

3401 W STAN SCHLUETER LOOP  
**STALLION PARK**

KILLEEN, TX 76549

RETAIL PROPERTY FOR LEASE



*Presented by:*

**WILL MORRIS**

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**DANIEL MORRISON**

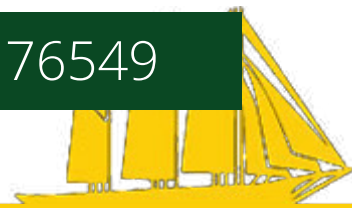
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**CHARTER REAL ESTATE**  
DEVELOPMENT • BROKERAGE • MANAGEMENT • CONSTRUCTION • INVESTMENTS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	call for info
Building Size:	19,140 SF
Available SF:	1,135 - 7,200 SF
Lot Size:	119,893 SF
Number of Units:	16
Year Built:	2008
Market:	Killeen
Submarket:	harker heights copperas cove

PROPERTY OVERVIEW

Walmart Supercenter Shadow Anchored Shopping Center with a lighted Intersection. Easy ingress and egress with ample parking.

PROPERTY HIGHLIGHTS

- Easy Ingress and Egress
- Ample Parking
- Pylon Sign
- Lighted Intersection

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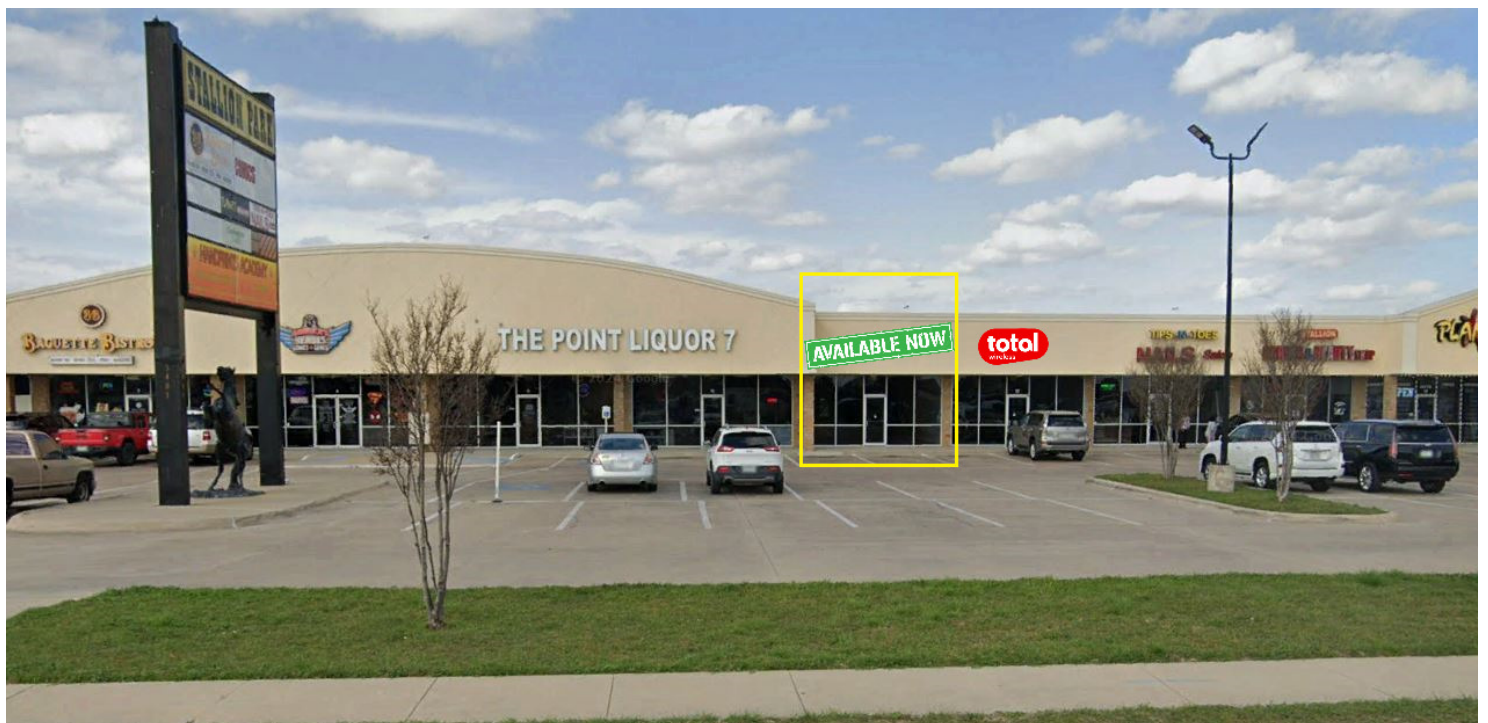
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PHOTOS

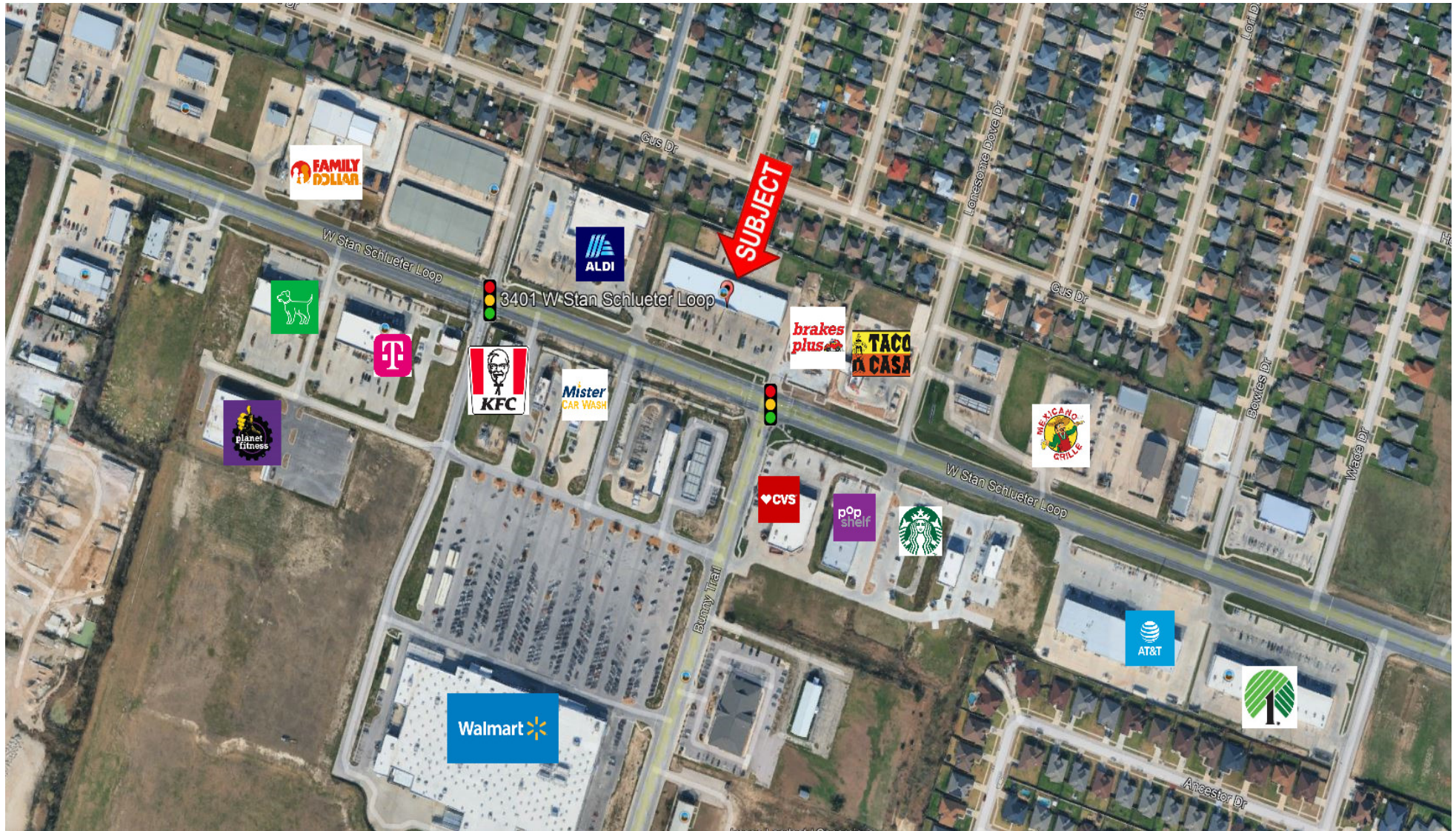


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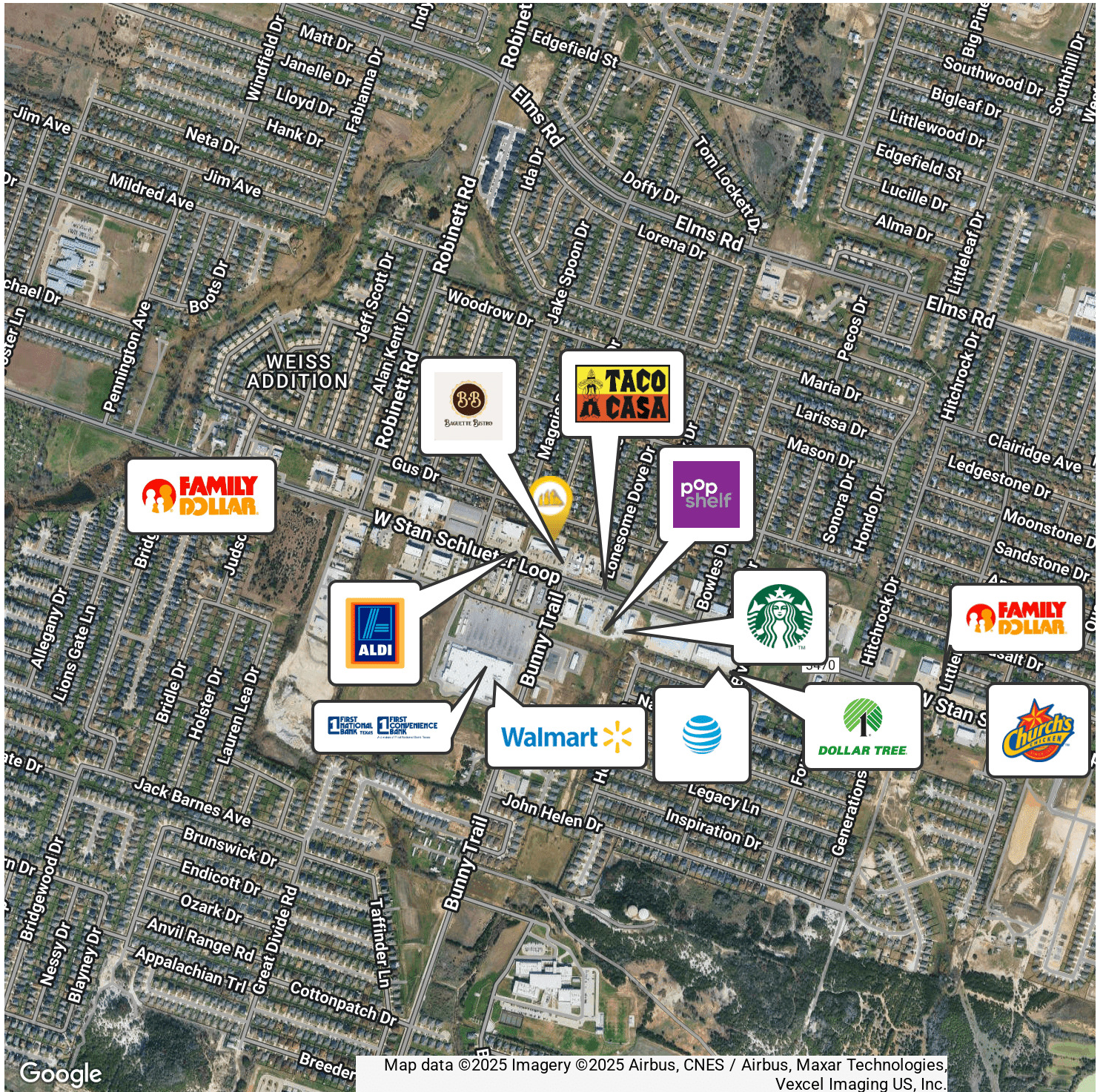
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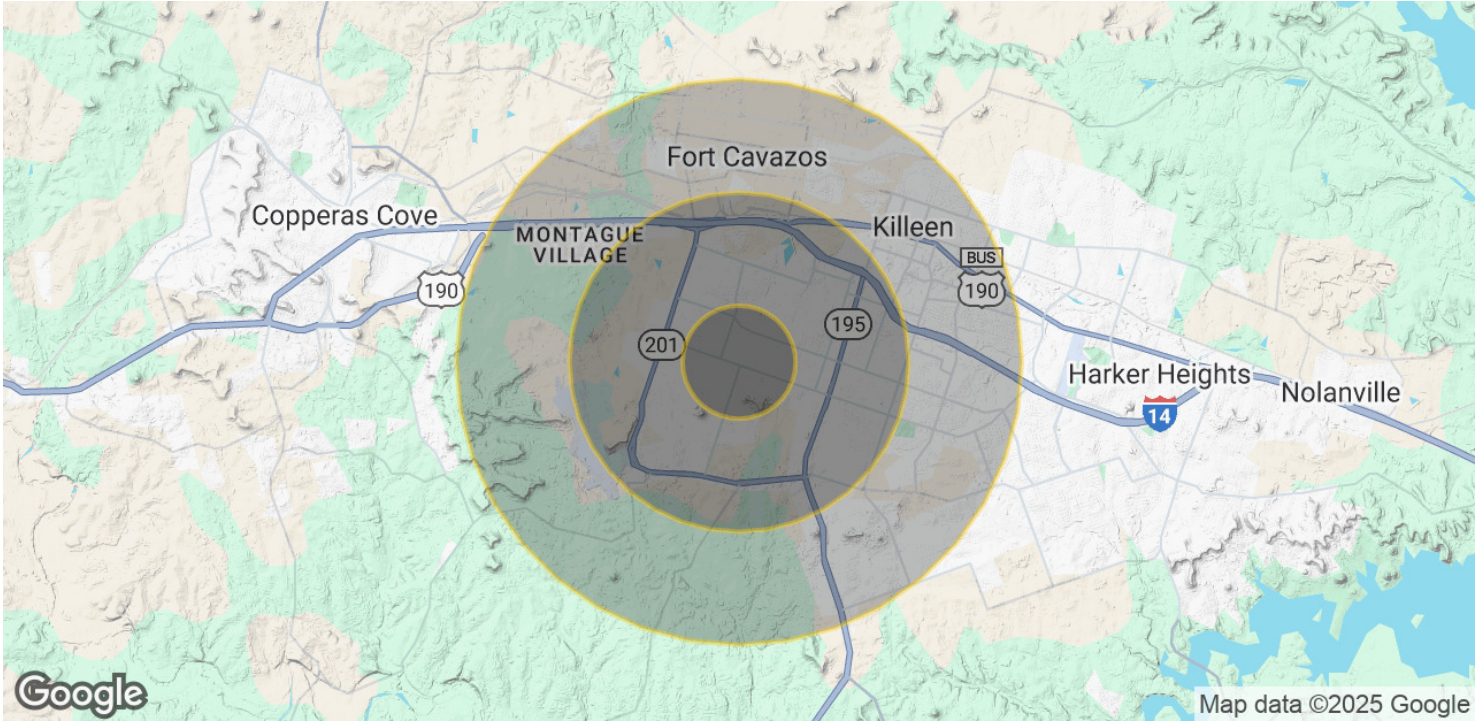
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	17,844	79,752	151,223
Average Age	31	32	32
Average Age (Male)	30	30	31
Average Age (Female)	32	33	32

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,920	27,268	51,491
# of Persons per HH	3	2.9	2.9
Average HH Income	\$77,697	\$74,062	\$70,975
Average House Value	\$224,576	\$207,900	\$231,970

*Demographics data derived from AlphaMap*

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