

2301

PREMIER MEDICAL SPACE FOR LEASE

2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

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2301 Medical Plaza is a two-story building nestled near Highway 190, offering easy accessibility and convenience to major transportation routes. The building's proximity to surrounding hospitals makes it an ideal spot for medical practitioners and patients alike. There are numerous amenities within the building catering to a welcoming patient experience.

Medical Office Availability:

- Suite 112 - 2,436 SF
- Suite 122 - 1,564 SF
- Suite 204 - 2,305 SF
- Suite 226 - 2,500 SF | **Available 04/01/2027*

Building Information:

- Rental Rate: \$20.00 NNN
- OpEx: \$13.00 + Electric (2026 Est.)
- Parking: 5.68/1000 - Surface & Free

Amenities:

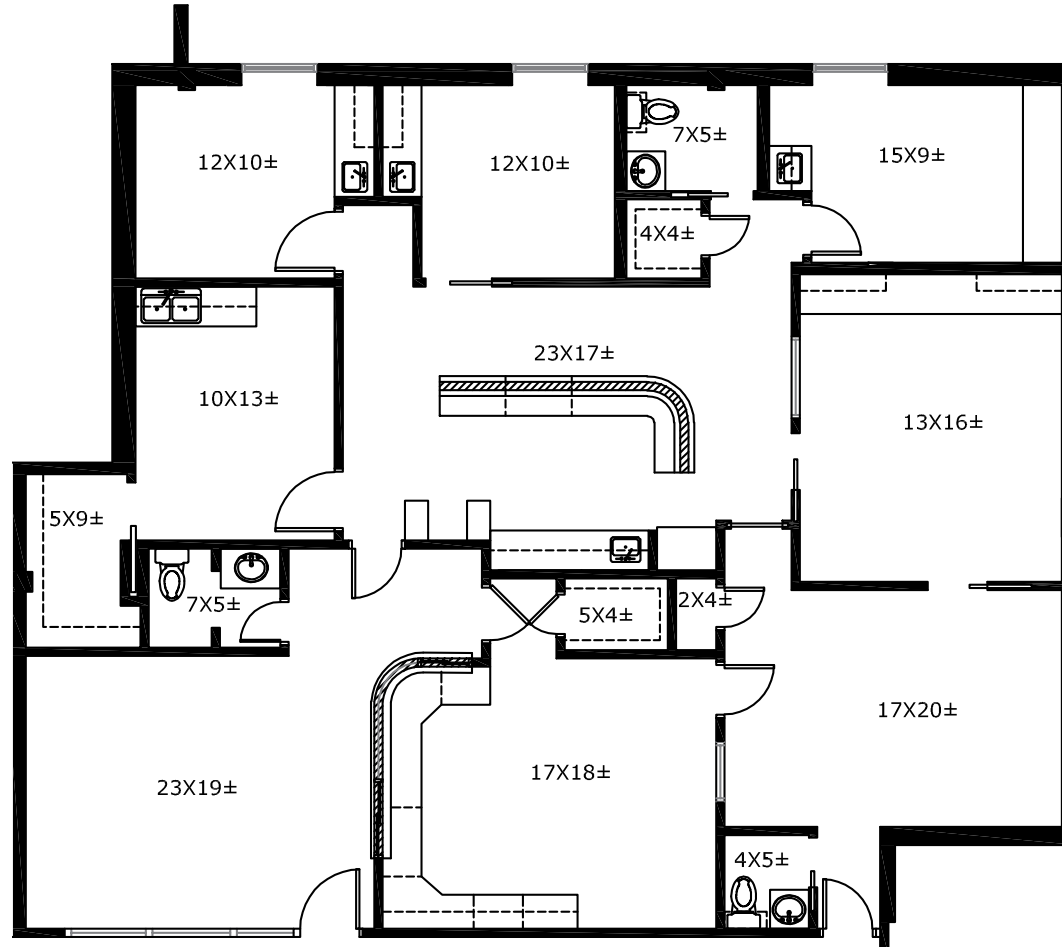
- Covered Patient Drop Off Area
- New Common Area and Restroom Finishes
- Proximity to Retail and Restaurants
- Adjacent to Advent Health Central Texas Hospital



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Suite 112 - 2,436 SF



Virtual Conceptual Tours:

Test-Fit A



Test-Fit B



Flythrough



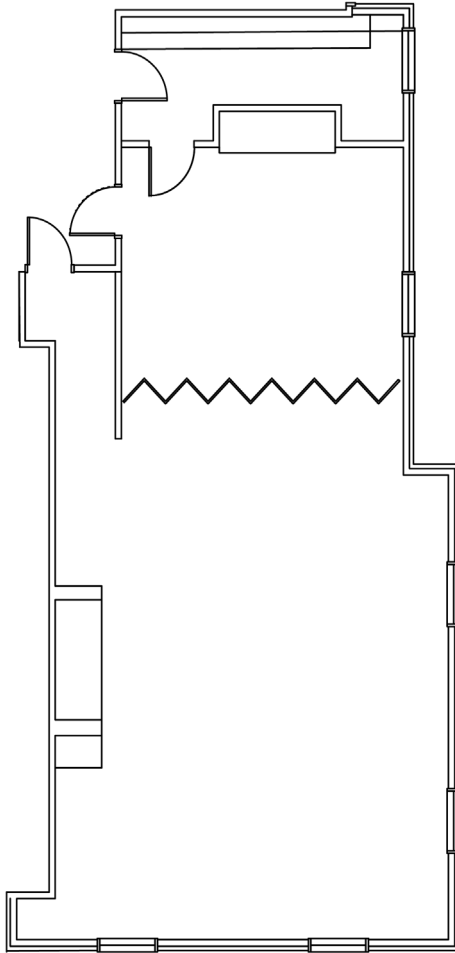
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Suite 122 - 1,564 SF



As-Built



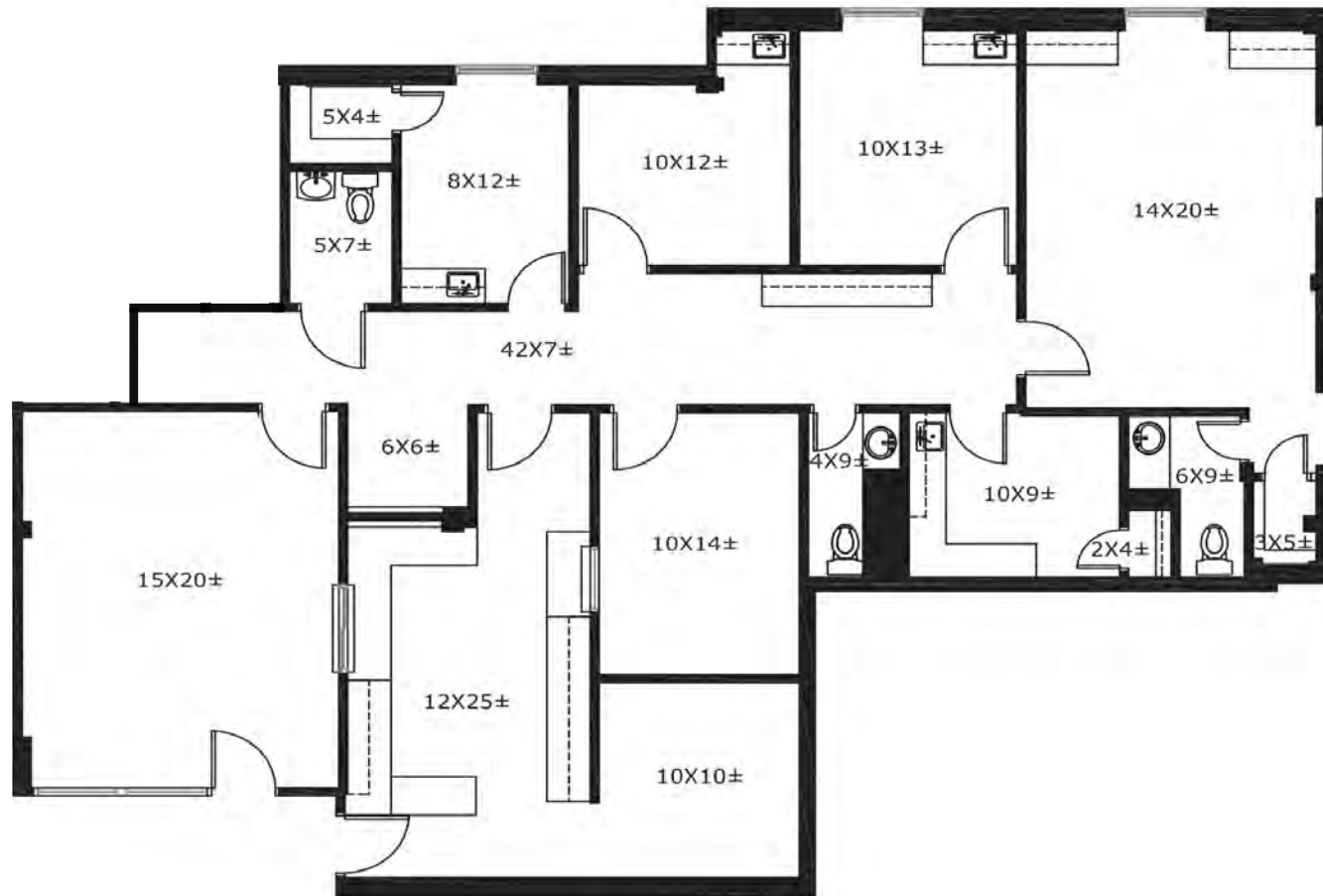
Concept Plan



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Suite 204 - 2,305 SF

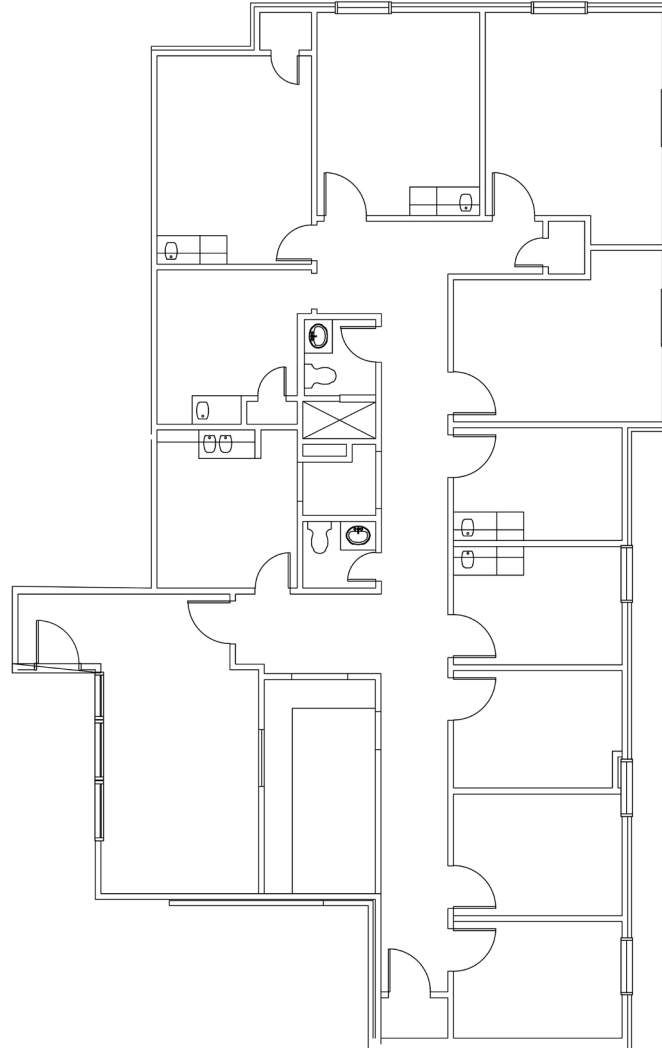
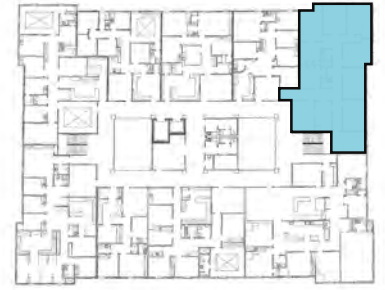


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Suite 226 - 2,500 SF

**Space available 04/01/2027*



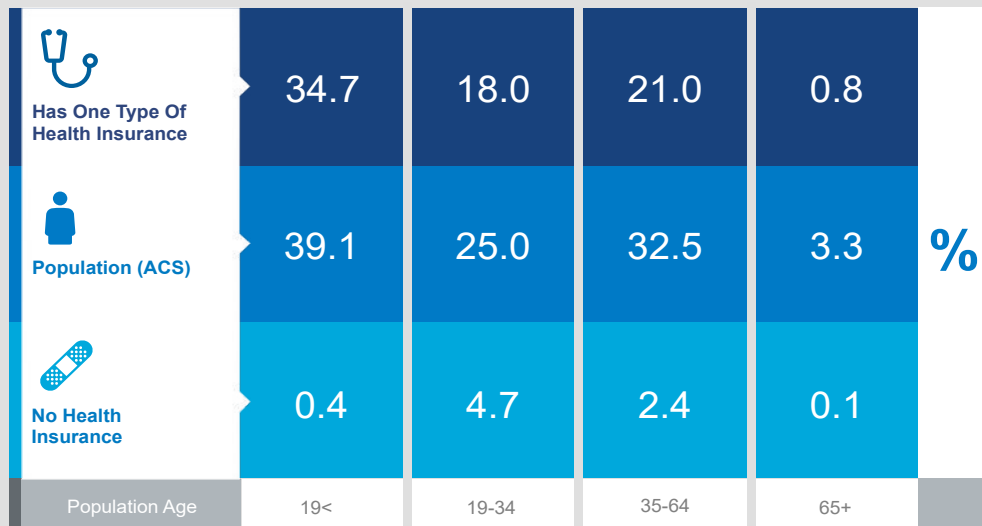
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Health Care & Insurance

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

Learn more about this data: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>



MY INFOGRAPHIC



42%

2022 Visited Dentist Last 12 Mo (%)



76%

2022 Visited Doctor Last 12 Mo (%)

TRANSWESTERN REAL ESTATE SERVICES

Health Care Expenditure



\$2,841

Annual Health Insurance Expenditures



\$1,461

Medical Care



Medicare:
Population 65+

60

Medicare Only

11

Direct-Purch & Medicare

13

Employer & Medicare

41

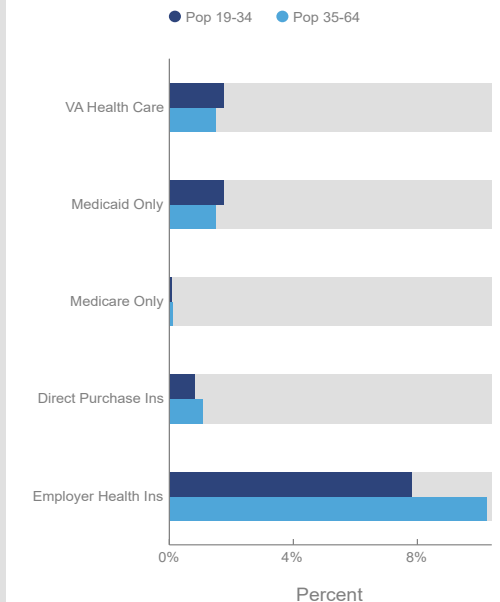
Medicare & Medicaid

Health Care (Consumer Spending)

Annual Expenditure

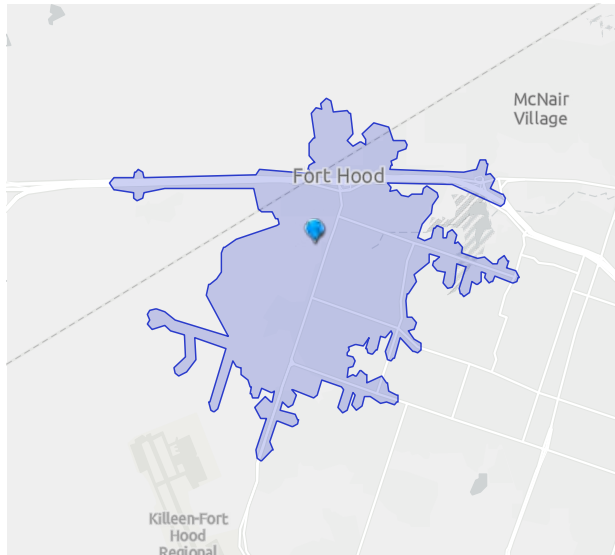
Blue Cross/Blue Shield	\$794.1
Medicare Payments	\$398.9
Physician Services	\$191.5
Dental Services	\$287.4
Eyecare Services	\$47.5
Lab Tests/X-rays	\$50.0
Hospital Room & Hospital Service	\$177.0
Convalescent/Nursing Home Care	\$16.6

Health Insurance Coverage (ACS)



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POPULATION TRENDS AND KEY INDICATORS

2301 Clear Creek Rd, Apt S, Killeen, Texas, 76549
Drive time of 5 minutes

15,752	5,140	3.00	26.4	\$55,240	\$166,678	39	130	84
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



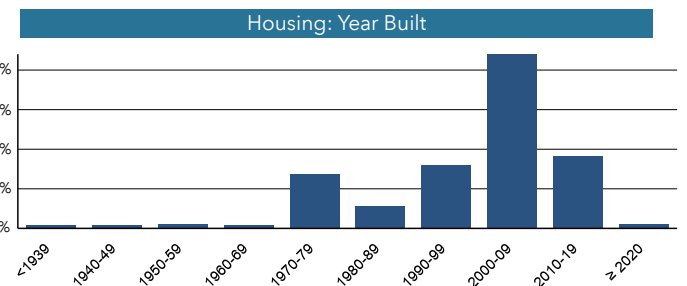
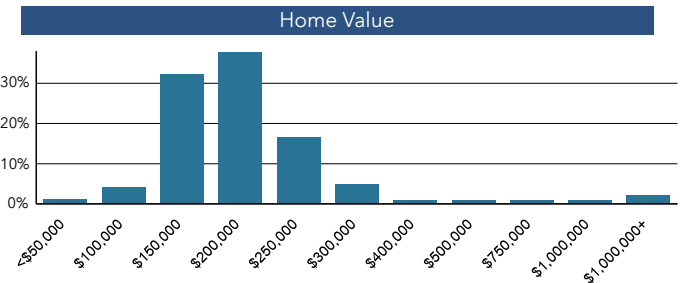
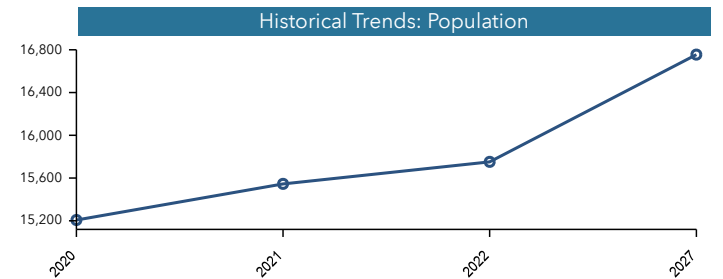
\$7,213

Avg Spent on Mortgage & Basics

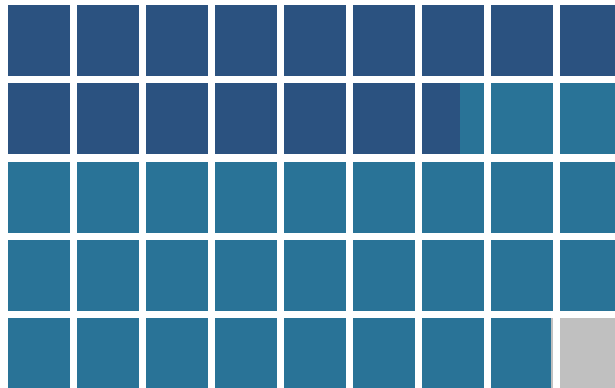


15.9%

Percent of Income for Mortgage



POPULATION BY AGE



Under 18 (34.7%) Ages 18 to 64 (63.0%) Aged 65+ (2.3%)



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2017-2021
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POPULATION BY GENERATION



0.5%

Greatest Gen:
Born 1945/Earlier



4.3%

Baby Boomer:
Born 1946 to 1964



12.7%

Generation X:
Born 1965 to 1980



38.2%

Millennial:
Born 1981 to 1998



30.6%

Generation Z:
Born 1999 to 2016



13.7%

Alpha: Born
2017 to Present



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