

1103 W STAN SCHLUETER LOOP

HEB ANCHORED CENTER

KILLEEN, TX 76549

RETAIL BUILDING FOR LEASE



Presented by:

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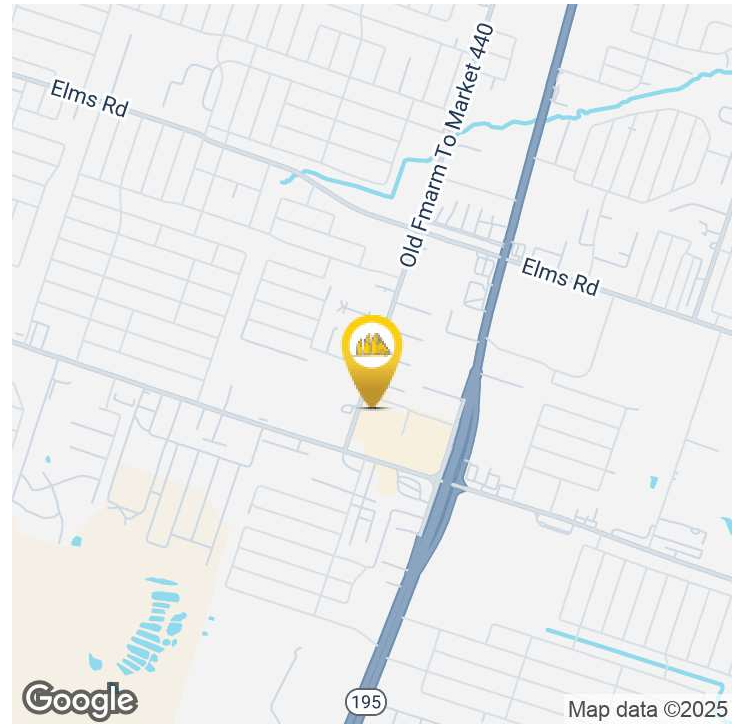
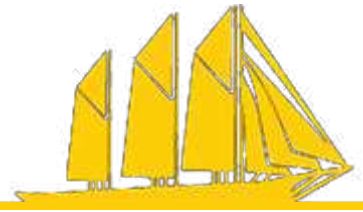
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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	45,248 SF
Available SF:	1,773 SF - 4,856 SF
Lot Size:	260,011 SF
Year Built:	2017
Zoning:	B-5

PROPERTY OVERVIEW

HEB anchored shopping center located at the North West corner of SH-195 Fort Hood St and Stan Schlueter Loop in Killeen, TX. Consists of three multi-tenant retail buildings. Tenant roster includes: Twin Liquors, Papa Johns, Verizon, Jimmy Egg, Cricket, Great Clips, The Joint, Lone Star Pediatric Dental, Lee Nails, MB2 Dental, Family Endeavours.

PROPERTY HIGHLIGHTS

- HEB Anchored Shopping Center
- High Traffic Counts
- Great Visibility
- Great Accessibility
- Located near Ft Cavazos, estimated 35,000+ military persons

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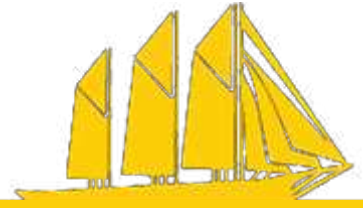
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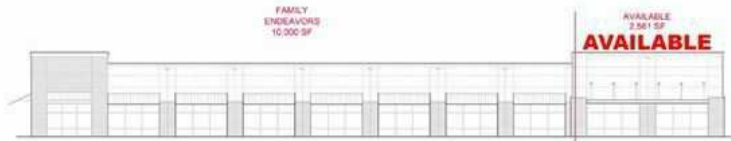


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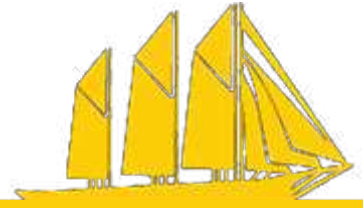


Floor Plan - Building A

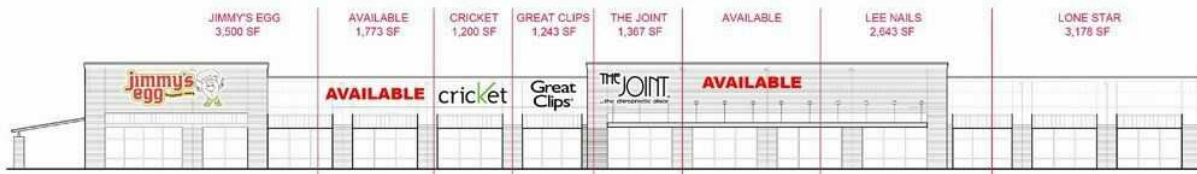
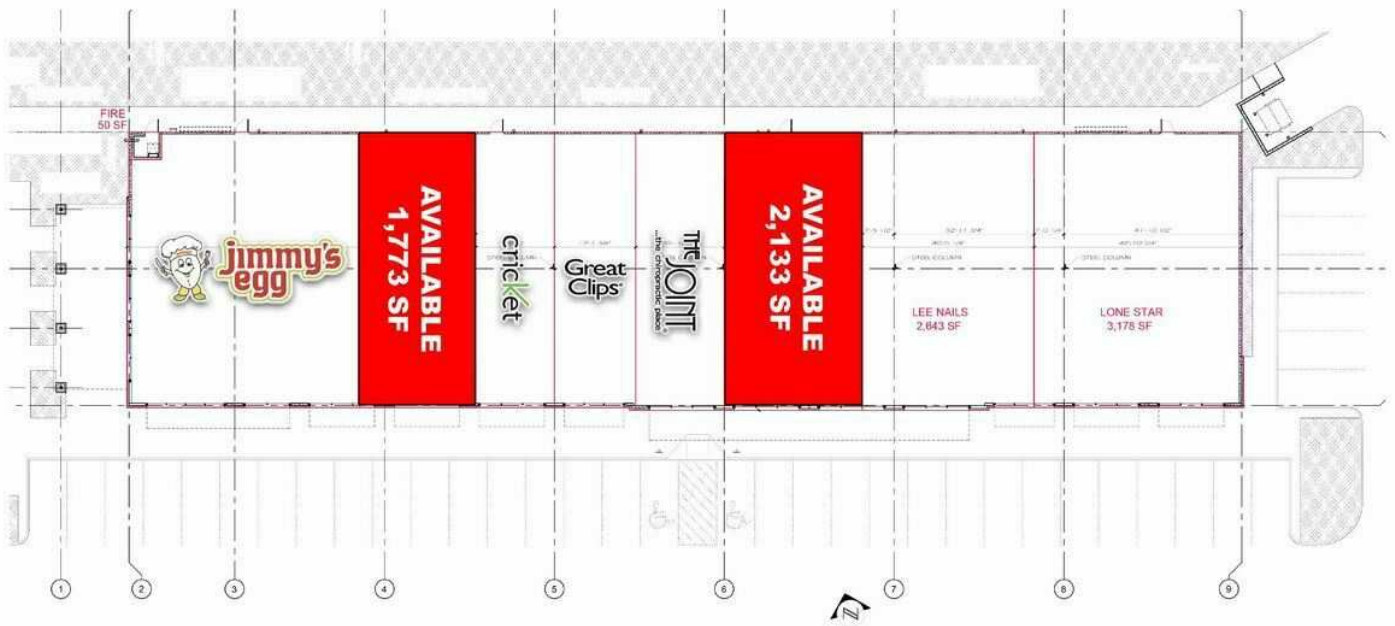


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Floor Plan - Building B



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Floor Plan - Building C



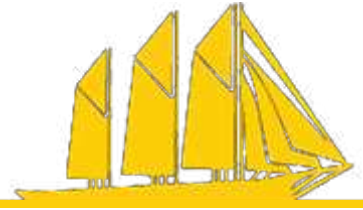
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AREAS SITE MAP



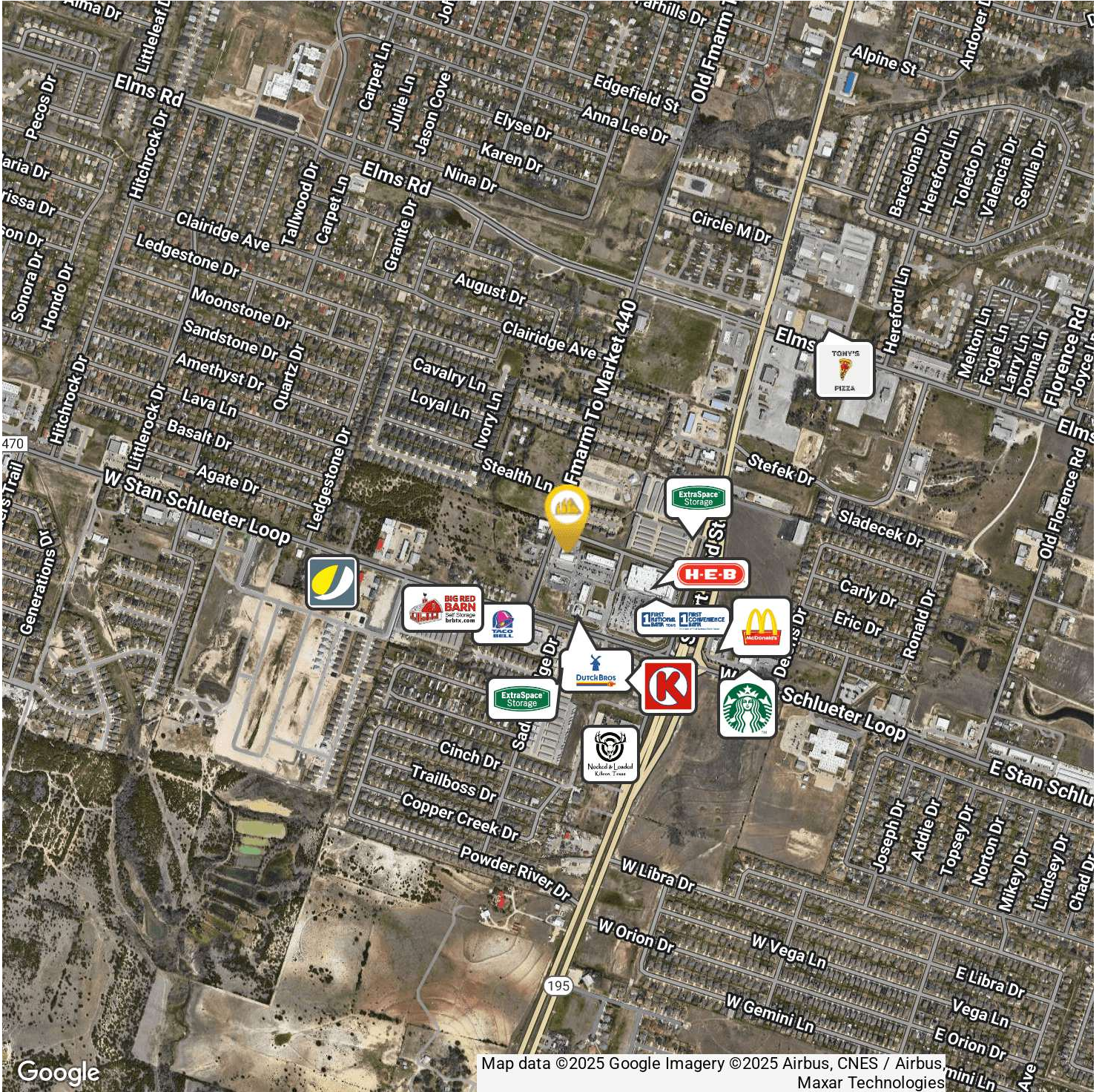
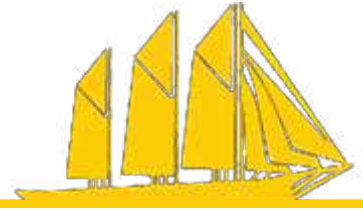
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LOCATION MAP



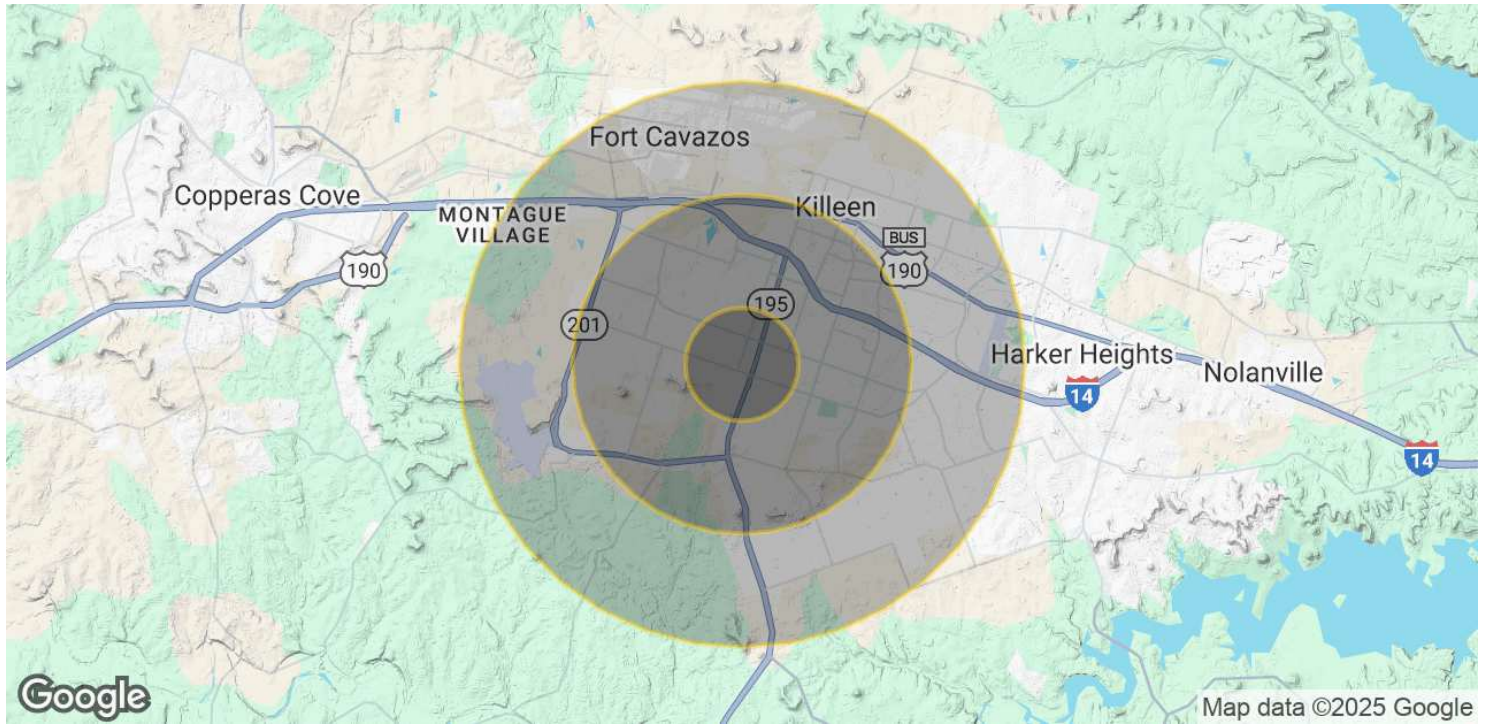
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,284	93,749	159,854
Average Age	33	33	33
Average Age (Male)	31	31	31
Average Age (Female)	34	34	33

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,323	33,476	55,757
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$70,094	\$71,999	\$74,411
Average House Value	\$202,685	\$208,178	\$226,976

Demographics data derived from AlphaMap

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