



3300-3310 S FORT HOOD ST., KILLEEN, TX 76542

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JONATHAN FLAIG

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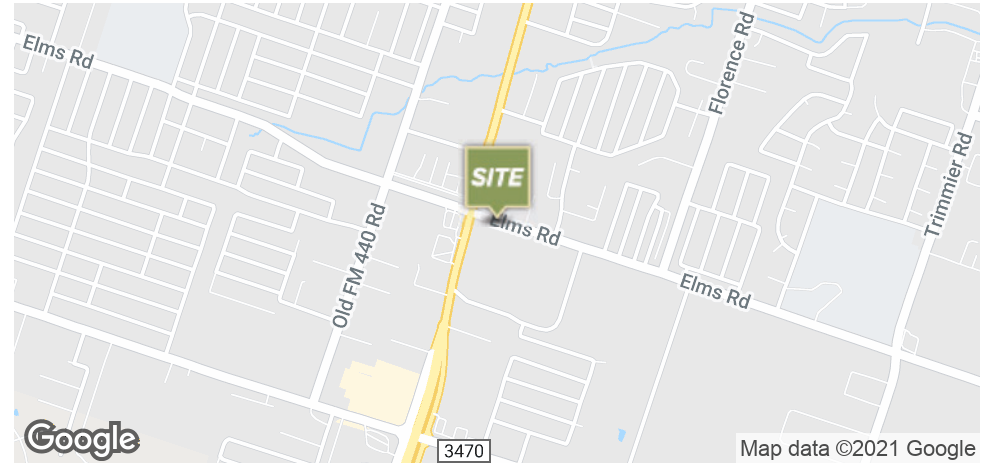
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FOR SALE | 3300-3310 S FORT HOOD ST., KILLEEN, TX 76542

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OFFERING SUMMARY

Sale Price:	Subject To Offer
Total SF Improvements:	43,800 SF
Lot Size:	13.88 Acres
Year Built:	1976
Zoning:	B-C-1 & B-5
Market:	Killeen

PROPERTY OVERVIEW

13.88 acre property at the hard southeast corner of S Fort Hood St. & Elms Rd.

Building 1: 2,500 SF
Building 2: 19,494 SF
Building 3: 11,826 SF
Building 4: 9,980 SF

LOCATION OVERVIEW

Fort Hood is situated in the beautiful hill and lake country of Central Texas between Killeen and Copperas Cove, about 60 miles north of Austin, 200 miles northwest of Houston, 50 miles south of Waco, and 150 miles south of Dallas. Spread across nearly 215,000 acres in the middle of Texas, Fort Hood is one of the largest military posts in the world by area and is the largest armored post in the U.S. Armed Forces. Fort Hood is the United States Army's premier installation to train and deploy heavy forces. Fort Hood has many medical facilities, pharmacies, restaurants, parks, schools, and pools. Additionally, nearby cities include plenty of options for recreation.

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LOCAL AMENITIES



RESTAURANTS

- 1 Yummy Restaurant
- 2 Dumplings Taste
- 3 Galaxy B&G
- 4 Wingstop
- 5 Little Italy
- 6 Domino's Pizza
- 7 Chick-fil-A
- 8 Jason's Deli
- 9 Texas Roadhouse
- 10 Peking Restaurant
- 11 Geechie's



COFFEE

- 1 Panera Bread
- 2 Coffee Beanery
- 3 Starbucks
- 4 Oriental Cafe



RETAILERS

- 1 O Mart
- 2 Retail Bros
- 3 Killeen Mall
- 4 Skechers
- 5 Best Buy
- 6 CVS
- 7 Walmart
- 8 HEB



HOTELS

- 1 Stratus Suites
- 2 Woodspring Suites
- 3 Residence Inn
- 4 Holiday Inn
- 5 Courtyard by Marriott
- 6 Hawthorn Suites
- 7 Hilton Garden Inn
- 8 Best Western
- 9 Shilo Inns

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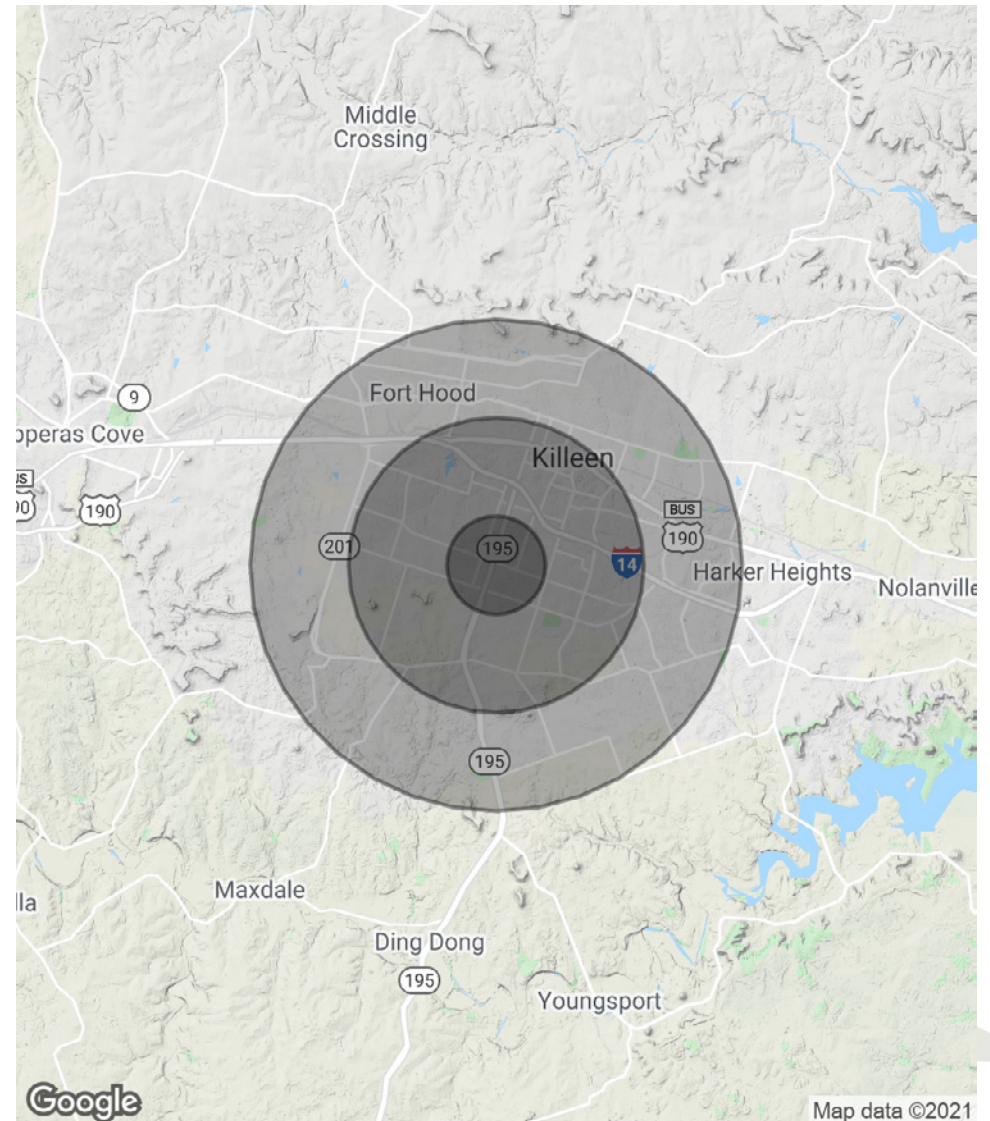
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,566	72,493	140,575
Average age	28.0	27.1	26.8
Average age (Male)	26.0	25.3	25.5
Average age (Female)	30.2	28.8	27.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,177	25,164	46,299
# of persons per HH	2.8	2.9	3.0
Average HH income	\$55,708	\$53,136	\$52,002
Average house value	\$100,822	\$119,745	\$123,964

* Demographic data derived from 2010 US Census



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