



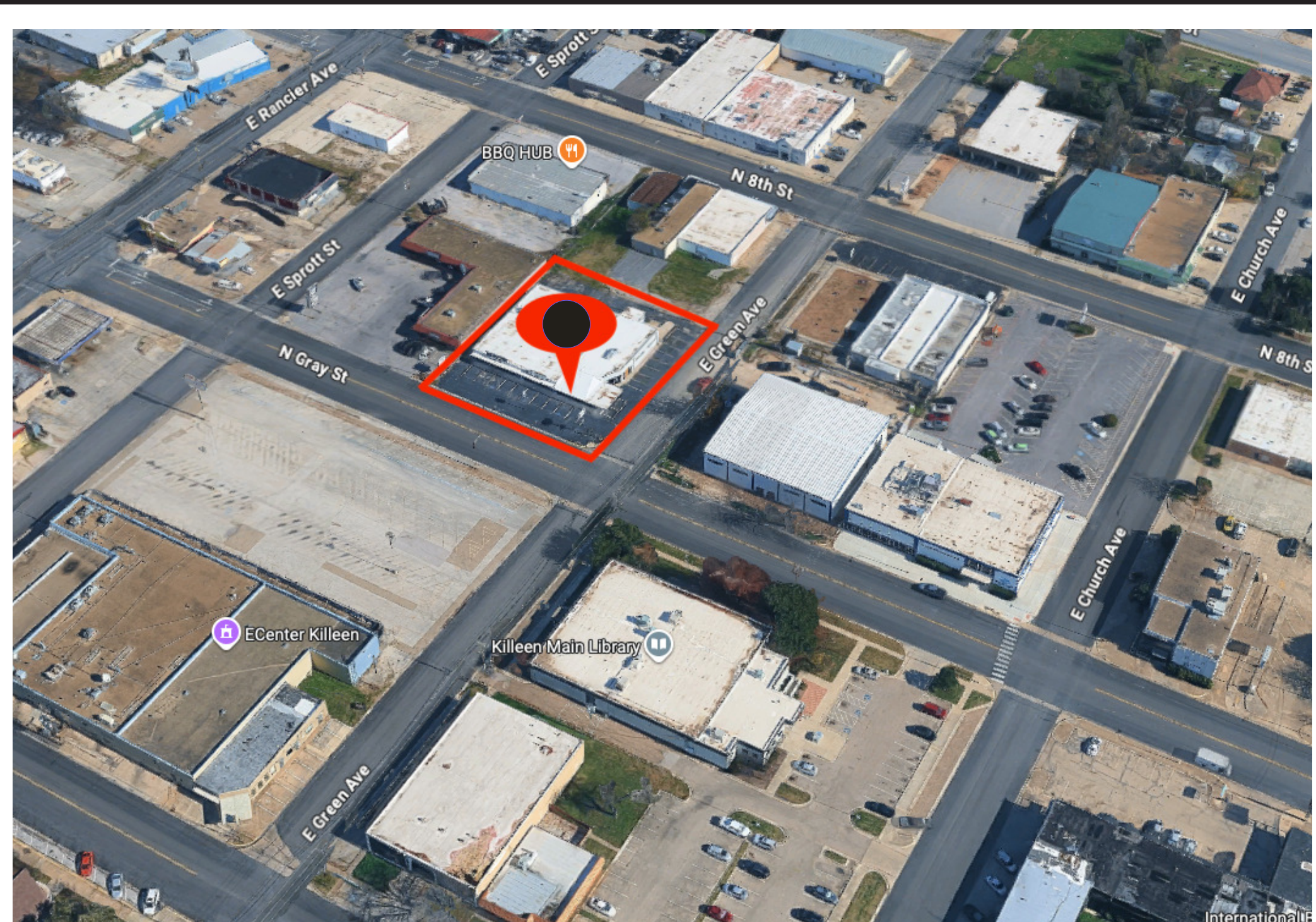
FOR SALE

PRICE DISCLOSED UPON
REQUEST

802-806 N Gray St. Killeen, TX 76541

Prime Location - Hard Corner in the heart of
downtown Killeen, Texas.

Value Add
Opportunity - Multi Tenant Free Standing
Retail/Flex Center



KW Commercial

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Premier investment opportunity in the heart of booming downtown Killeen, Texas. Located along the Central Texas Growth Corridor, Killeen is positioned to capitalize on the strong population growth Texas is experiencing.

Priced significantly below market value, the property offers three separate tenant spaces with one currently leased. Ideal scenario for an investor or owner user with the extra perk of mailbox money.

Downtown Killeen is going through a Revitalization movement with 35+ new business moving to the area. The property offers over 250 feet of high visibility frontage on two major downtown streets to take full advantage of this uptake in demand.

Current local area developments include: Killeen Business Park Expansion, Wolf Technology Park, Dongjin Semichem Facility, Bell County Annex Development, Local Retail & Residential Development.

CapEx: New Roof 2022, Parking Lot Updates, Electrical Updates, Interior and Exterior Paint, Space Build-Outs.

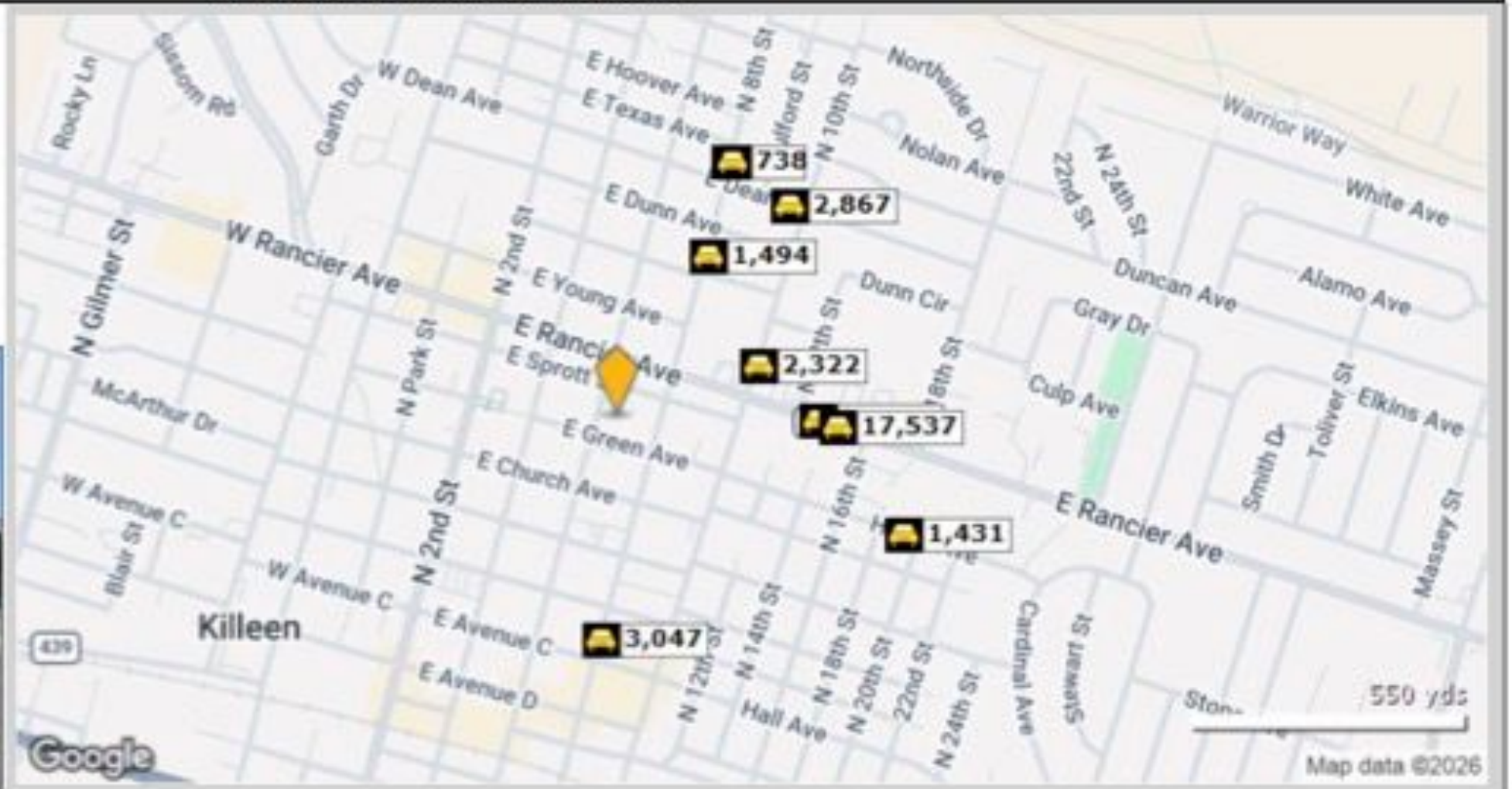
Building Size | **Lot Size** | **Year Built** | **Parking Ratio**
 9,496sqft | 18,731 sqft | 1962 | 1.89 per 1000sqft

Property Use - Retail, Flex, Restaurant, Event Center, Office
 3 Tenant Spaces from 2756 sqft - 3460 sqft

Traffic Count Report

802-806 N Gray St, Killeen, TX 76541

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **9,496 SF**
 Year Built: **1962**
 Total Available: **6,216 SF**
 % Leased: **34.54%**
 Rent/SF/Mo: **\$0.69**

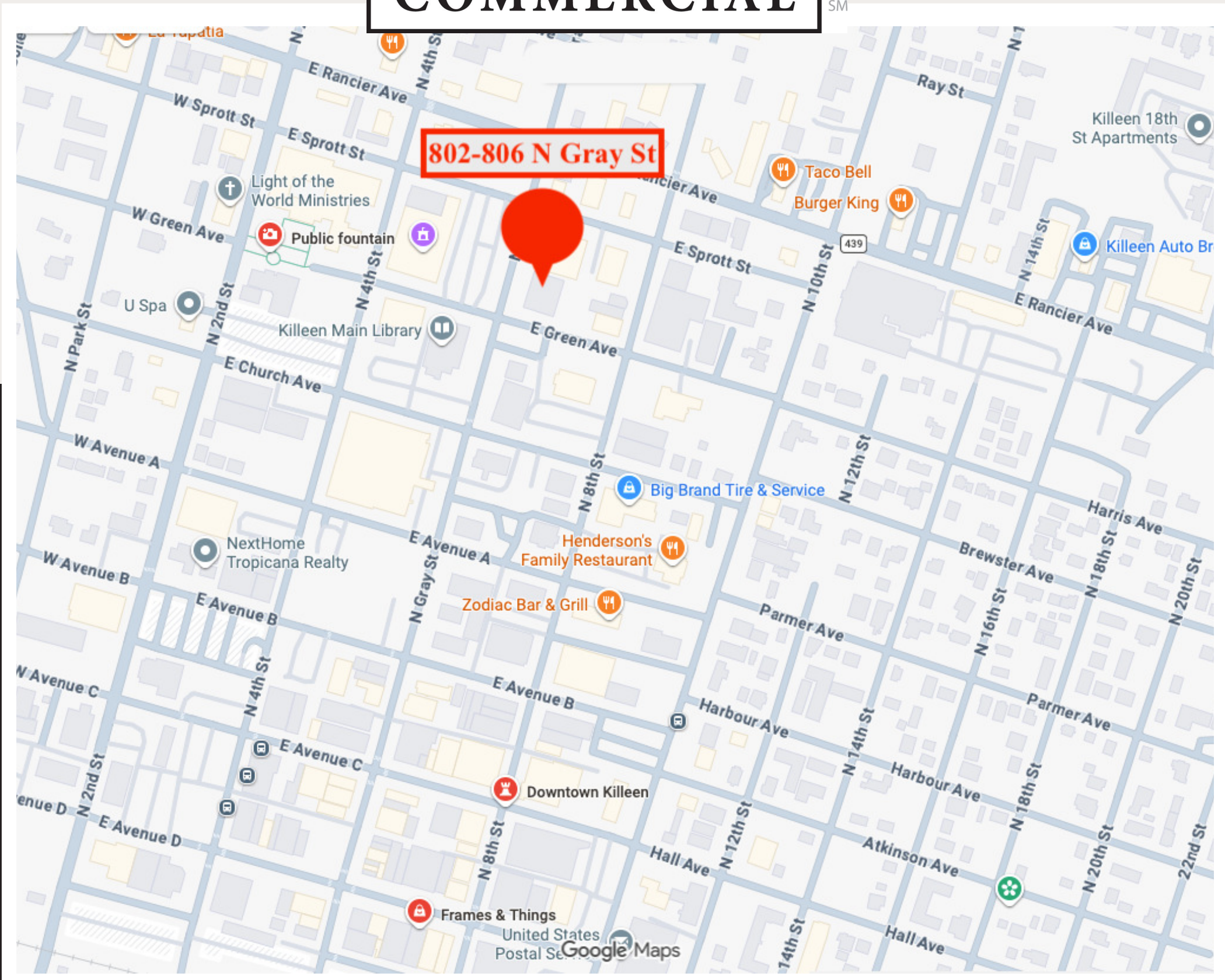


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N 10th St	E Rancier Ave	0.04 S	2025	2,322	MPSI	.18
2 N 8th St	E Garrison Ave	0.02 S	2025	1,494	MPSI	.22
3 East Rancier Avenue	N 14th St	0.02 E	2025	17,529	MPSI	.24
4 N 8th St	E Ave C	0.03 S	2025	3,047	MPSI	.26
5 E Rancier Ave	N 14th St	0.02 E	2023	17,537	MPSI	.26
6 E Dean Ave	N 10th St	0.02 E	2024	2,853	MPSI	.32
7 E Dean Ave	N 10th St	0.02 E	2025	2,867	MPSI	.32
8 N 8th St	E Texas Ave	0.02 N	2025	800	MPSI	.33
9 N 8th St	E Texas Ave	0.02 N	2024	738	MPSI	.33
10 Harris Ave	N 20th St	0.02 E	2025	1,431	MPSI	.36

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Demographic Summary Report

Radius	1 Mile	5 Mile	10 Mile
Population			
2030 Projection	16,428	165,336	263,248
2025 Estimate	15,187	156,636	249,280
2020 Census	12,562	147,962	233,623
Growth 2025 - 2030	8.17%	5.55%	5.60%
Growth 2020 - 2025	20.90%	5.86%	6.70%
2025 Population by Hispanic Origin	5,540	44,466	67,606
2025 Population	15,187	156,636	249,280
White	4,639 30.55%	51,398 32.81%	90,057 36.13%
Black	4,877 32.11%	54,683 34.91%	80,023 32.10%
Am. Indian & Alaskan	149 0.98%	1,077 0.69%	1,675 0.67%
Asian	396 2.61%	5,776 3.69%	9,233 3.70%
Hawaiian & Pacific Island	126 0.83%	1,762 1.12%	2,749 1.10%
Other	5,000 32.92%	41,940 26.78%	65,544 26.29%
U.S. Armed Forces	1,665	20,159	28,776
Households			
2030 Projection	6,849	59,767	92,448
2025 Estimate	6,302	56,420	87,283
2020 Census	5,087	52,768	81,280
Growth 2025 - 2030	8.68%	5.93%	5.92%
Growth 2020 - 2025	23.88%	6.92%	7.39%
Owner Occupied	1,266 20.09%	21,970 38.94%	40,550 46.46%
Renter Occupied	5,036 79.91%	34,450 61.06%	46,733 53.54%
2025 Households by HH Income			
Income: <\$25,000	2,250 35.70%	9,871 17.50%	13,034 14.93%
Income: \$25,000 - \$50,000	2,229 35.36%	14,475 25.66%	19,045 21.82%
Income: \$50,000 - \$75,000	1,015 16.10%	13,109 23.23%	18,769 21.50%
Income: \$75,000 - \$100,000	510 8.09%	7,410 13.13%	12,152 13.92%
Income: \$100,000 - \$125,000	164 2.60%	4,838 8.57%	8,993 10.30%
Income: \$125,000 - \$150,000	52 0.83%	3,033 5.38%	5,607 6.42%
Income: \$150,000 - \$200,000	57 0.90%	1,986 3.52%	5,253 6.02%
Income: \$200,000+	26 0.41%	1,698 3.01%	4,432 5.08%
2025 Avg Household Income	\$41,921	\$70,413	\$82,521
2025 Med Household Income	\$34,123	\$56,917	\$65,406

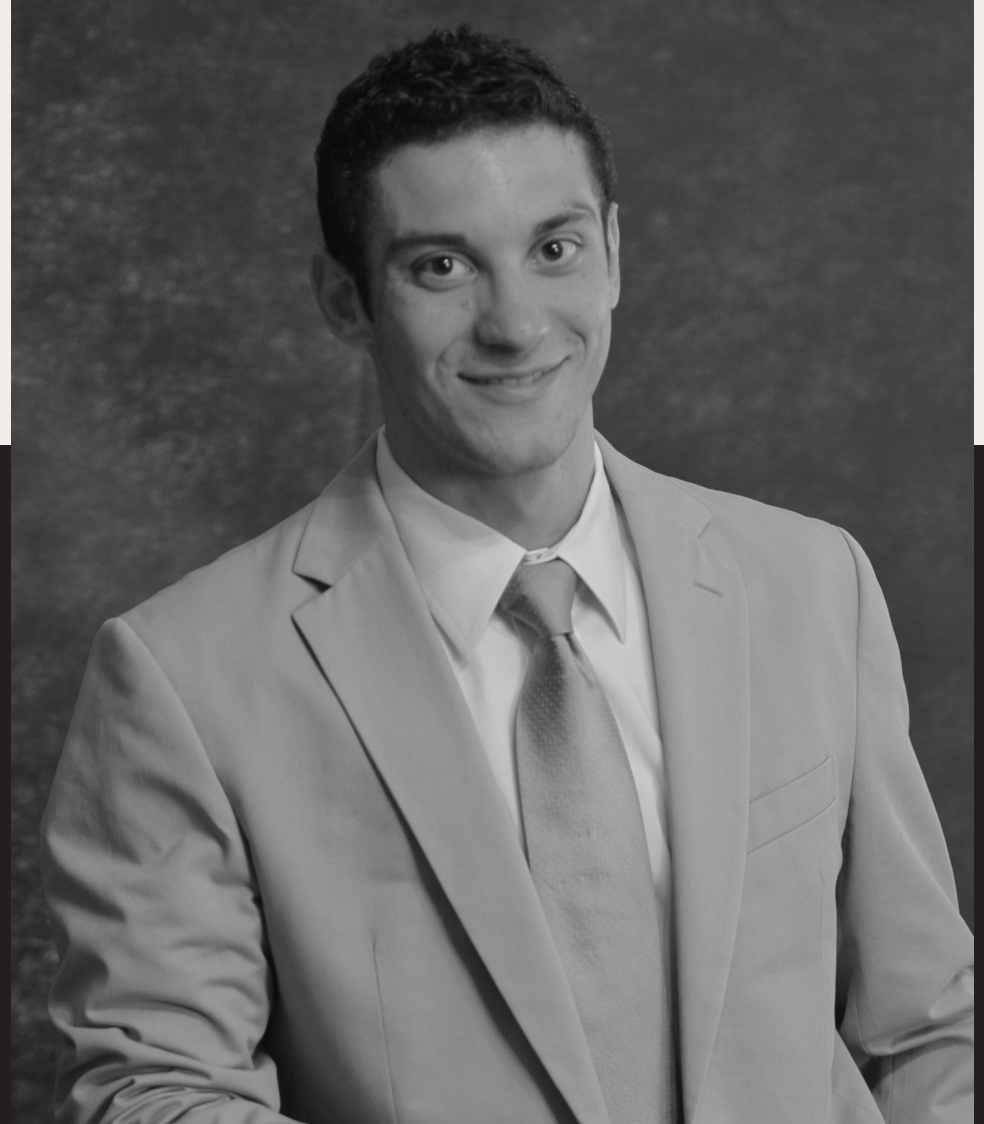
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