

# RETAIL SPACE FOR LEASE

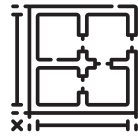


KILLEEN, TX

# REGIONAL MALL IN KILLEEN, TX

2100 S WS YOUNG DRIVE

Situated between the Waco and Austin markets, Killeen Mall is the premier regional mall for the Killeen-Temple-Fort Cavazos (Formerly Fort Hood) region in central Texas. Located at the heavily trafficked intersection of I-14 and S WS Young, Killeen Mall enjoys fantastic retail synergy from the neighboring retailers Academy Sports, Home Depot, Walmart, and Lowe's. The property is easily accessible from both Interstate-14/E. Central Texas Expressway and S WS Young, which boast combined daily traffic counts of 80,000 VPD.



554,824 SF  
GLA



1,655 SPACES  
(5.5/1000 OF GLA)  
PARKING



35.2 ACRES  
LOT SIZE



83  
RETAILERS



I-14  
DIRECT VISIBILITY



50 MILES  
TO CLOSEST  
COMPETITION

## KILLEEN MARKET HIGHLIGHTS

1

The City of Killeen has been experiencing a population boom, with an average annual growth rate of 1.68%, which is higher than the United States average annual growth rate over the same period. Killeen's significant population growth is expected to continue with a forecasted five-year growth rate of 9.39% according to a study of the most recent American Community Survey from the US Census Bureau.

2

Fort Cavazos (formerly Fort Hood), is one of the most populous military installations in the world, spanning 214,968 acres in central Texas. It is currently home to over 70,000 active military personnel and their families.

3

Texas A&M University Central Texas has a diverse and growing population with approximately 3,470 students actively enrolled.

4

Killeen Regional Airport is a military and public regional airport which averages about 230 flights daily.

5

Belton Lake is an active destination for boating, fishing camping and outdoor recreation activities.

# TRADE AREA

Killeen Mall is located in a vibrant city in Bell County, central Texas. It's known for its close proximity to Fort Cavazos (formerly Fort Hood), one of the largest military bases in the United States. This military presence significantly influences the local economy and culture, providing stability and abundant economic opportunities, making Killeen a "boom town" with rapid growth and a diverse population.



## DEMOGRAPHICS 50 MILES



1.22 M  
TOTAL POPULATION



31.4  
MEDIAN AGE

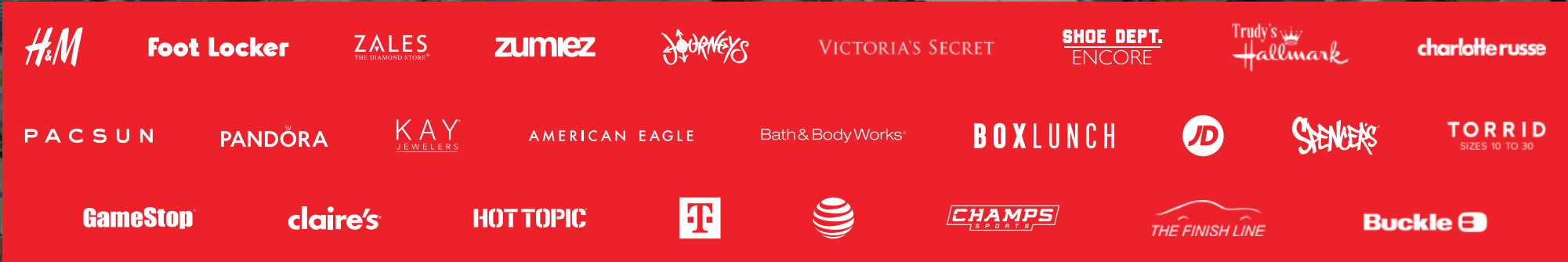


3.01%  
POPULATION GROWTH



\$112,710  
2023 AVG. HOUSEHOLD INCOME

# PROMINENT TENANTS



## IMMEDIATELY ADJACENT TENANTS







# KILLEEN MALL FOR LEASE



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