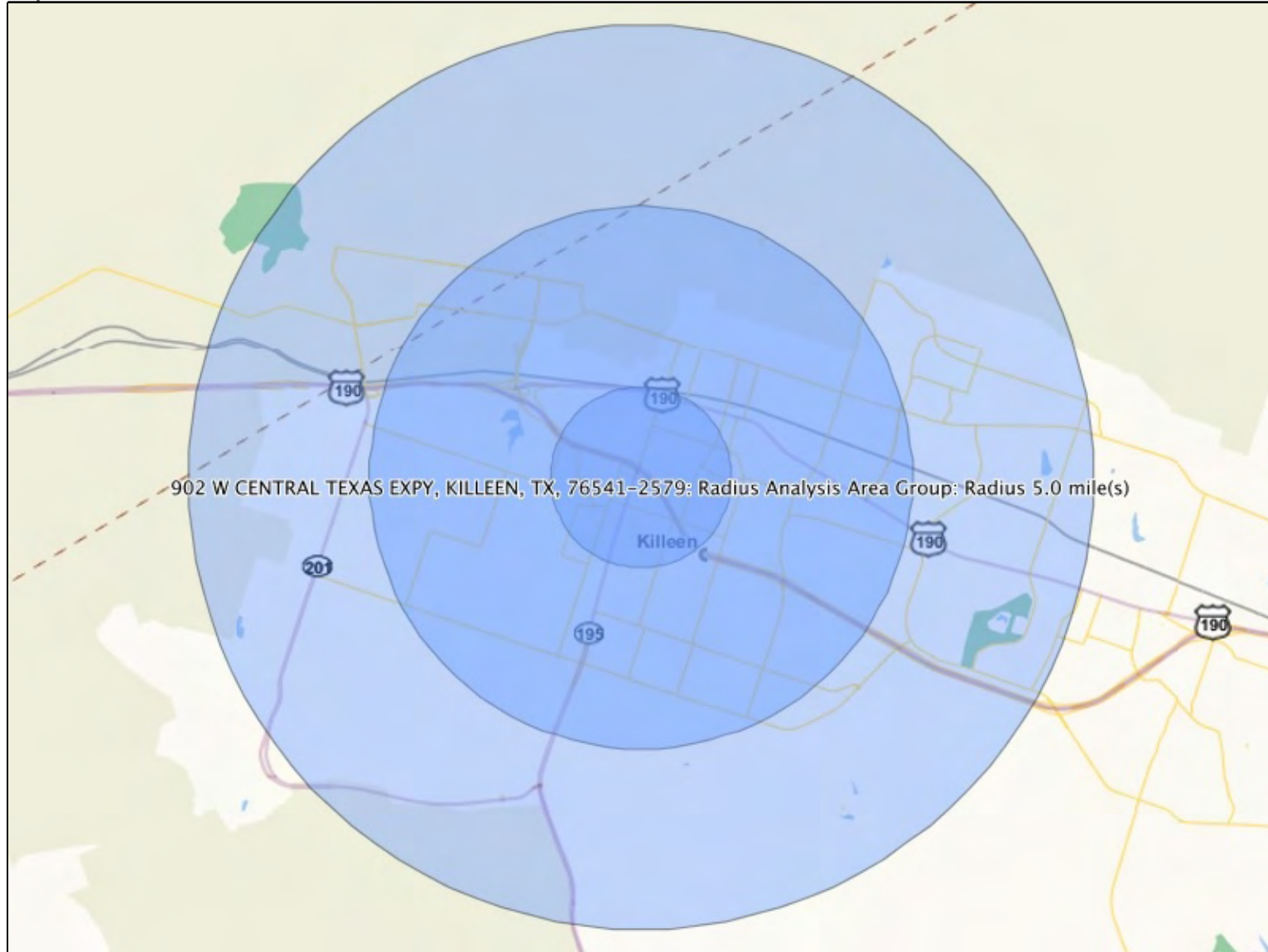
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	Total	%	Total	%	Total	%
2-person	1,753	30.27%	10,457	29.22%	17,050	28.37%
3-person	1,092	18.85%	7,306	20.42%	12,317	20.49%
4-person	878	15.17%	5,122	14.31%	9,109	15.16%
5-person	288	4.97%	2,510	7.02%	4,797	7.98%
6-person	88	1.52%	989	2.76%	1,943	3.23%
7-or-more-person	38	0.66%	524	1.47%	1,032	1.72%
2017 Est. Average Household Size	2.45		2.65		2.74	

2017 Est. HHs by Type by Presence of Own Children	3,889		25,120		43,366	
Married-Couple Family, own children	1,363	35.04%	9,419	37.50%	17,193	39.65%
Married-Couple Family, no own children	1,308	33.64%	7,748	30.85%	13,411	30.93%
Male Householder, own children	155	3.99%	1,039	4.13%	1,693	3.90%
Male Householder, no own children	146	3.74%	701	2.79%	1,117	2.58%
Female Householder, own children	620	15.95%	4,614	18.37%	7,352	16.95%
Female Householder, no own children	297	7.64%	1,599	6.37%	2,600	5.99%

Killeen Central

Map



2017 Population (2017 Population) : Index: Descending by Equal Ranges

List of Report Areas by Radius Analysis Area Group

- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P O Box 12188, Austin, Texas 78711-2188 or 512-465-3960

