

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

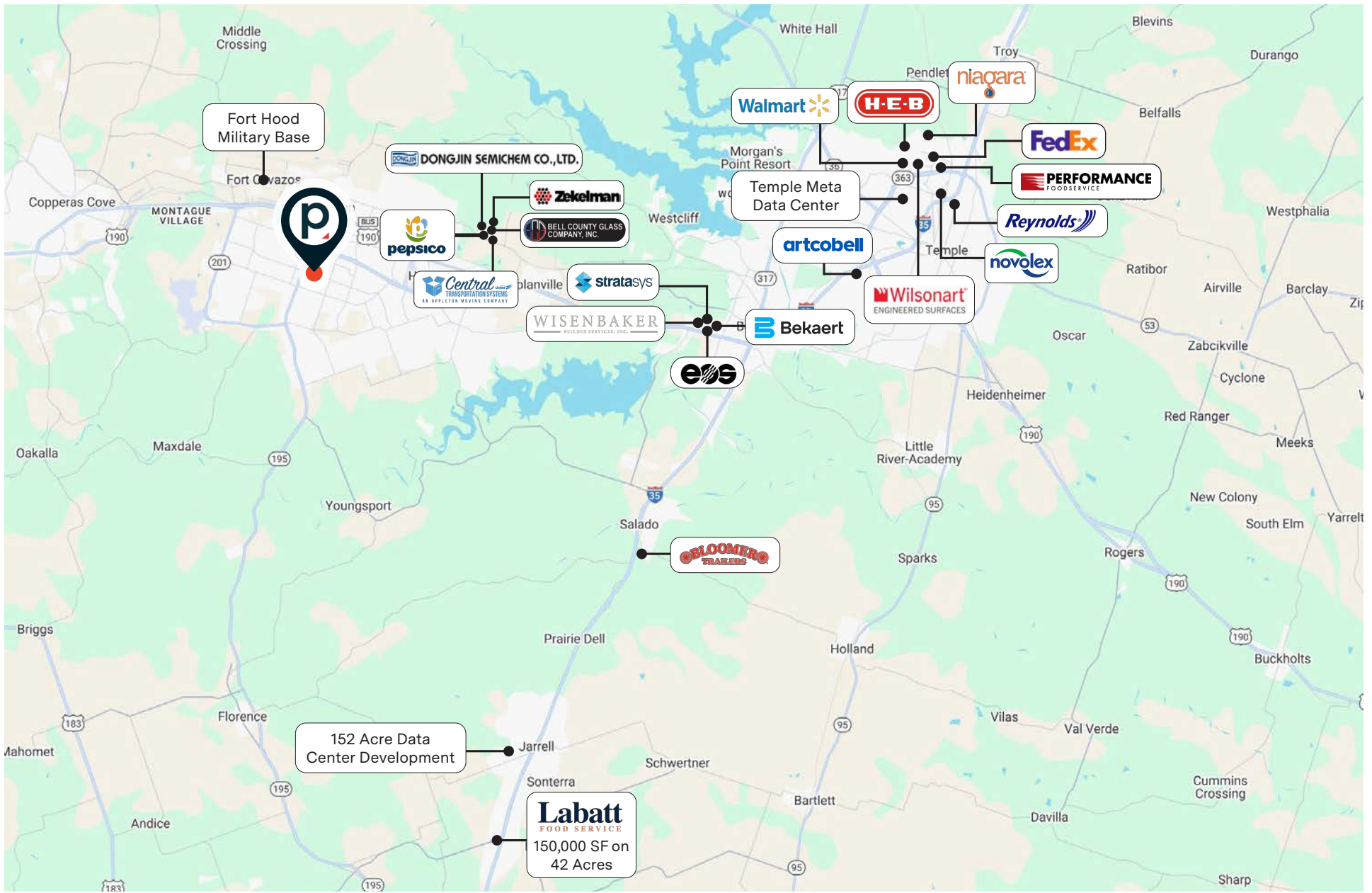
Killeen continues to experience strong population, economic, and job growth, creating long-term stability and demand for industrial outdoor storage.



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 mid-sized 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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