



PREMIER MEDICAL SPACE FOR LEASE

# 2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

# 2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

**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

## Building Information:

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

## Amenities:

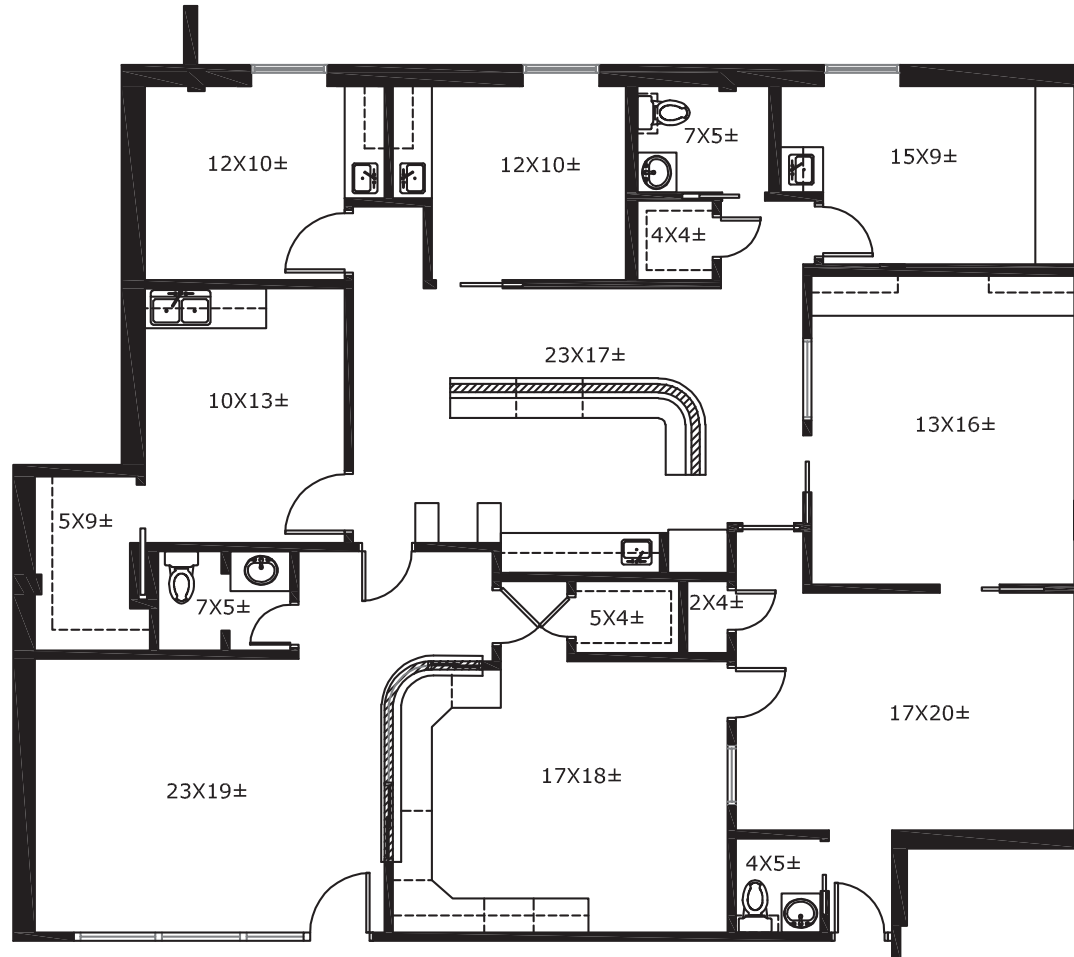
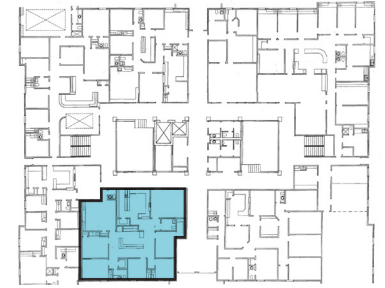
- Covered Patient Drop Off Area
- New Common Area and Restroom Finishes
- Proximity to Retail and Restaurants
- Adjacent to Advent Health Central Texas Hospital



# 2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

## Suite 112 - 2,436 SF



Virtual Conceptual  
Tours:



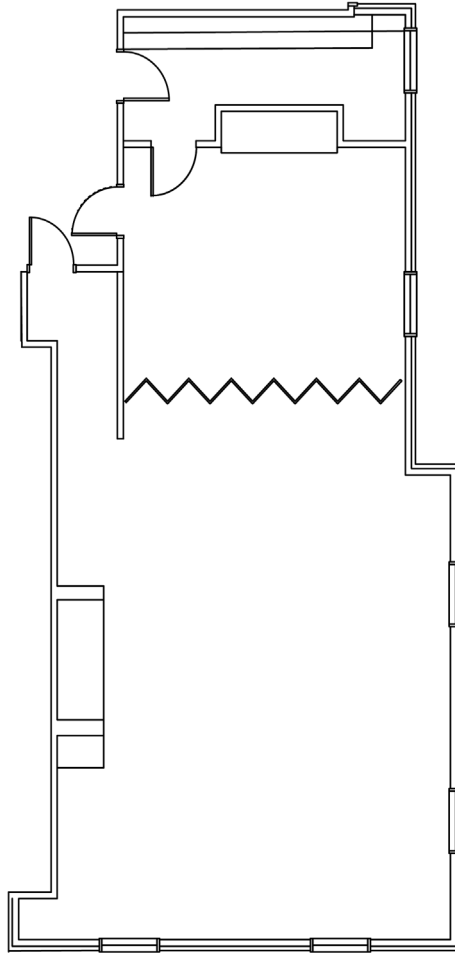
# 2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

## Suite 122 - 1,564 SF



*As-Built*



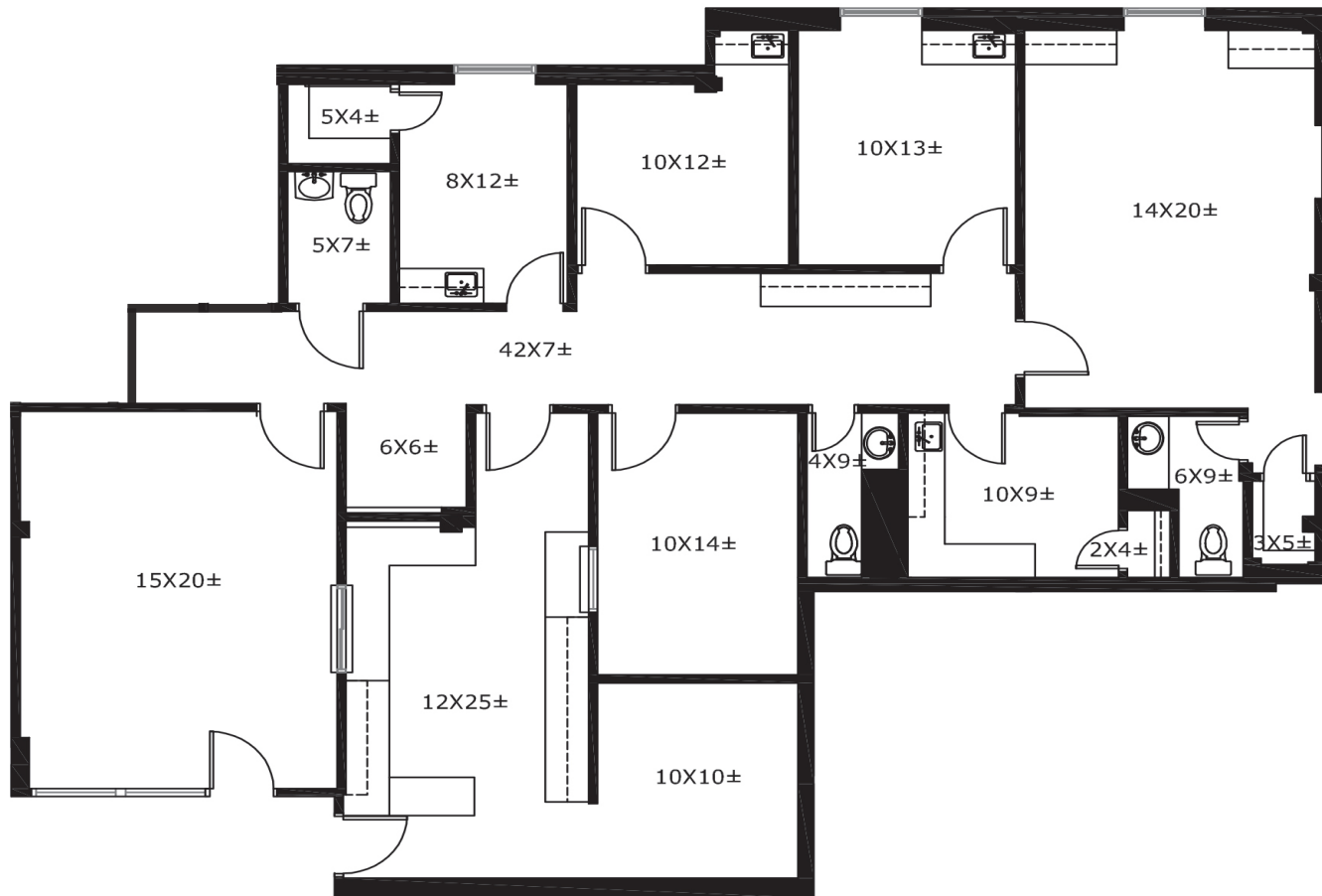
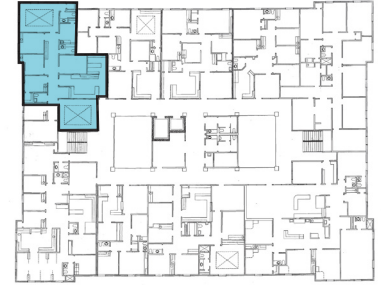
*Concept Plan*



# 2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

## Suite 204 - 2,305 SF



# 2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

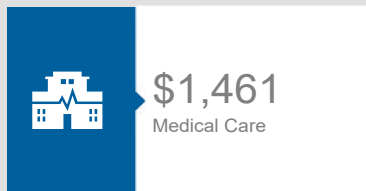
## Health Care & Insurance

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>



### Health Care Expenditure



**60**  
Medicare Only

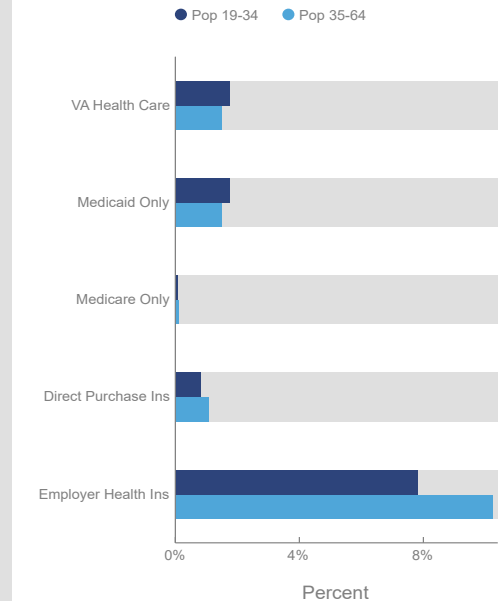
**11**  
Direct-Purch & Medicare

**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)



**15,752**  
2022 Total Population (Esri)

#### MY INFOGRAPHIC

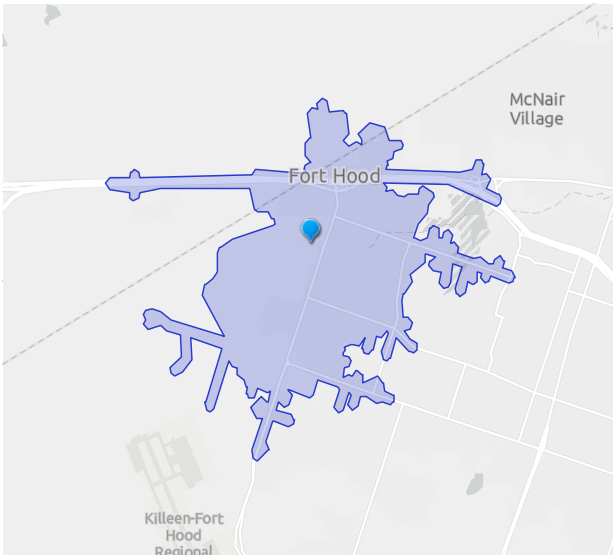
**42%**  
2022 Visited Dentist Last 12 Mo (%)

**76%**  
2022 Visited Doctor Last 12 Mo (%)

**TRANSWESTERN** REAL ESTATE SERVICES

# 2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549



## POPULATION TRENDS AND KEY INDICATORS

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

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

### MORTGAGE INDICATORS



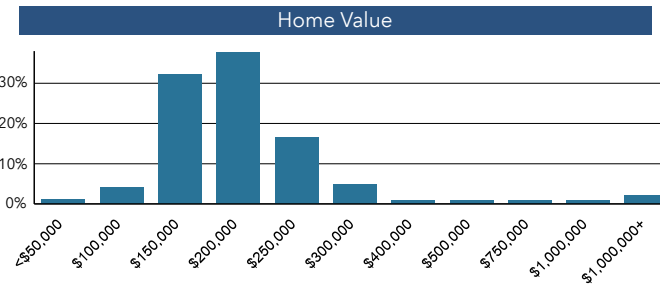
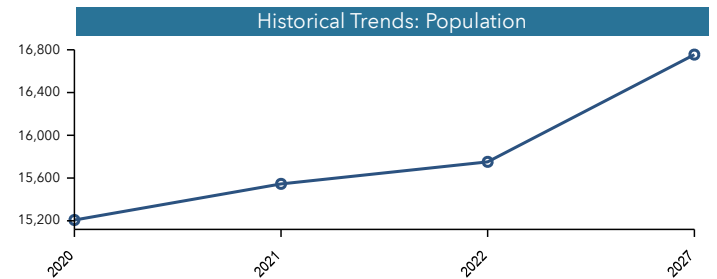
**\$7,213**

Avg Spent on Mortgage & Basics

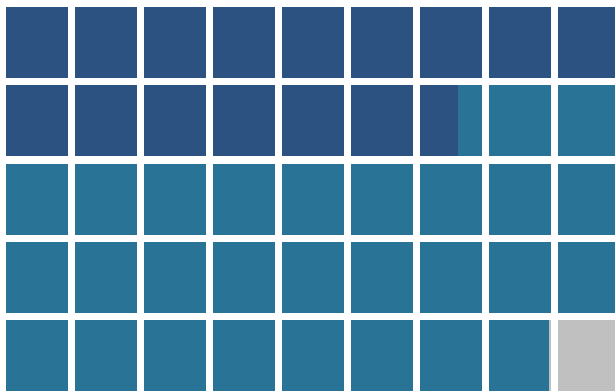


**15.9%**

Percent of Income for Mortgage

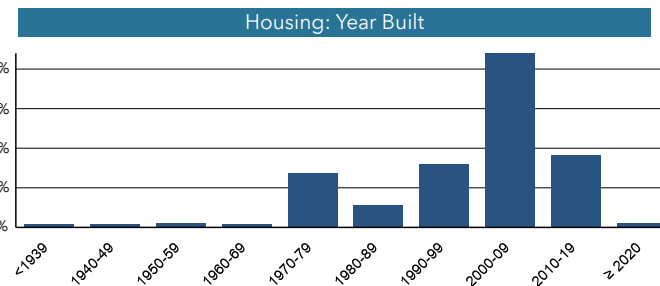
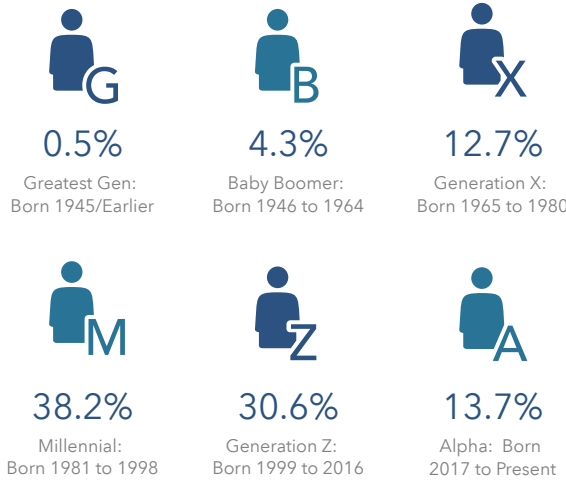


### POPULATION BY AGE



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

### POPULATION BY GENERATION



Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2017-2021  
© 2023 Esri



2301

**Will Stewart**  
(512) 314.3574  
will.stewart@transwestern.com

**Marshall Thurmond**  
(512) 314.5211  
marshall.thurmond@transwestern.com

 **Transwestern**