



TRANSWESTERN

REAL ESTATE  
SERVICES

2301

PREMIER MEDICAL SPACE FOR LEASE

# 2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549



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**2301 Medical Plaza** is a two-story building nestled near Highway 190, offering easy accessibility and convenience to major transportation routes. The building's proximity to surrounding hospitals makes it an ideal spot for medical practitioners and patients alike. There are numerous amenities within the building catering to a welcoming patient experience.

## Medical Office Availability:

- Suite 112 - 2,436 SF
- Suite 122 - 1,564 SF
- Suite 204 - 2,305 SF

## Building Information:

- Rental Rate: \$18.00 NNN
- OpEx: \$10.89 + Electric (2025 Est.)
- Parking: 5.68/1000 - Surface & Free

## Amenities:

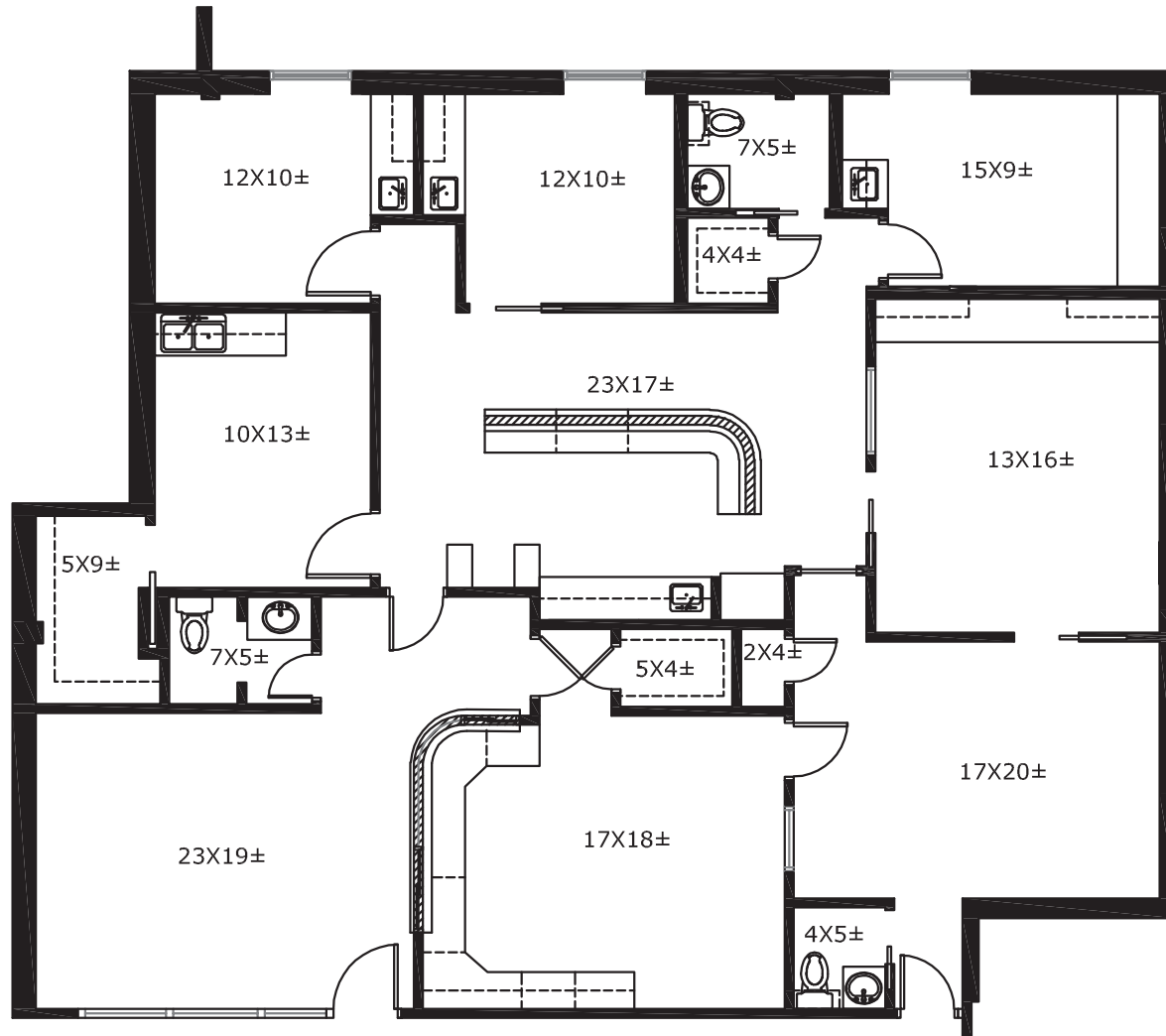
- Covered Patient Drop Off Area
- New Common Area and Restroom Finishes
- Proximity to Retail and Restaurants
- Adjacent to Advent Health Central Texas Hospital



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## Suite 112 - 2,436 SF



### Virtual Conceptual Tours:

Test-Fit A



Test-Fit B



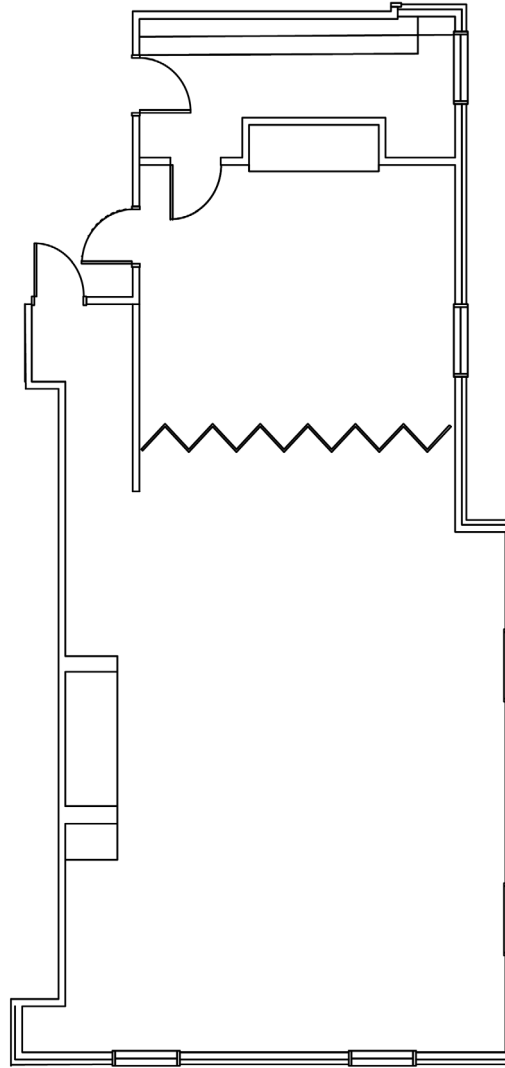
Flythrough



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## Suite 122 - 1,564 SF



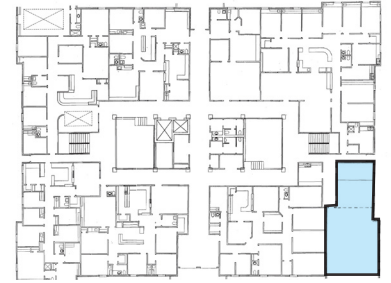


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## Suite 122 - 1,564 SF

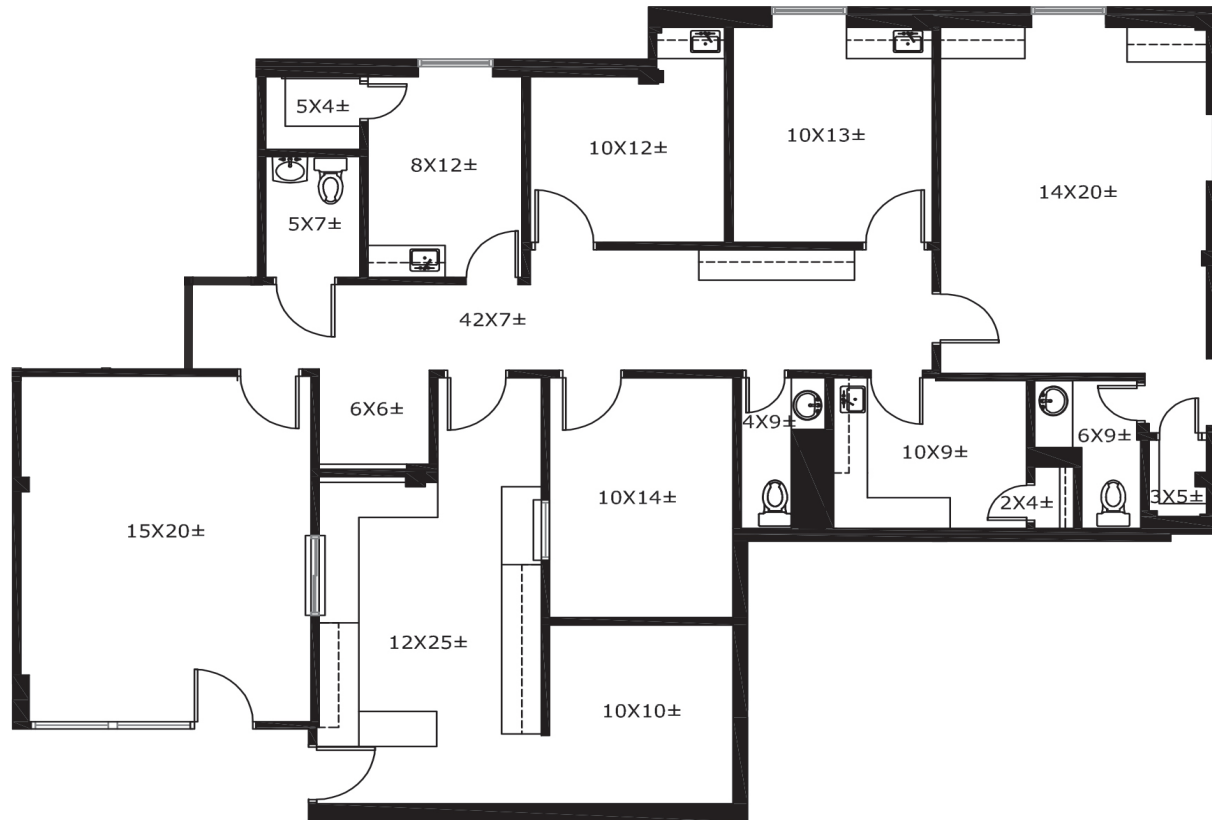
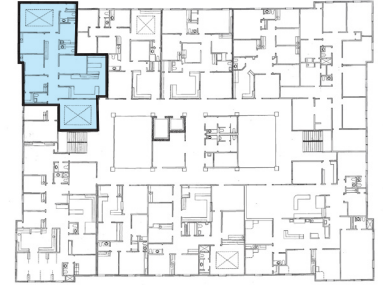
### Concept Plan



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## Suite 204 - 2,305 SF





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## Health Care & Insurance

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

Learn more about this data: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>



### MY INFOGRAPHIC



**42%**

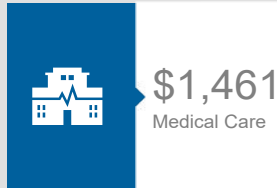
2022 Visited Dentist Last 12 Mo (%)



**76%**

2022 Visited Doctor Last 12 Mo (%)

### Health Care Expenditure



**60**

Medicare Only

**11**

Direct-Purch & Medicare

**13**

Employer & Medicare

**41**

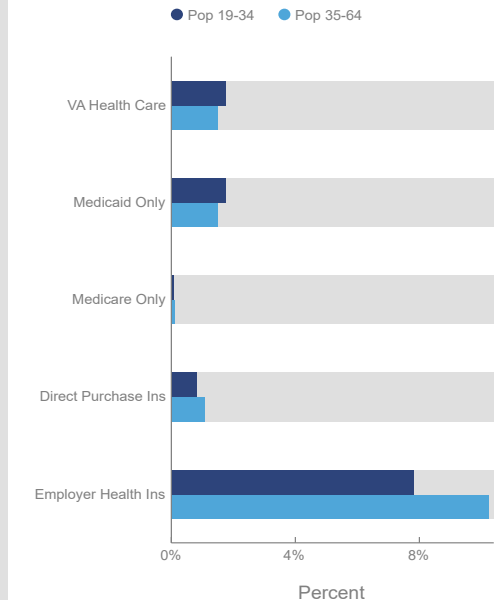
Medicare & Medicaid

### Health Care (Consumer Spending)

### Annual Expenditure

Blue Cross/Blue Shield	\$794.1
Medicare Payments	\$398.9
Physician Services	\$191.5
Dental Services	\$287.4
Eyecare Services	\$47.5
Lab Tests/X-rays	\$50.0
Hospital Room & Hospital Service	\$177.0
Convalescent/Nursing Home Care	\$16.6

### Health Insurance Coverage (ACS)



**TRANSWESTERN** REAL ESTATE SERVICES

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Owned & Managed by: **Well tower**

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## POPULATION TRENDS AND KEY INDICATORS

2301 Clear Creek Rd, Apt S, Killeen, Texas, 76549

Drive time of 5 minutes

15,752

Population

5,140

Households

3.00

Avg Size  
Household

26.4

Median  
Age

\$55,240

Median  
Household Income

\$166,678

Median  
Home Value

39

Wealth  
Index

130

Housing  
Affordability

84

Diversity  
Index

### MORTGAGE INDICATORS



\$7,213

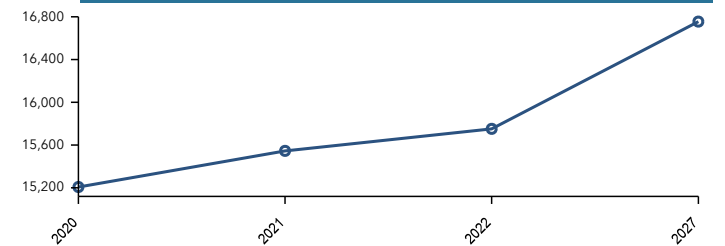
Avg Spent on Mortgage & Basics



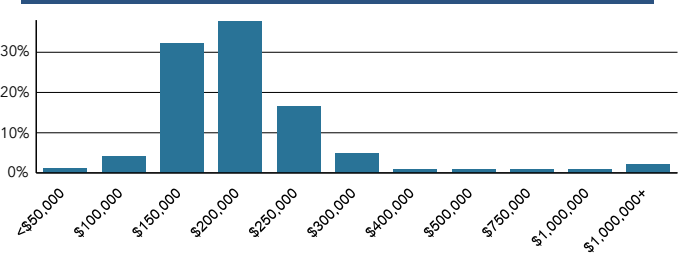
15.9%

Percent of Income for Mortgage

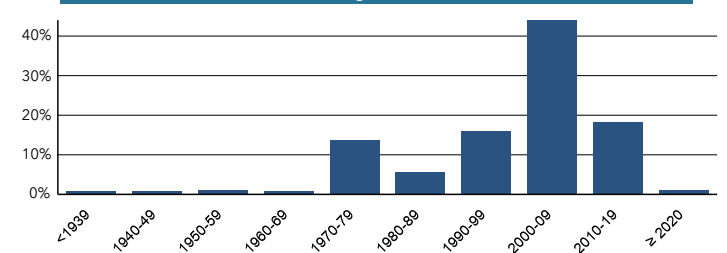
### Historical Trends: Population



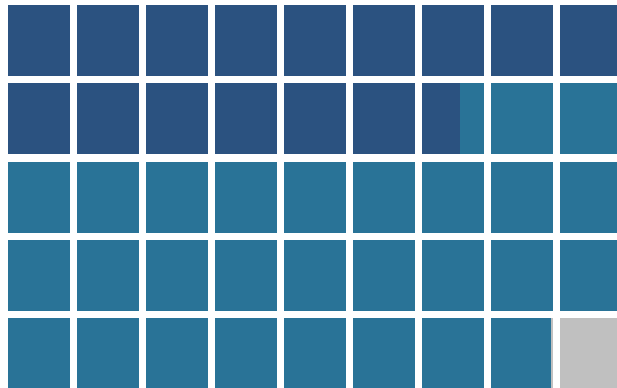
### Home Value



### Housing: Year Built



### POPULATION BY AGE



Under 18 (34.7%) Ages 18 to 64 (63.0%) Aged 65+ (2.3%)

### POPULATION BY GENERATION



0.5%

Greatest Gen:  
Born 1945/Earlier



4.3%

Baby Boomer:  
Born 1946 to 1964



12.7%

Generation X:  
Born 1965 to 1980



38.2%

Millennial:  
Born 1981 to 1998



30.6%

Generation Z:  
Born 1999 to 2016



13.7%

Alpha: Born  
2017 to Present

Source: Esri, Esri-U.S., BLS, ACS  
Esri forecasts for 2022, 2027, 2017-2021  
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