

Industrial Outdoor Storage
FOR LEASE

102 W ELMS RD
KILLEEN, TX 76542



±14.75 Acres

partners

Site Plan



Property Highlights

► FLEXIBLE STORAGE SOLUTIONS

The site offers adaptable outdoor storage for equipment, vehicles, and materials, making it ideal for contractors, service providers, and logistics users.

► PROXIMITY TO FORT HOOD

Located just minutes from Fort Hood, which drives a \$28.8 billion annual economic impact and supports steady industrial and service-related demand.

► BUILD-TO-SUIT OPPORTUNITY

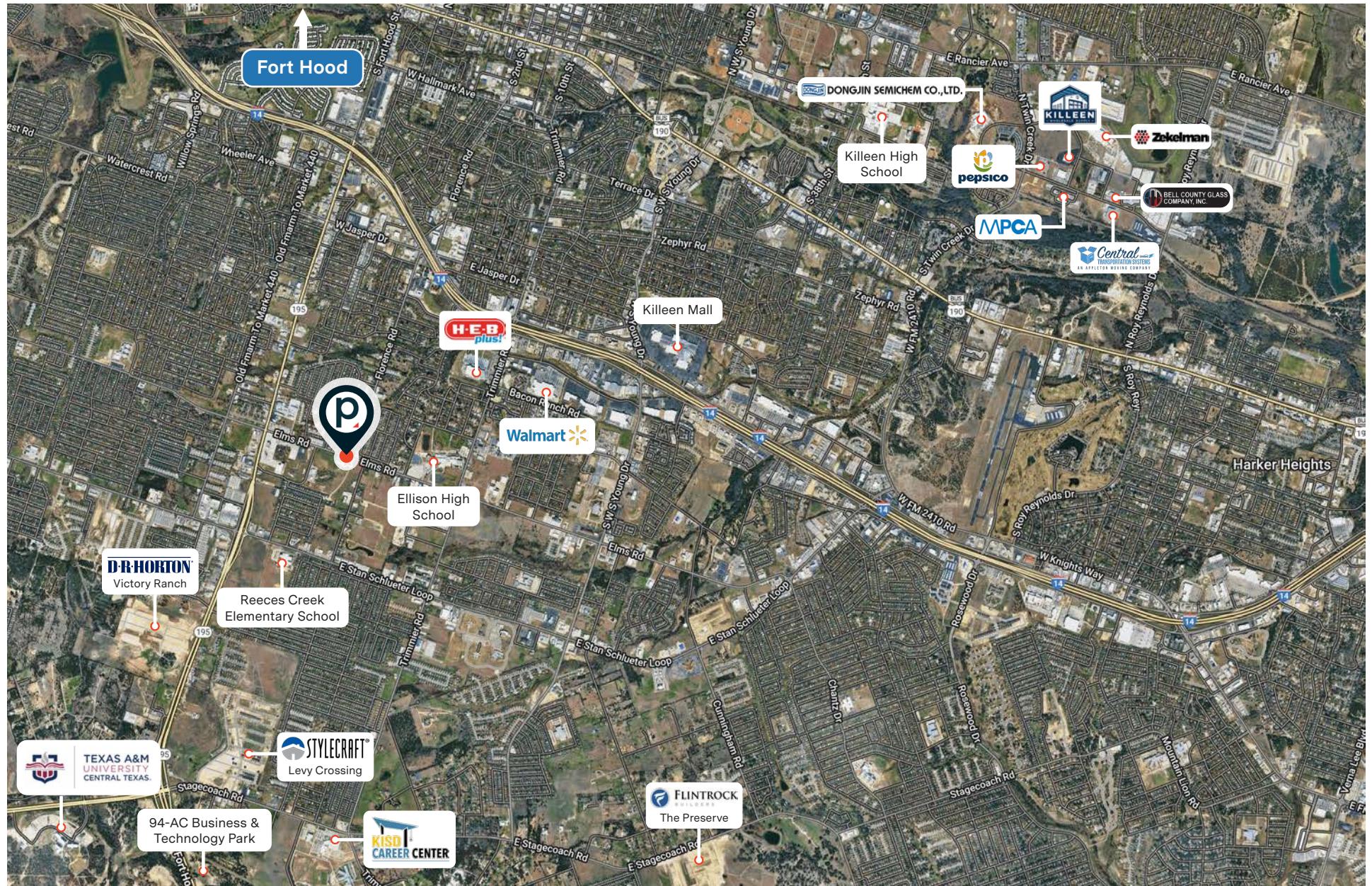
Ownership can deliver custom improvements or layout configurations, allowing tenants to tailor the space to their operational needs.

► HIGH-GROWTH KILLEEN MARKET

Killeen continues to experience strong population, economic, and job growth, creating long-term stability and demand for industrial outdoor storage.



Aerial Overview



Nearby Major Industrial



Killeen, TX



WORKFORCE

- Killeen sits at the center of one of Central Texas's most robust labor markets. Anchored by the massive economic engine of Fort Cavazos, the region supports a diverse workforce with strengths in logistics, healthcare, defense, construction, and service industries. Killeen's proximity to higher-education institutions like Central Texas College and Texas A&M-Central Texas provides a steady pipeline of skilled workers trained for both technical and professional roles.
- Over 600,000 potential employees within a 45-mile radius
- Top Local Skills: Logistics, Healthcare Support, Construction Trades, Security/Defense, Retail & Service Operations



KEY INDUSTRIES

- Killeen's economy is powered by a unique blend of military, government, healthcare, logistics, and retail sectors. Companies benefit from a strategic position along major regional corridors, direct access to Fort Cavazos, and a labor force with specialized training in high-demand fields.
- Optimal Business Sectors: Defense & Government Contracting, Logistics & Distribution, Healthcare Services, Construction & Building Trades, Retail & Service Operations



COMMUNITY DEMOGRAPHICS

- Killeen offers strong population growth, housing affordability, and a young, workforce-ready demographic profile. As one of the fastest-growing midsized cities in Central Texas, Killeen attracts families, young professionals, and civilians connected to the region's major military presence. The community's growth trajectory supports long-term economic expansion and stable workforce availability.
- +7.1 percent population growth 5-year trend
- +22 percent population growth 10-year trend
- 29.1 median age



SAMPLE TOP EMPLOYERS

- Fort Hood (Military / Government)
- AdventHealth Central Texas (Healthcare)
- Killeen ISD (Education)
- Central Texas College (Education)
- HEB (Retail)
- Baylor Scott & White (Healthcare)
- City of Killeen (Government)

PROXIMITY TO MAJOR METROS

Jarrell	28 Mi
Georgetown	37 Mi
Waco	61 Mi
Austin	64 Mi

PROXIMITY TO AIRPORTS

Killeen Regional Airport	6 Mi
Temple Executive Airport	28 Mi
Austin Bergstrom International Airport	70 Mi



*Info provided by [Killeen EDC](#) & [Killeen Chamber](#)

Our Team



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