



INDEPENDENCE
COMMERCIAL REAL ESTATE



DO NOT DISTURB TENANT

FREESTANDING BUILDING WITH DRIVE THRU

4304 E. CENTRAL TEXAS EXPRESSWAY | KILLEEN, TEXAS



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AVAILABLE

3,270 SF
DO NOT DISTURB TENANT

HIGHLIGHTS

- » Surrounded by national retailers
- » Easy access to highway I-14
- » I-14 pylon signage available
- » 5 bank teller lanes

TRAFFIC COUNTS

Stan Schlueter Loop: 34,861 VPD ('24)
I-14: 123,662 VPD ('24)

AREA RETAILERS



TOTAL POPULATION

1 MILE	9,084
3 MILE	80,541
5 MILE	174,477



DAYTIME POPULATION

1 MILE	10,582
3 MILE	81,734
5 MILE	154,182



TOTAL HOUSEHOLDS

1 MILE	3,515
3 MILE	31,071
5 MILE	66,255



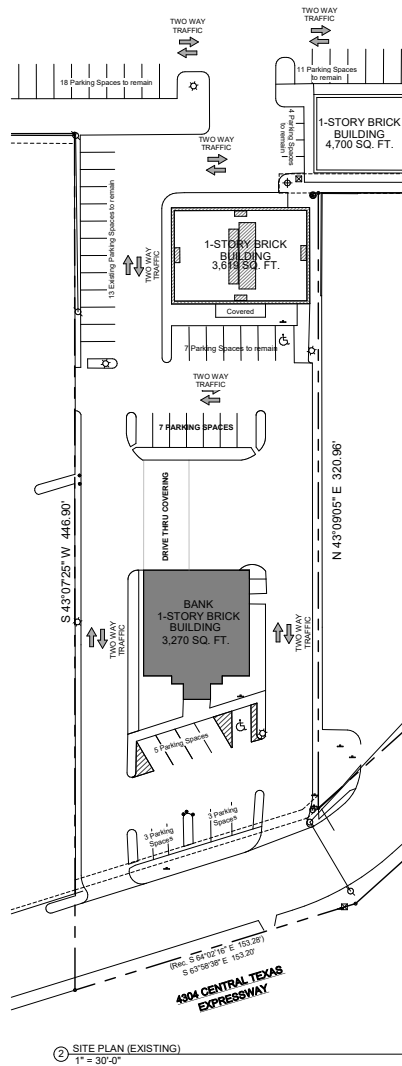
AVERAGE HH INCOME

1 MILE	\$88,253
3 MILE	\$86,978
5 MILE	\$82,913

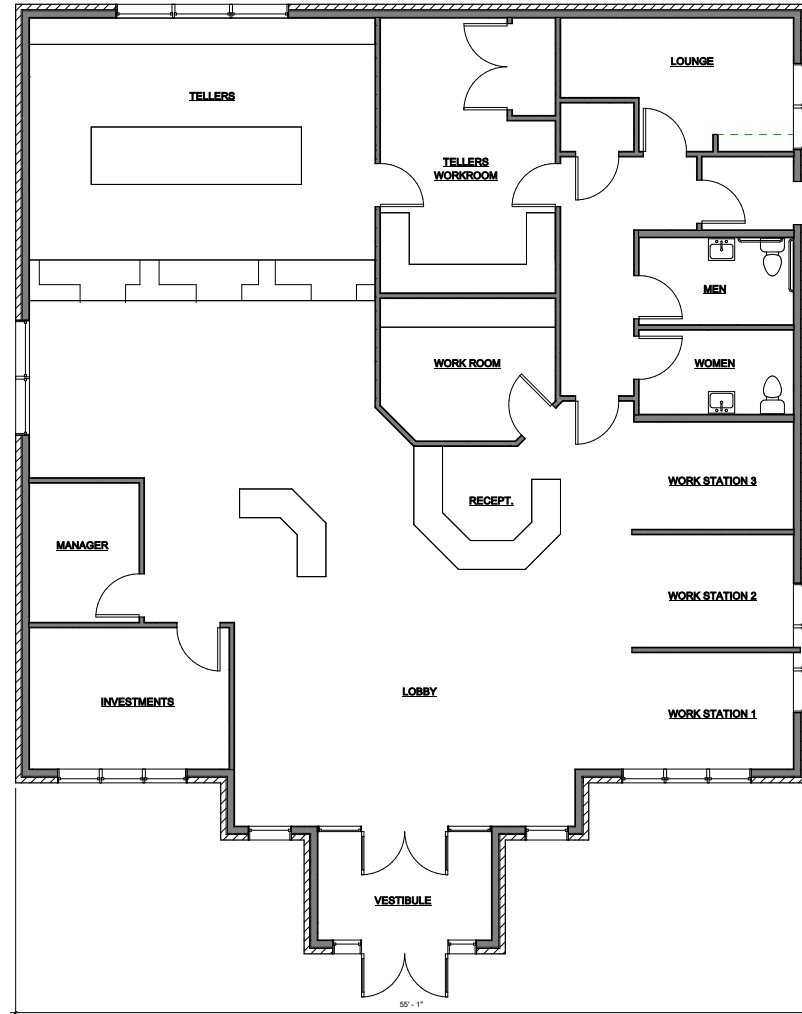
FREESTANDING BUILDING W/ DRIVE THRU | PROPERTY OVERVIEW



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DRIVE THRU



① FLOOR PLAN (EXISTING)
1/4" = 1'-0"

FREESTANDING BUILDING W/ DRIVE THRU | FLOOR PLAN



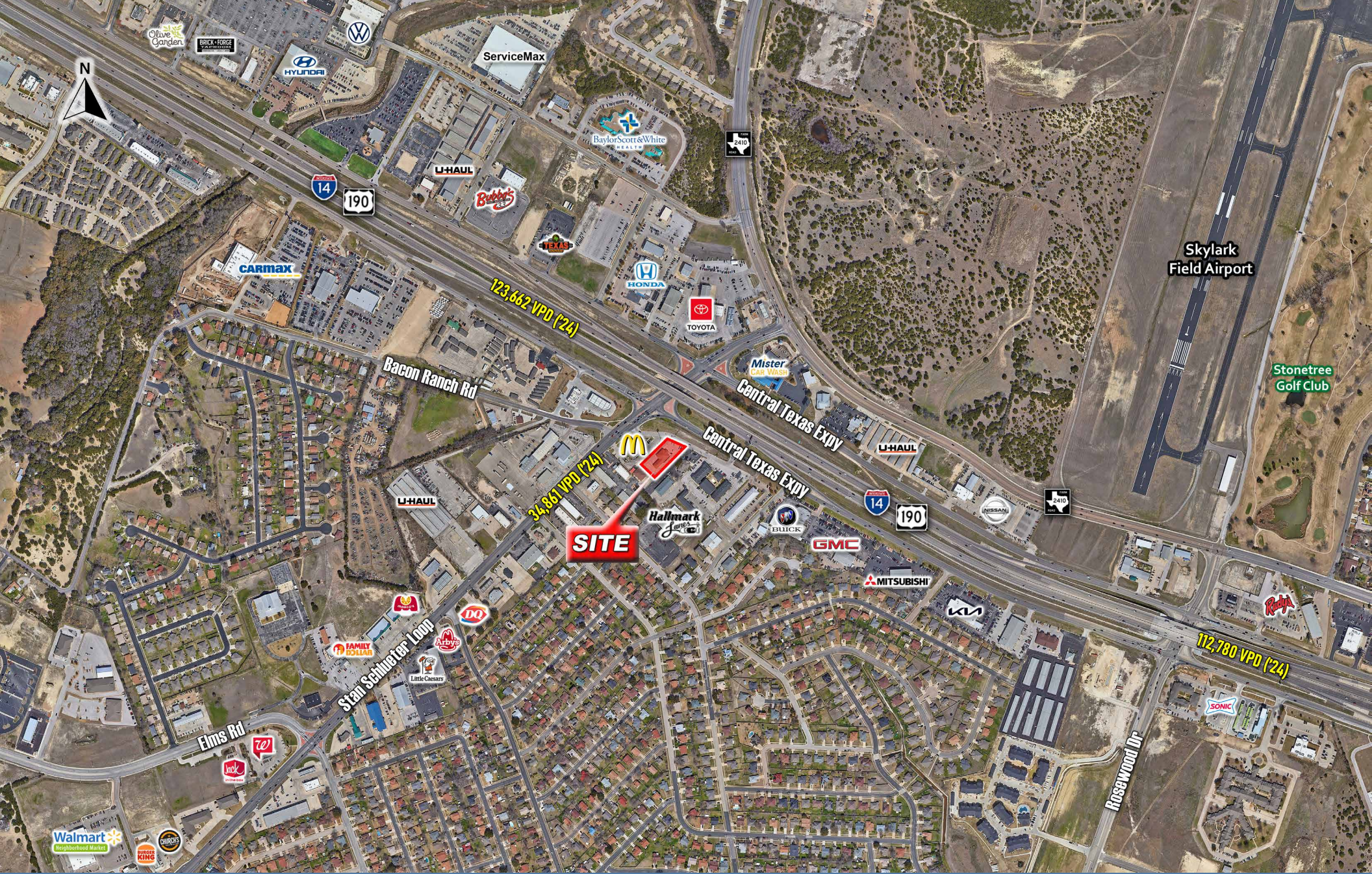
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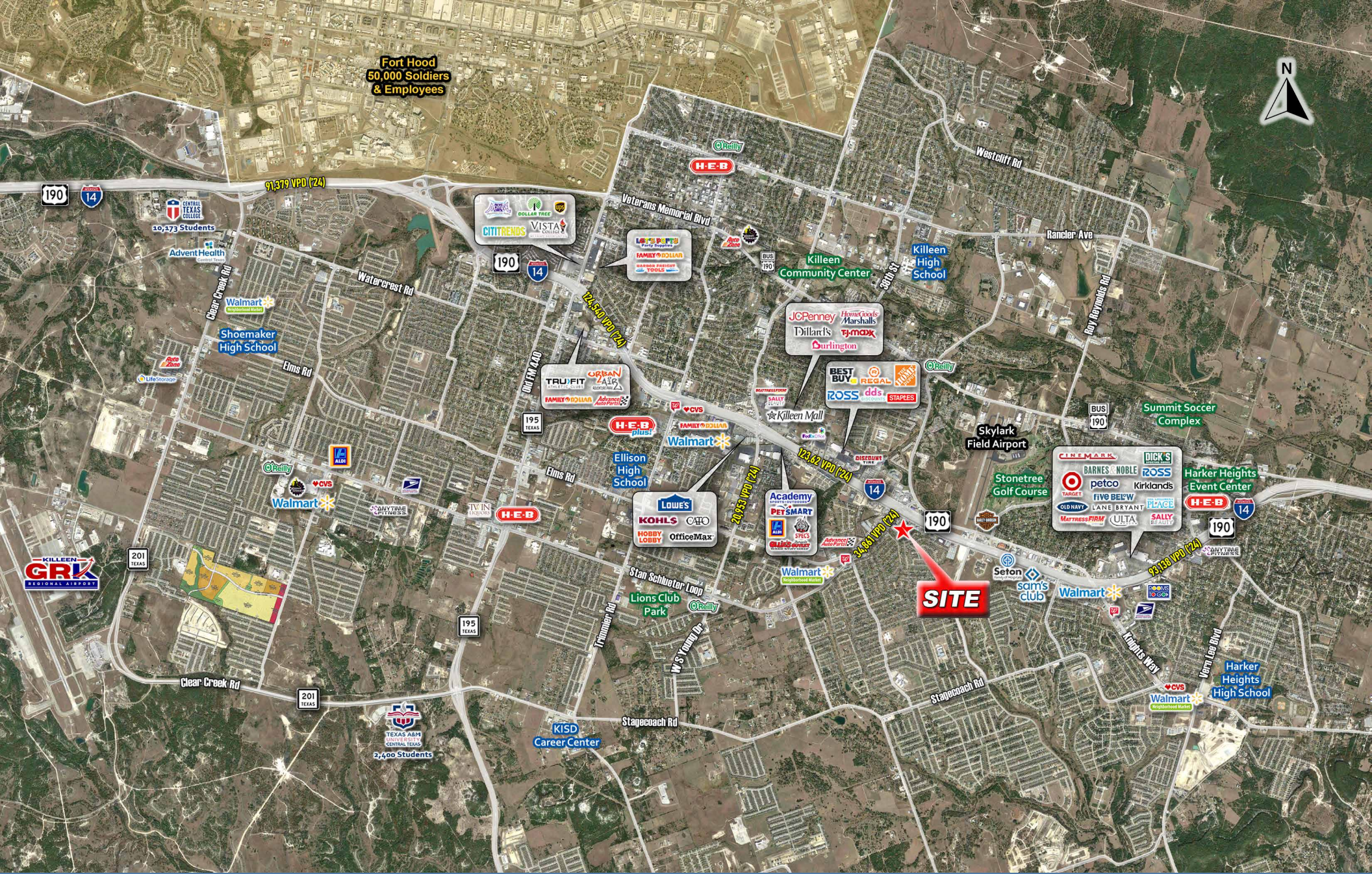
FREESTANDING BUILDING W/ DRIVE THRU | SITE AERIAL



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FREESTANDING BUILDING W/ DRIVE THRU | CLOSE AERIAL



FREESTANDING BUILDING W/ DRIVE THRU | MARKET AERIAL



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FREESTANDING BUILDING W/ DRIVE THRU | SITE PHOTOS



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