

# Ground Lease

**920 KNIGHTS WAY**  
Harker Heights, TX 76548



## OFFERING SUMMARY

Lease Price:	\$55,000.00 Annually
Lot Size:	0.562 Acres/24,394 SF
Traffic Count:	17,790



## PROPERTY OVERVIEW

Commercial outparcel land lease in front of Walmart near Fort Hood.

## PROPERTY HIGHLIGHTS

- Commercial Outparcel in Front of Walmart neighboring McDonald's
- High Growth Area
- Utilities Present
- Lease at \$55,000 Annually NNN

Presented by

**Karen Mitchell**  
Karen@HudsonPeters.com  
214.558.8865

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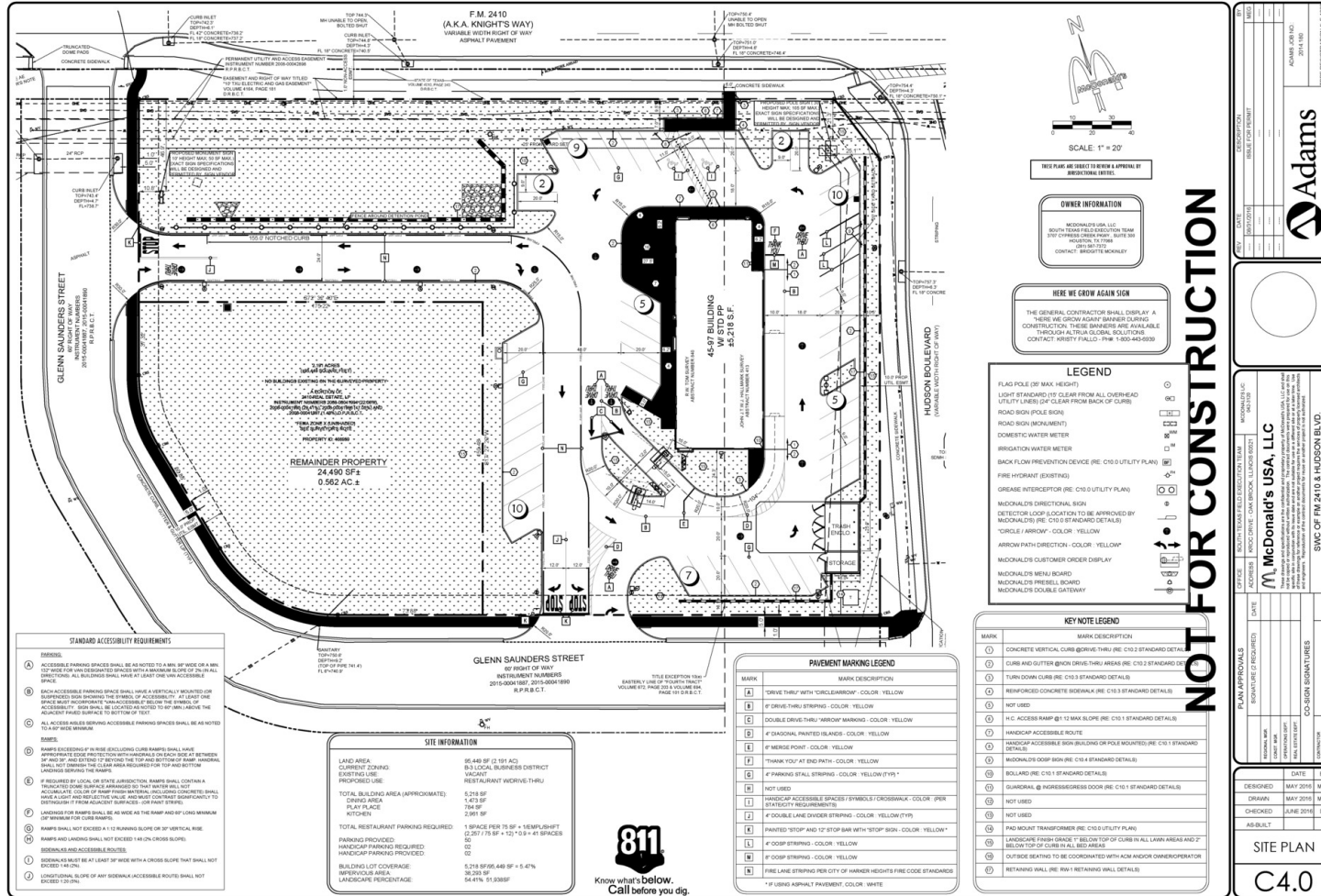
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**NOT FOR CONSTRUCTION**

**Adams**

**McDonald's USA, LLC**

**McDonald's USA, LLC**  
10000 N. CENTRAL EXPRESSWAY, SUITE 300  
DALLAS, TX 75203  
TEL: 972.346.7173  
WWW.MCDONALDS.COM

**SWCC F.M. 2410, HARKER HEIGHTS, TEXAS**

**DATE** \_\_\_\_\_ **BY** \_\_\_\_\_

**DESIGNED** MAY 2016 **MEG**

**DRAWN** MAY 2016 **MEG**

**CHECKED** JUNE 2016 **DL**

**AS-BUILT** \_\_\_\_\_

**SITE PLAN**

**C4.0**

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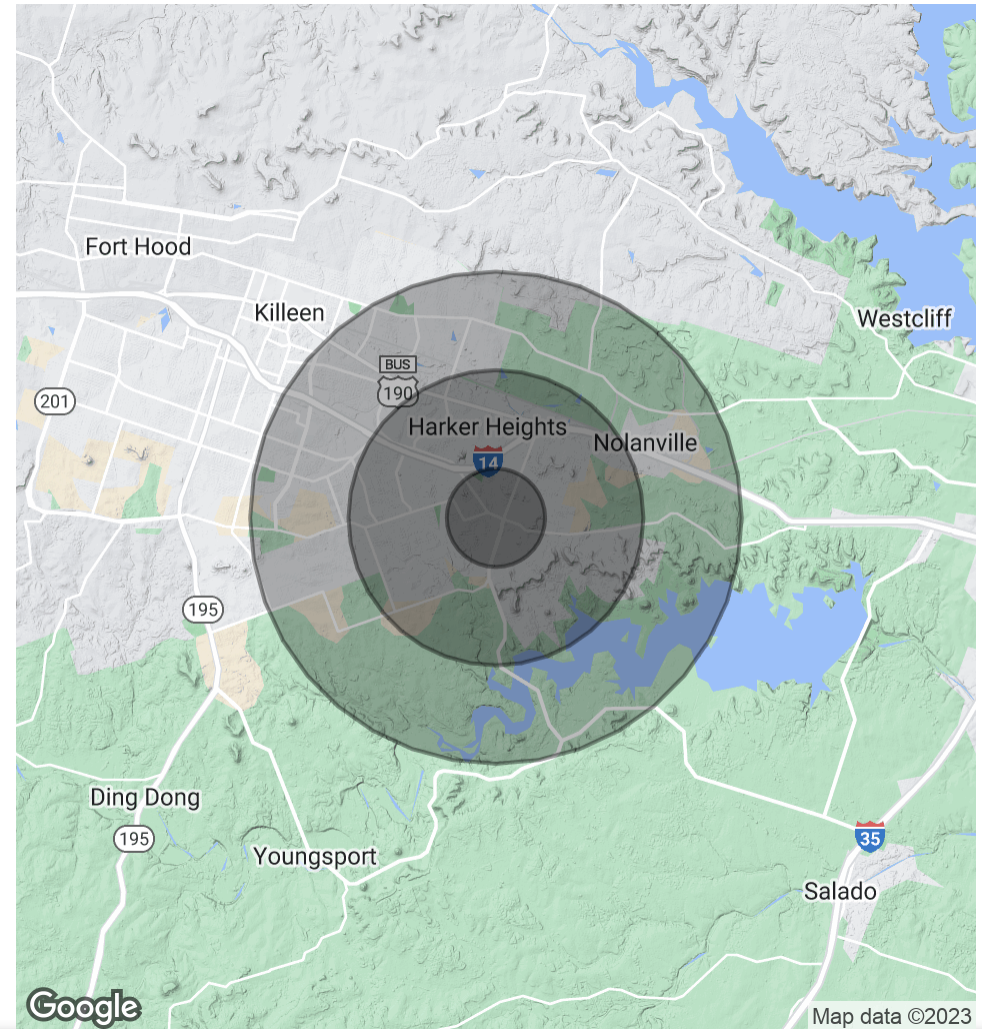


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,819	44,137	77,036
Average Age	33.6	33.0	32.6
Average Age (Male)	33.5	33.1	32.3
Average Age (Female)	34.9	33.6	33.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,771	17,217	30,871
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$89,944	\$73,337	\$69,681
Average House Value	\$389,012	\$211,008	\$213,200

*\* Demographic data derived from 2020 ACS - US Census*



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