

# Killeen Marketplace

Killeen, TX (Killeen–Temple MSA)





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- 100% Leased Shopping Center Opportunity Anchored by Northern Tool + Equipment
  - Diverse Mix of National and Regional Tenants including Boot Barn, Guitar Center, Skechers, Cato (Top 15% Nationwide), Leslie's, and Others
- Shadow-Anchored by Kohl's (NAP)
  - Additional Draw from a Major National Retailer Adjacent to the Property
- Prime Retail Location within Killeen's Primary Retail Hub
  - Convenient Access from I-14/US-190, a Major Arterial with 83,000 Vehicles per Day
  - Adjacent to H-E-B, Walmart (Top 3% Nationwide), Lowe's, Hobby Lobby (Top 4% Nationwide), In-N-Out, and Chick-fil-A (Top 9% in TX)
- Across from Killeen Mall, a 554,000 SF Regional Mall featuring Over 80 Stores
  - Anchored by Dillard's, Burlington (Top 11% Nationwide), JCPenney, and Brand New T.J. Maxx & HomeGoods
- Priced Below Replacement Cost - \$208 PSF
- 5 Miles from Fort Hood
  - 70,000+ Military and Civilian Personnel
  - Contributes Over \$39 Billion Annually to Texas' Economy
- 6 Miles from AdventHealth Central Texas (232 Bed, Multi-Campus Facility) and 3 Miles from Seton Medical Center Harker Heights (83 Beds)
- College Town Location Near Central Texas College & Texas A&M University - Central Texas
  - 11,000+ Total Students Enrolled
- In Proximity to Ellison, Gateway, Killeen, Shoemaker, and Harker Heights High Schools
  - 10,000+ Students within 6 Miles
- Approximately 1 Hour from Austin-Bergstrom International Airport
  - 21M+ Annual Passengers
- Strong Demographics & Economic Growth
  - Growing Central Texas Community Halfway Between Austin & Waco
  - Killeen Forecasted Five-Year Growth Rate of 9.39%
  - Part of the Killeen-Temple MSA, Population of Over 500,000



**100% Leased Multi-Tenant Shopping Center**

Diverse Mix of National & Regional Tenants



**Within Killeen's Primary Retail Hub**

with Walmart, H-E-B, Hobby Lobby, Lowe's, & More



**Adjacent to Fort Hood, Annual Economic Contribution of \$39B+**

70,000+ Personnel



**Near Central Texas College & Texas A&M - Central Texas**

11,000+ Enrolled



**Forecasted Five Year Growth Rate of 9.39%**

Population of 250,000 within 10 Miles



**Priced Below Replacement Cost**

\$212 PSF



**No State Income Tax in TX**





<b>LOCATION</b>	1500-1600 Lowes Blvd, Killeen, TX 76543
<b>LOT SIZE</b>	Two parcels totaling ±14.08 acres or ±613,325 square feet
<b>IMPROVEMENTS</b>	Two retail buildings totaling ±80,615 square feet Building 1500   58,151 square feet <b>Northern Tool + Equipment</b>   23,460 square feet <b>Boot Barn</b>   11,391 square feet <b>Cato</b>   8,100 square feet <b>Skechers</b>   8,000 square feet <b>Leslie's Swimming Pool Supplies</b>   3,600 square feet <b>Evolution Trading</b>   1,200 square feet <b>Jackson Hewitt</b>   1,200 square feet <b>Meal Prox</b>   1,200 square feet Building 1600   22,464 square feet <b>Guitar Center</b>   9,576 square feet <b>Rainbow Shops</b>   7,888 square feet <b>Azura Nail Salon Bar</b>   5,000 square feet Two ATM drive-thru components for <b>Chase Bank</b> and <b>USAA</b>

<b>YEAR BUILT</b>	Building 1500: 2000 Building 1600: 2006
<b>PARKING</b>	Approximately 551 parking spaces
<b>FINANCING</b>	Delivered free and clear of permanent financing

# \$16,769,000

7.50% CAP RATE – \$208/SF

[View on Map ↗](#)

Projected Gross Revenue	Year 1	Year 10
Scheduled Base Rental Revenue	\$1,327,952	\$1,568,533
Expense Reimbursement Revenue	\$331,676	\$433,959
Vacancy Allowance	\$(52,231)	\$(59,598)
<b>Effective Gross Revenue</b>	<b>\$1,607,397</b>	<b>\$1,942,894</b>
Annual Operating Expenses	Year 1	Year 10
Common Area Maintenance	\$126,600	\$165,184
Insurance	\$50,787	\$66,266
Taxes	\$124,147	\$148,367
Management	\$48,222	\$58,287
<b>Total Operating Expenses</b>	<b>\$349,756</b>	<b>\$438,104</b>
<b>Net Income Return</b>	<b>\$1,257,640</b> 7.50%	<b>\$1,504,789</b> 8.97%

**NOTE:**

The net income is an estimate and does not provide for all potential costs and expenses (i.e. maintenance, repair, etc.) that may be required of the owner. Any reserves set forth herein are merely estimates and not based on any experience, physical inspection, or prior knowledge. All prospective purchasers are strongly advised to make an independent investigation to determine their estimate of costs and expenses prior to entering into an agreement to purchase.

For the Years Ending	Year 1 Dec – 2026	Year 2 Dec – 2027	Year 3 Dec – 2028	Year 4 Dec – 2029	Year 5 Dec – 2030	Year 6 Dec – 2031	Year 7 Dec – 2032	Year 8 Dec – 2033	Year 9 Dec – 2034	Year 10 Dec – 2035
<b>Rental Revenue</b>										
Potential Base Rent	\$1,332,992	\$1,355,721	\$1,389,872	\$1,439,823	\$1,458,898	\$1,473,140	\$1,505,727	\$1,536,053	\$1,575,676	\$1,568,533
Turnover Vacancy	\$(5,040)	\$(5,145)	\$(22,279)	\$(14,398)	\$0	\$(5,843)	\$(40,034)	\$(25,827)	\$(40,126)	\$0
<b>Total Rental Revenue</b>	<b>\$1,327,952</b>	<b>\$1,350,576</b>	<b>\$1,367,593</b>	<b>\$1,425,425</b>	<b>\$1,458,898</b>	<b>\$1,467,297</b>	<b>\$1,465,692</b>	<b>\$1,510,226</b>	<b>\$1,535,550</b>	<b>\$1,568,533</b>
<b>Other Tenant Revenue</b>										
Total Expense Recoveries	\$331,676	\$340,011	\$350,619	\$367,846	\$380,293	\$388,494	\$393,632	\$406,086	\$417,182	\$433,959
<b>Vacancy &amp; Credit Loss</b>										
Vacancy Allowance	\$(52,231)	\$(48,436)	\$(49,394)	\$(55,260)	\$(56,160)	\$(56,779)	\$(17,953)	\$(53,690)	\$(36,441)	\$(59,598)
<b>Effective Gross Revenue</b>	<b>\$1,607,397</b>	<b>\$1,642,151</b>	<b>\$1,668,817</b>	<b>\$1,738,011</b>	<b>\$1,783,031</b>	<b>\$1,799,012</b>	<b>\$1,841,372</b>	<b>\$1,862,622</b>	<b>\$1,916,291</b>	<b>\$1,942,894</b>
<b>Expenses</b>										
CAM	\$126,600	\$130,398	\$134,310	\$138,339	\$142,489	\$146,764	\$151,167	\$155,702	\$160,373	\$165,184
Insurance	\$50,787	\$52,311	\$53,880	\$55,497	\$57,162	\$58,877	\$60,643	\$62,462	\$64,336	\$66,266
Taxes	\$124,147	\$126,630	\$129,163	\$131,746	\$134,381	\$137,068	\$139,810	\$142,606	\$145,458	\$148,367
Management	\$48,222	\$49,265	\$50,065	\$52,140	\$53,491	\$53,970	\$55,241	\$55,879	\$57,489	\$58,287
<b>Total Operating Expenses</b>	<b>\$349,756</b>	<b>\$358,604</b>	<b>\$367,417</b>	<b>\$377,722</b>	<b>\$387,523</b>	<b>\$396,679</b>	<b>\$406,861</b>	<b>\$416,649</b>	<b>\$427,656</b>	<b>\$438,104</b>
<b>Net Operating Income</b>	<b>\$1,257,640</b>	<b>\$1,283,548</b>	<b>\$1,301,400</b>	<b>\$1,360,289</b>	<b>\$1,395,508</b>	<b>\$1,402,332</b>	<b>\$1,434,511</b>	<b>\$1,445,974</b>	<b>\$1,488,635</b>	<b>\$1,504,789</b>
<b>Leasing &amp; Capital Costs</b>										
Tenant Improvements	\$4,500	\$4,635	\$36,999	\$14,752	\$0	\$0	\$53,625	\$42,892	\$17,101	\$24,464
Leasing Commissions	\$6,021	\$5,906	\$26,613	\$17,199	\$0	\$0	\$55,012	\$30,852	\$19,938	\$28,835
Capital Reserves	\$8,062	\$8,303	\$8,552	\$8,809	\$9,073	\$9,345	\$9,626	\$9,915	\$10,212	\$10,518
<b>Available Cash Flow</b>	<b>\$1,239,058</b>	<b>\$1,264,703</b>	<b>\$1,229,235</b>	<b>\$1,319,529</b>	<b>\$1,386,435</b>	<b>\$1,392,987</b>	<b>\$1,316,248</b>	<b>\$1,362,315</b>	<b>\$1,441,383</b>	<b>\$1,440,972</b>

**General Projection Assumptions**

Analysis Date	01/01/2026
Total Rentable Area	80,615 SF
General Inflation per Annum	3.00%
General Expense Growth per Annum	3.00%
Real Estate Tax Growth per Annum	2.00%
General Vacancy Loss	5.00%
Management Fee	3.00%
Capital Reserves	\$0.10 PSF
Tenants Excluded from Vacancy Loss	Northern Tool + Equipment; Boot Barn; Cato; Leslie's Swimming Pool Supplies; Jackson Hewitt

**Market Leasing Assumptions**

Market Rent SF/Month	See Rent Roll Column: End-of-Term Assumptions
Market Rent Growth Rate	3% Annually
Renewal Probability	75%
Type of Lease	NNN
Speculative Lease Term	5 Years
Escalations with Lease Term	3% Annually
Months Down Time	6 Months
TI Allowance	\$15 PSF
Leasing Commission	6%/3%



Tenant	Sq. Ft.	Monthly Rent PSF	Annual Rent PSF	Current Annual Rent	Remaining Lease Term	Rent Commence. Date	Lease Expiration Date	Rental Increase Date(s)	Rental Increase Amount(s)	Options	Lease Structure	End of Term Assumption
Northern Tool + Equipment	23,460	\$1.00	\$12.00	\$281,520	8 yrs. 1 mo.	10/25/2023	10/31/2033	11/1/2028	\$310,845	2 @ 5 yrs Option 1: \$346,035 Option 2: \$387,090	NNN with tenant responsible for all taxes, insurance, and proportionate share of common area maintenance, including management fee not to exceed the lesser of i) the actual management fee or ii) 3% of gross rentals of the Shopping Center. Increases in Controllable CAM costs are capped at 5% annually. First year CAM cap of \$1.50/sf.	Option
Boot Barn	11,391	\$1.42	\$17.00	\$193,647	10 yrs. 2 mos.	12/1/2025	11/30/2035	12/1/2030	\$213,012	4 @ 5 yrs Option 1: \$234,313 Option 2: \$257,744 Option 3: \$283,519 Option 4: \$311,870	NNN with tenant responsible for all taxes, insurance, and proportionate share of common area maintenance. Tenant is also responsible for its proportionate share of a management fee equal to 3.5% of gross rentals for the Shopping Center (base rent + pass-throughs). First year CAM, taxes, and insurance capped at \$3.75/sf. Thereafter, controllable CAM costs shall not increase by more than 5% annually on a non-cumulative basis.	Option
Guitar Center	9,576	\$1.42	\$17.00	\$162,792	6 yrs. 7 mos.	4/26/2007	4/30/2032	5/1/2027	\$172,368	N/A	NNN with tenant responsible for all taxes, insurance, and proportionate share of common area maintenance. Tenant is also responsible for an administrative fee equal to 10% of CAM costs. Tenant's proportionate share of Controllable Costs shall not increase by more than 5% annually.  Tenant is currently in their second and final option period.	MLA: \$1.50/SF
Cato	8,100	\$0.90	\$10.75	\$87,075	2 yrs. 4 mos.	11/1/2002	1/31/2028	N/A	N/A	N/A	NNN with tenant responsible for all taxes, insurance, and proportionate share of common area maintenance, excluding administrative and management fees. Increases in CAM costs are capped at 5% annually. Tenant will pay percentage rent of 3% of all completed gross retail sales in excess of \$2,902,500.	MLA: \$1.00/SF
Skechers	8,000	\$1.33	\$16.00	\$128,000	5 yrs. 2 mos.	11/3/2017	11/30/2030	N/A	N/A	2 @ 5 yrs Option 1: \$140,800 Option 2: \$154,880	NNN with tenant responsible for all taxes, insurance, and proportionate share of common area maintenance. Tenant is also responsible for an administrative fee equal to 10% of CAM costs. Tenant's proportionate share of Controllable Costs shall not increase by more than 5% annually.	Option
Rainbow Shops	7,888	\$1.00	\$12.04	\$95,000	5 yrs. 4 mos.	2/1/2016	1/31/2031	2/1/2026	\$110,432	1 @ 5 yrs Option: \$122,264	NNN with tenant responsible for all taxes, insurance, and proportionate share of common area maintenance, including management fee. Tenant's proportionate share of CAM costs shall not increase by more than 5% annually on a non-cumulative basis.	Option



# Northern Tool + Equipment



**LESSEE**  
Northern Tool & Equipment Company, Inc.

**NO. OF LOCATIONS**  
120+

**WEBSITE**  
northerntool.com

**Northern Tool + Equipment**, founded in 1981 and headquartered in Burnsville, Minnesota, is a privately held company specializing in high-quality tools and equipment for both DIY enthusiasts and professional contractors. The brand operates more than 120 retail locations across 20 states and offers a catalog of over 100,000 SKUs, including power tools, generators, trailers, and specialty equipment. Known for its focus on durability, value, and reliability, Northern Tool serves key industries such as construction, automotive repair, agriculture, and general maintenance, supported by a robust e-commerce and catalog platform.

# Skechers



**LESSEE**  
Skechers U.S.A. Retail, LLC

**NO. OF LOCATIONS**  
5,332+

**WEBSITE**  
skechers.com

**Skechers**, founded in 1992 and headquartered in Manhattan Beach, California, is a globally recognized footwear and apparel brand known for combining comfort, style, and performance. Its extensive product range includes lifestyle and athletic shoes, apparel, and accessories for men, women, and children, integrating proprietary technologies with fashion-forward design. Today, Skechers ranks as the world's third-largest footwear brand with over 5,300 retail outlets worldwide, including company-owned and third-party locations. In 2025, the company was acquired by 3G Capital in a \$9.4 billion transaction, further strengthening its global growth platform.

# Boot Barn



**LESSEE**  
Boot Barn, Inc.

**STOCK SYMBOL**  
NYSE: BOOT

**NO. OF LOCATIONS**  
459

**WEBSITE**  
bootbarn.com

**Boot Barn**, founded in 1978, is the nation's largest western and workwear retailer with 459 stores across 49 states, including 60 new openings in fiscal 2025. The retailer offers a comprehensive selection of cowboy boots, work boots, apparel, and outdoor gear, featuring top brands such as Levi's, Carhartt, Columbia, Blundstone, and Wrangler, alongside proprietary lines including Boot Barn, Wonderwest, and Boot Barn Work. Its product mix caters to both lifestyle and functional needs across rural, suburban, and urban markets. The company reported fiscal 2025 revenue of \$1.9 billion, marking its tenth consecutive year of growth.

# Cato



**LESSEE**  
Cato of Texas, L.P.

**STOCK SYMBOL**  
NYSE: CATO

**NO. OF LOCATIONS**  
1,100+

**WEBSITE**  
catofashions.com

**The Cato Corporation**, operating as Cato Fashions, was established in 1946 and is now headquartered in Charlotte, North Carolina, the company currently operates approximately 1,100 stores across 31 states under brands including Cato, Versona, It's Fashion, and It's Fashion Metro, each meant to serve different customer segments with style and value. Cato's stores carry fashion-forward apparel in multiple categories, targeting budget-conscious shoppers seeking seasonal and everyday wardrobe options.

Cato is publicly traded on the NYSE under the ticker symbol CATO. For the fiscal year 2024, the company reported annual revenue of \$649.8 million.

# Leslie's Pool Supplies



**LESSEE**  
Leslie's Poolmart, Inc.

**STOCK SYMBOL**  
NASDAQ: LESL

**NO. OF LOCATIONS**  
950+

**WEBSITE**  
lesliespool.com

**Leslie's Pool Supplies**, founded in 1963 and headquartered in Phoenix, Arizona, is the nation's largest direct-to-consumer brand in the pool and spa care industry. The company operates more than 950 locations nationwide and offers a full range of products including chemicals, equipment, and accessories, as well as professional services such as water testing and equipment repair. Known for its expertise and comprehensive offerings, Leslie's serves both residential and commercial customers as a one-stop shop for pool care solutions. The company reported revenue of approximately \$1.33 billion for the fiscal year ending September 2024.

# Jackson Hewitt



**LESSEE**  
Centax Inc. dba Jackson Hewitt Tax Service

**GUARANTORS**  
Mark H. Munson and Kim D. Bledsoe

**NO. OF LOCATIONS**  
5,200+

**WEBSITE**  
jacksonhewitt.com

**Jackson Hewitt Tax Service Inc.** is the second-largest tax preparation service in the United States, assisting millions of clients annually with federal, state, and local income tax filings. Founded in 1982 and headquartered in Jersey City, New Jersey, the company operates over 5,200 locations nationwide, including more than 2,600 inside Walmart stores, providing convenient access to its services. Jackson Hewitt prepares millions of tax returns each year, offering personalized and affordable tax solutions. The company caters to individuals and small businesses, emphasizing customer service and maximizing refunds.

# Evolutions Trading



**LESSEE**  
Evolutions Trading LLC

**GUARANTORS**  
Kevin Grannes and Christopher Grannes

**NO. OF LOCATIONS**  
1

**WEBSITE**  
evolutionstrading.com

**Evolutions Trading** is a veteran-owned hobby store specializing in trading cards and collectible games, including Pokémon, Yu-Gi-Oh!, Magic: The Gathering, Lorcana, and One Piece. The shop also carries a wide selection of Funko Pops and memorabilia. Dedicated to serving the collector community, Evolutions Trading buys, sells, and trades cards, offers delivery services, and maintains a strong community focus through local engagement and customer loyalty.

# Meal Proz



**LESSEE**  
Nicholas Noel dba Meal Proz

**GUARANTOR**  
Nicholas Noel

**NO. OF LOCATIONS**  
4

**WEBSITE**  
themealproz.com

**Meal Proz** creates fresh, convenient, and flavorful meals designed to fit a wide range of lifestyles and dietary needs, from fitness enthusiasts and macro-trackers to busy parents and anyone seeking healthy, hassle-free dining. Each chef-prepared dish is crafted with high-quality ingredients and wellness in mind, featuring balanced portions, rotating menus, and diverse cuisines. Over time, Meal Proz has built a loyal following of thousands of local customers who rely on its meal plan service. The company offers pickup at its locations in Killeen, Round Rock, North Austin, and Temple, as well as delivery throughout Austin and Central Texas.

# Guitar Center



**LESSEE**  
Guitar Center Stores, Inc.

**NO. OF LOCATIONS**  
300+

**WEBSITE**  
guitarcenter.com

**Guitar Center**, founded in 1959 and headquartered in Westlake Village, California, is the nation’s largest retailer of musical instruments, equipment, and accessories. The company operates over 300 stores nationwide, serving musicians, producers, educators, and audio enthusiasts with a wide selection of guitars, drums, keyboards, and pro audio gear. Beyond retail, Guitar Center offers repairs, rentals, and lessons, establishing itself as a full-service destination for music and audio needs. It also operates Music & Arts, focused on school instruments, and GC Pro, serving professional audio and production markets.

# Azura Nail Salon Bar



**LESSEE**  
JP Pedi Spa LLC

**GUARANTOR**  
Tri Dang

**WEBSITE**  
azuranailsalonbar.com

**Azura Nail Salon Bar** is a premier full-service nail salon dedicated to delivering an elevated experience of luxury, comfort, and professionalism. Their team of highly skilled technicians provides exceptional nail care in a pristine, relaxing setting designed to promote wellness and indulgence. The salon offers an extensive menu of services, including nail treatments for adults and children, spa manicures and pedicures, a full range of waxing services, and a curated selection of beer, wine, and cocktails for guests to enjoy.

By maintaining the highest standards of hygiene, cleanliness, and attention to detail, Azura has earned a reputation as one of the area’s top-rated salons.

# Rainbow Shops



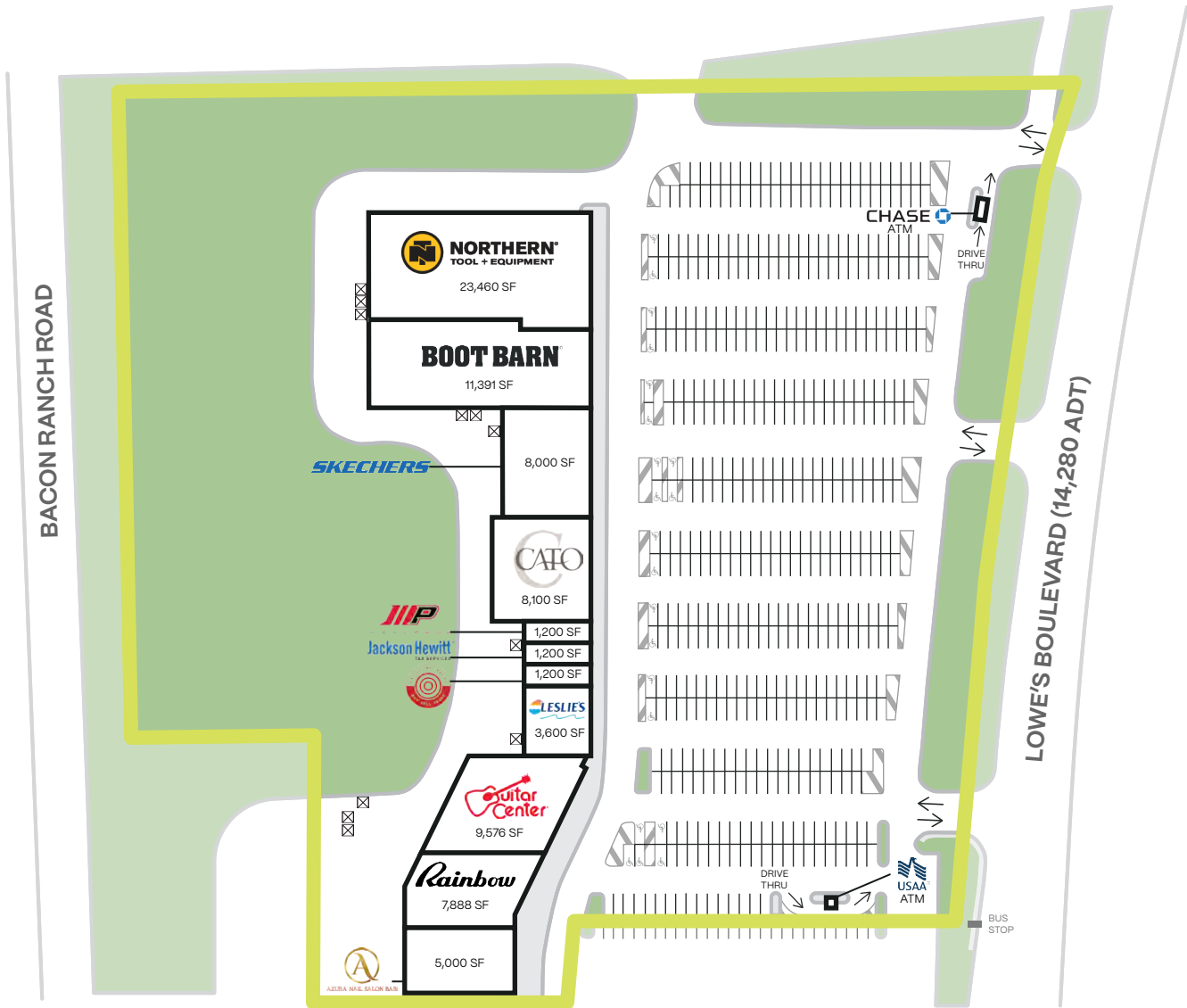
**LESSEE**  
Rainbow USA, Inc.

**NO. OF LOCATIONS**  
900+

**WEBSITE**  
rainbowshops.com

**Rainbow USA Inc.**, commonly known as **Rainbow Shops**, is a privately held American retail apparel chain founded in 1935 by Irving Arthur Swarzman. Headquartered in Brooklyn, New York, the company operates over 900 stores across the United States, Puerto Rico, and the U.S. Virgin Islands. Rainbow specializes in affordable fashion apparel, targeting teenagers and young women, with a diverse product range that includes women’s, plus size, men’s, and children’s clothing, as well as shoes and accessories. The company also owns sister brands such as 5-7-9 and Marianne.









Austin (~66 Miles)



**TEXAS A&M UNIVERSITY**  
CENTRAL TEXAS

Charles E. Patterson Middle School KISD Career Center




**HOBBY LOBBY**  
666,100 Annual Visits, Top 4% Nationwide

**IN-N-OUT BURGERS**  
556,700 Annual Visits

**TRACTOR SUPPLY CO.** **F Mobile**  
**Wendy's** **McALISTER'S DELI**  
**DOLLAR TREE**

**LOWE'S**  
**KOHL'S**  
**OfficeMax**

**KILLEEN MARKETPLACE**

**NORTHERN TOOL + EQUIPMENT** **CAFO** **Guitar Center**  
Top 15% Nationwide

**Rainbow SKECHERS BOOT BARN** **LESLIE'S** **III P**  
**JACKSON HEWITT TAX SERVICE** **ASURA NAIL SALON BAR** **USAA**

**Walmart Supercenter**  
3.3M Annual Visits, Top 3% Nationwide

**Chick-fil-A**  
981,400 Annual Visits, Top 9% in TX

**CVS** **AT&T**  
**Jack in the box** **golden corral**

Ellison High School

**Red Robin**  
**Applebee's GRILL & BAR**

**Academy SPORTS+OUTDOORS**  
679,100 Annual Visits

**PET SMART** **OLLIE'S**  
**ALDI** **SPEC'S**

**SMOOTHIE KING**

Lowes Blvd (14,280 ADT)

**Days Inn**  
**Studio 6**

**H-E-B plus!**  
2.5M Annual Visits

Trimmer Rd (15,694 ADT)

**KILLEEN MALL**

**JCPenney** **H&M**  
**Dillard's** **SHOE DEPT. ENCORE**  
**Burlington** **Foot Locker**  
482,800 Annual Visits, Top 11% Nationwide  
**AMERICAN EAGLE** **CHAMPS**

190 INTERSTATE 14 (83,000 ADT)

**COURTYARD**  
BY HARRIOTT

**Quality AUTO PARTS**  
**HOOK & REEL**

**Ashley**  
HOMESTORE

**W**  
534,400 Annual Visits, Top 5% Nationwide

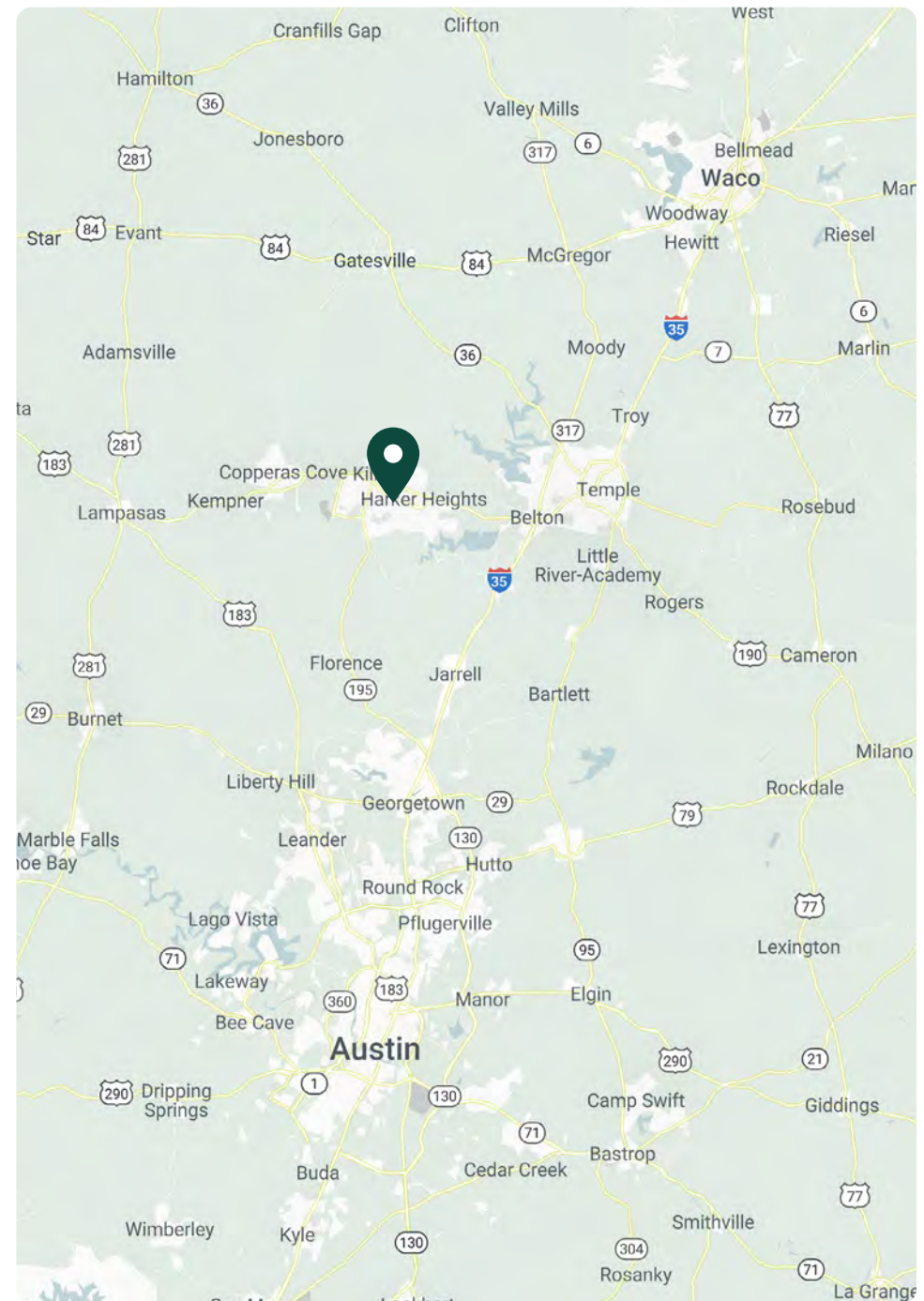
# A Growing Market Between Austin and Waco

Killeen, with a population of approximately 161,612, is the largest city in Bell County and the principal city within the Killeen–Temple MSA. The city has experienced a 5.12% population increase since 2020, and a projected five-year growth rate of over 9%, reflecting sustained growth and economic stability. Located along U.S. Highway 190/Interstate 14, Killeen lies in the heart of the Grand Central Texas Region, within 180 miles of every major metropolitan area in the state—providing direct connectivity to Austin, Dallas–Fort Worth, San Antonio, and Houston.

The Killeen–Temple MSA has a population exceeding 500,000 residents. The region benefits from multimodal accessibility via road, rail, and air, strengthening its appeal to manufacturers, distributors, and logistics operators. High-growth sectors include healthcare, manufacturing, retail trade, transportation and warehousing, construction, and defense-related industries, reflecting the area's diverse and resilient economic base.

Demographics further support Killeen's strong market fundamentals. The area has a young and expanding population, with a median age of 31, driven by the strong military presence and steady in-migration from Austin and other Central Texas cities. The community further benefits from a solid educational foundation, with Texas A&M University–Central Texas and Central Texas College providing a steady supply of skilled graduates and workforce training.

Killeen's sustained residential and commercial expansion, strategic Central Texas location, and strong employment base position it as a key growth corridor between Austin and Waco—a market poised for continued economic and population expansion in the years ahead.





## Fort Hood & Carl R. Darnall Army Medical Center

Fort Hood is the dominant economic driver in Central Texas and the largest single-site employer in the region, contributing more than \$39 billion annually to the state's economy. Spanning over 218,000 acres, the installation supports more than 36,000 active-duty soldiers and 45,000 family members, and is home to major commands including the III Armored Corps Headquarters, 1st Cavalry Division, and 13th Sustainment Command. The base's presence provides Killeen with a highly skilled and disciplined workforce, bolstered by service members transitioning to civilian careers each year—driving steady employment, housing demand, and economic growth across the region.

At the heart of the installation, the Carl R. Darnall Army Medical Center serves as a state-of-the-art healthcare facility for service members, veterans, and their families. Completed on a 72-acre campus, the medical complex includes a 615,000-square-foot, six-story hospital with 122 beds and specialized departments for trauma, surgery, women's health, and behavioral health. Adjacent to the hospital is a 322,000-square-foot clinic building offering primary care, orthopedics, rehabilitation, and other specialty services, supported by a 23,000-square-foot central utility plant and five parking garages totaling over one million square feet.

Together, Fort Hood and the Carl R. Darnall Army Medical Center form a cornerstone of the Central Texas economy, fostering regional stability, job creation, and long-term investment opportunities throughout the Killeen-Temple MSA.



The subject property is prominently located along Lowes Boulevard (14,280 ADT) just off U.S. Highway 190/Interstate 14 (83,000 ADT). The site benefits from strong demographics, with a population of 249,381 and an average household income of \$85,974 within a 10-mile radius.

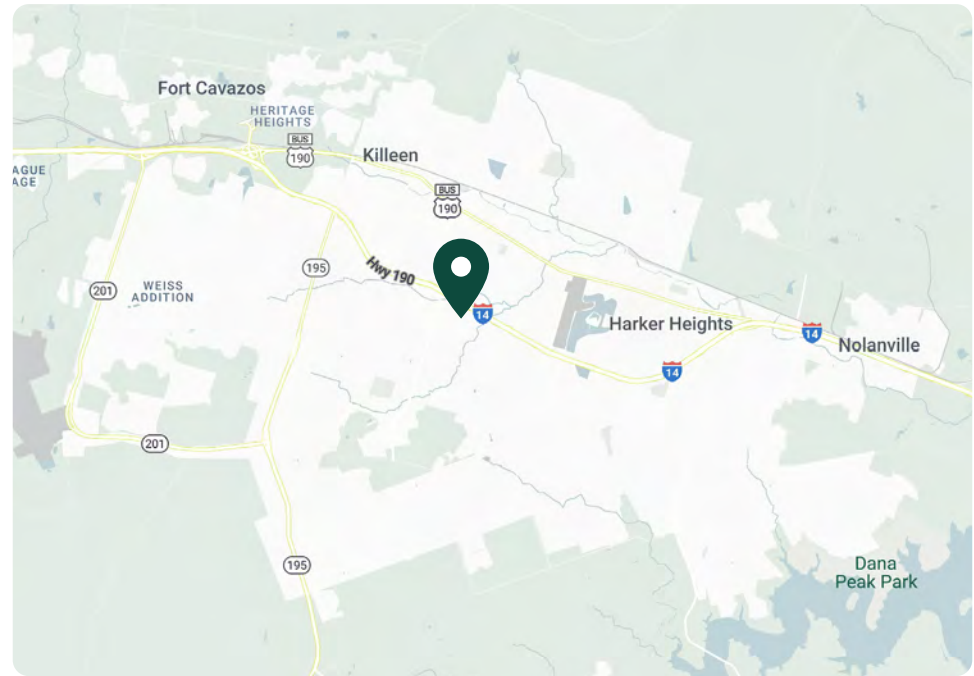
The property is located within Killeen Marketplace, shadow-anchored by Kohl's and adjacent to Walmart and Lowe's. It is surrounded by several major retail centers, including Cielo Vista Shopping Center, anchored by Academy Sports + Outdoors, with Aldi, Spec's, Ollie's, and PetSmart; and a Hobby Lobby-anchored center with Tractor Supply, Dollar Tree, McAlister's Deli, and In-N-Out Burger. Directly across the interstate lies Killeen Mall, a 554,000-square-foot regional shopping center with over 80 stores anchored by Burlington, Dillard's, JCPenney, and a brand new T.J.Maxx and HomeGoods. Other national retailers in close proximity include H-E-B plus!, Chick-fil-A, Starbucks, CVS, Golden Corral, Shipley Do-Nuts, Chevrolet, Bank of America, Whataburger, and many others.

The property is located 5 miles from Fort Hood, the largest active-duty armored post in the United States and the largest employer in the region, supporting over 173,000 direct and indirect personnel. The base contributes approximately \$39 billion annually to the Texas economy.

Educational and healthcare institutions nearby provide additional traffic and employment stability. The property is 5 miles from Texas A&M University-Central Texas, which serves over 3,000 students and staff across its 11,750-acre campus with 3 million square feet of dedicated research and academic space. It is also six miles from Central Texas College, which enrolls more than 8,000 students across its city and Fort Hood campuses. Additionally, there are five high schools within 6 miles of the site, totaling more than 10,000 students.

Healthcare anchors include AdventHealth Central Texas, a 232-bed multi-campus facility known for its excellence in heart attack treatment, located six miles from the property and Seton Medical Center Harker Heights, with 83 beds.

Additionally, the Killeen Regional Airport (GRK), located 8 miles southwest of the site, offers convenient direct, non-stop flights to Dallas-Fort Worth and Houston, enhancing accessibility for residents, businesses, and visitors alike.



Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Walmart	3.3M Annual Visits, Top 3% Nationwide
H-E-B	2.5M Annual Visits
Chick-fil-A	981,400 Annual Visits, Top 9% in TX
Hobby Lobby	666,100 Annual Visits, Top 4% Nationwide
McDonald's	582,000 Annual Visits
Academy Sports + Outdoors	679,100 Annual Visits
In-N-Out	556,700 Annual Visits
Walgreens	534,400 Annual Visits, Top 5% Nationwide
Whataburger	508,900 Annual Visits, Top 18% Nationwide
Burlington	482,800 Annual Visits, Top 11% Nationwide
Chili's Grill & Bar	353,800 Annual Visits, Top 6% in TX

249,381



2025 Total Population

\$280,901



Average Home Value

\$85,794



Average Household Income

📍 1500–1600 Lowes Blvd, Killeen, TX 76543



Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	90,736	185,514	235,168
2025 Total Population	96,174	195,935	249,381
2030 Total Population	99,578	203,124	262,017
2025–2030 Annual Growth Rate	0.70%	0.72%	0.99%
Average Household Income			
2025	\$72,194	\$80,522	\$85,794
2030	\$78,299	\$87,203	\$93,696
Average Home Value			
2025	\$235,686	\$264,798	\$280,901
2030	\$312,147	\$340,918	\$361,644

Major Employers in Killeen	# of Employees
Ill Corp & Fort Hood	32,000
Military Defense Contractors & Others	7,447
Killeen ISD	6,800
Civilian Personnel Office	6,200
Central Texas College	1,488
City of Killeen	1,173
AdventHealth	1,000
First Community Services	700
Texas A&M University – Central Texas	305



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-03-2025



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone



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