

ENTERTAINMENT & EVENTS VENUE FOR LEASE

EVENT, RETAIL, OR MIXED-USE SPACE FOR LEASE IN DOWNTOWN KILLEEN

420 EAST AVENUE C, KILLEEN, TX 76541



FOR LEASE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY SLANKER
C: (512) 800-4886
jslanker@kw.com
617990, Texas

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TABLE OF CONTENTS

420 EAST AVENUE C



JEFFREY SLANKER

C: (512) 800-4886
jslanker@kw.com
617990, Texas

Property Summary	3
Exterior	4
Hallway	5
Bar	6
Ballroom	7
Hall	8
Office	9
Bathroom	10
Kitchen	11
Aerial View	12
Location Maps	13
Business Map	14
Demographics	15
Disclaimer	16

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PROPERTY SUMMARY

420 EAST AVENUE C



Property Summary

Building Size:	21,850 SF (combined)
Lot Size:	0.79 Acres
Zoning:	Commercial
Current Use:	Entertainment venue
Location:	Downtown Killeen
Special Features:	
-	Commercial kitchen
-	High-capacity event areas
-	Divisible layouts
-	Open floor plans
-	Private parking lot

Property Overview

The combined offering of 420 East Avenue C and 312 North 8th Street in Killeen, Texas delivers approximately 21,850 square feet of adaptable commercial space across 0.79 acres in the heart of the city. Currently configured for entertainment, events, and mixed-use commercial operations, the property's open floor plans and high-capacity areas make it ideally suited for live performance venues, comedy clubs, music halls, banquet facilities, and other specialty uses. A fully equipped commercial kitchen enhances its appeal for food service, catering, and hospitality operations, allowing operators to integrate full-service dining with ticketed events. With flexible layouts that can also accommodate retail, service, and creative office uses, this large-format, downtown-adjacent property is one of the few spaces in the Killeen market ready for immediate occupancy by operators seeking a high-visibility, experience-driven destination. Zoning to be verified with the City of Killeen; preliminary information indicates a commercial district compatible with entertainment and mixed-use operations.

Location Overview

420 East Avenue C and 312 North 8th Street occupy a prominent position in the heart of Killeen's historic downtown district, placing tenants within walking distance of local government offices, established retail, dining, and cultural attractions. The property lies within the city's designated Downtown Revitalization Zone, an area benefiting from targeted infrastructure improvements, façade grant programs, and event-driven business attraction efforts. Killeen is the economic and cultural hub of Central Texas, anchored by Fort Cavazos (formerly Fort Hood), one of the largest military installations in the world, generating steady population growth and driving a robust local economy. The downtown core is evolving into a mixed-use destination, blending entertainment venues, boutique retail, professional offices, and residential lofts. The site enjoys excellent connectivity, with quick access to Business Highway 190, Interstate 14, and major arterial roads linking to Harker Heights, Copperas Cove, and the Greater Fort Hood region. This central location offers strong visibility, pedestrian access, and proximity to a growing base of residents, workers, and visitors drawn to Killeen's emerging downtown scene.

EXTERIOR

420 EAST AVENUE C



HALLWAY

420 EAST AVENUE C



BAR

420 EAST AVENUE C



BALLROOM

420 EAST AVENUE C



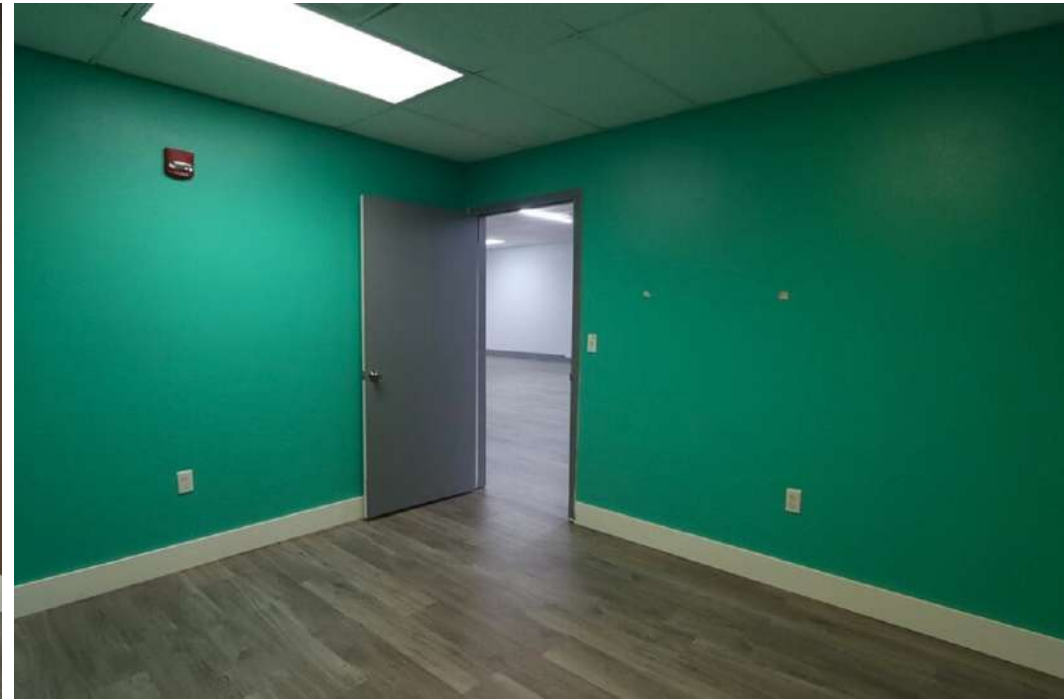
HALL

420 EAST AVENUE C



OFFICE

420 EAST AVENUE C



BATHROOM

420 EAST AVENUE C



KITCHEN

420 EAST AVENUE C



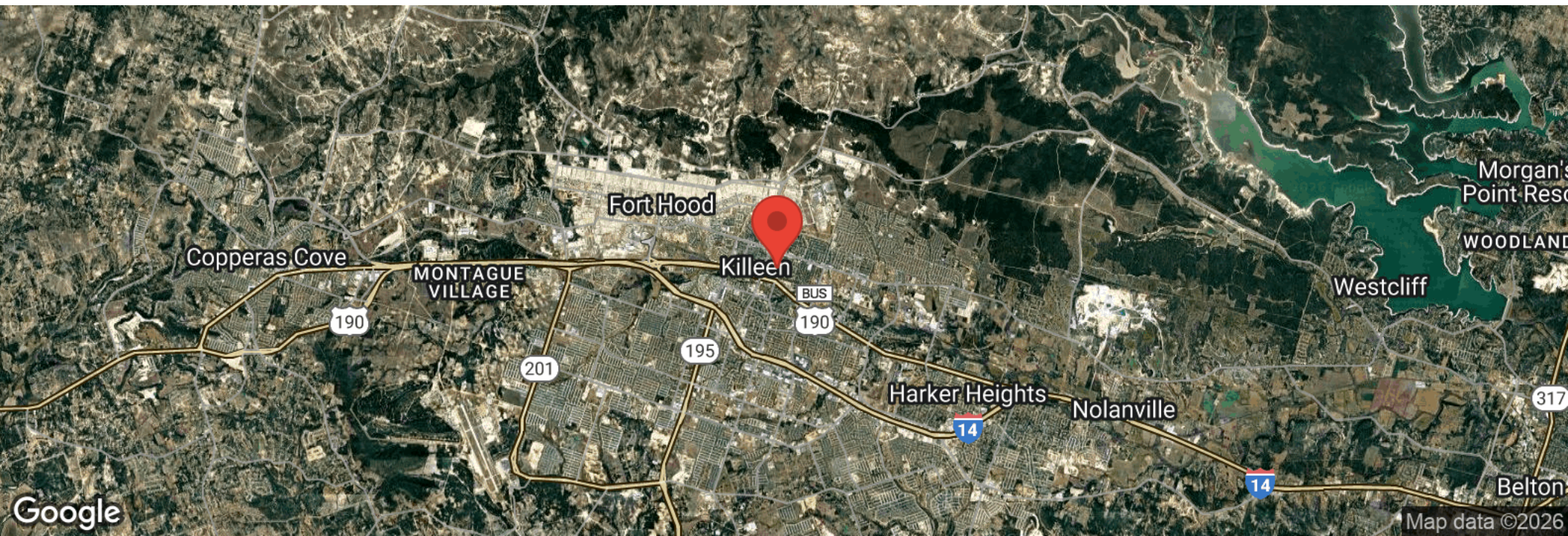
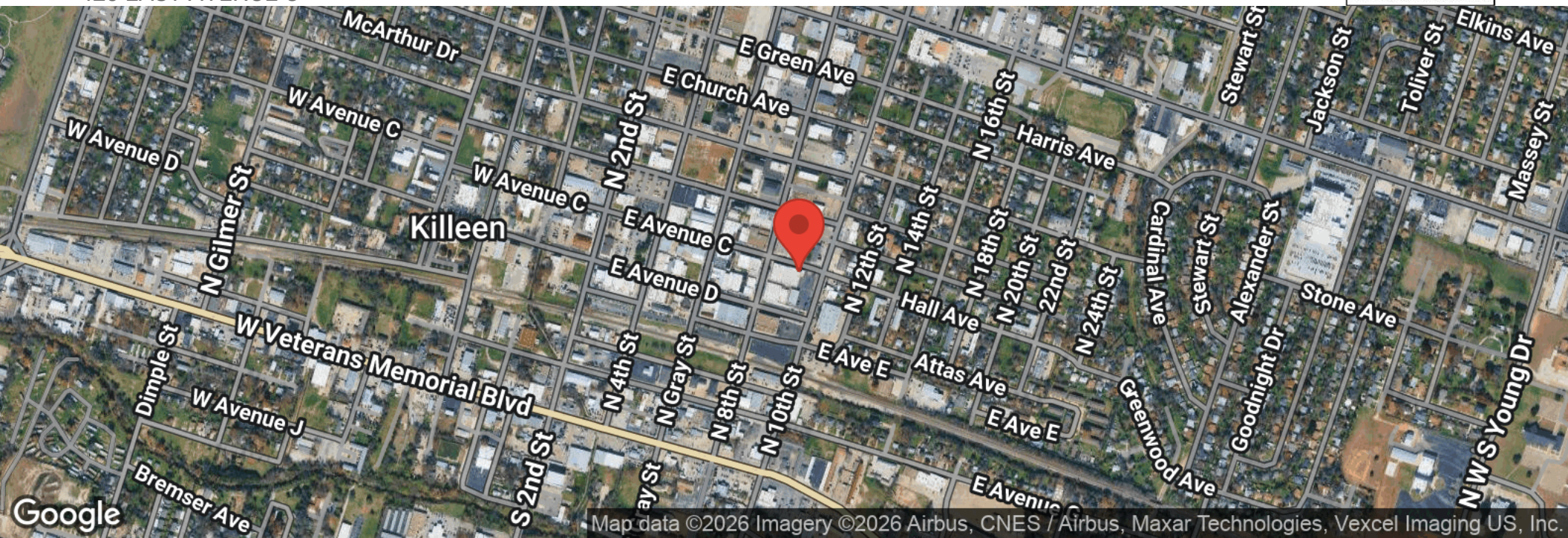
AERIAL VIEW

420 EAST AVENUE C



LOCATION MAPS

420 EAST AVENUE C



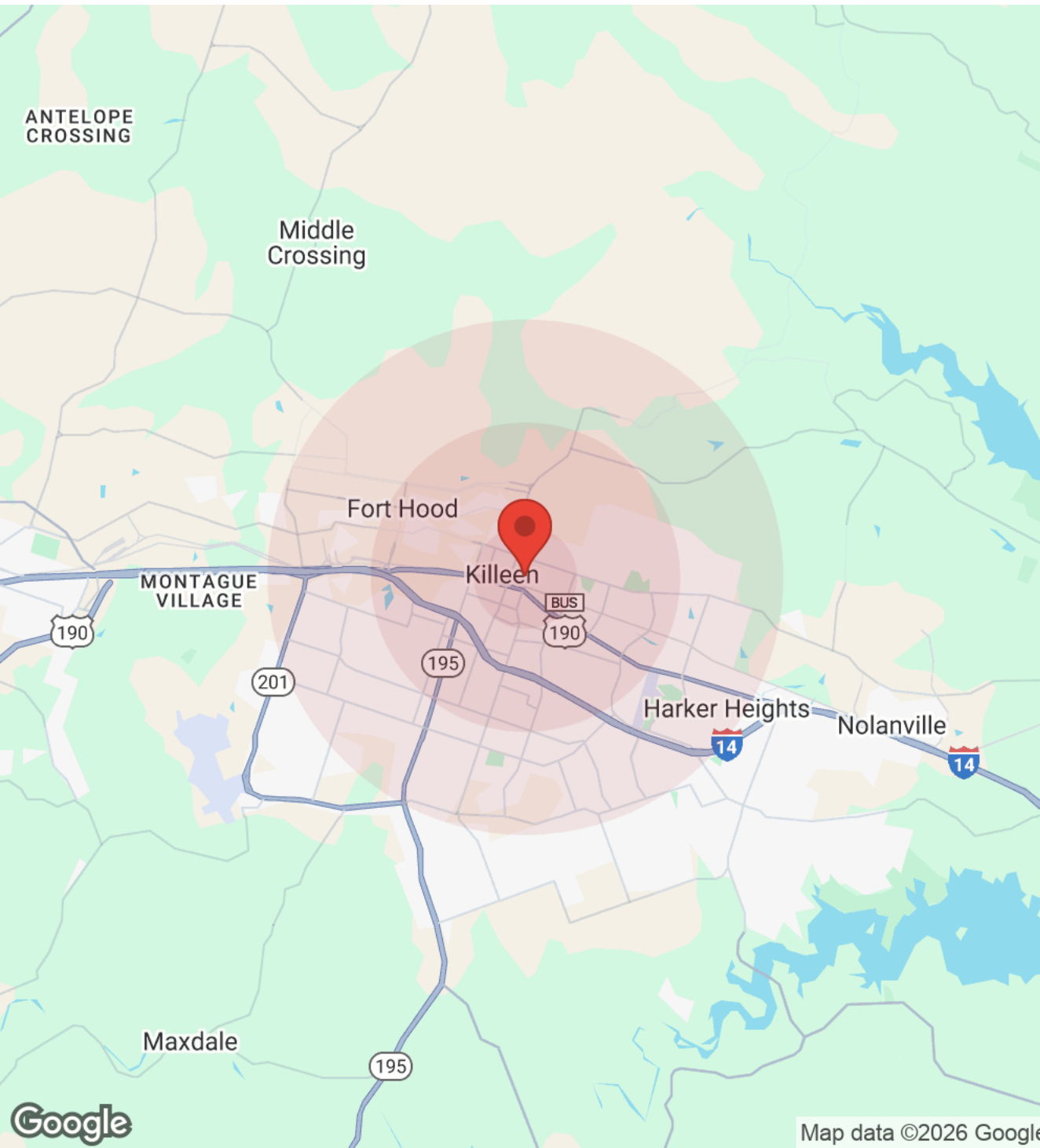
BUSINESS MAP

420 EAST AVENUE C



DEMOGRAPHICS

420 EAST AVENUE C



Population	1 Mile	3 Miles	5 Miles
Male	7,139	38,397	78,911
Female	6,766	36,693	75,507
Total Population	13,905	75,090	154,418

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,053	16,535	35,447
Ages 15-24	2,142	14,737	30,079
Ages 25-54	6,070	30,496	64,110
Ages 55-64	1,348	6,234	12,305
Ages 65+	1,289	7,087	12,476

Income	1 Mile	3 Miles	5 Miles
Median	\$35,257	\$48,184	\$56,392
< \$15,000	1,135	3,811	5,657
\$15,000-\$24,999	974	2,928	4,330
\$25,000-\$34,999	993	3,614	5,816
\$35,000-\$49,999	1,242	5,294	8,611
\$50,000-\$74,999	1,011	6,247	11,917
\$75,000-\$99,999	529	3,692	8,000
\$100,000-\$149,999	186	2,907	7,364
\$150,000-\$199,999	90	668	2,161
> \$200,000	85	793	2,005

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,323	33,864	62,136
Occupied	6,246	29,952	55,860
Owner Occupied	1,259	9,104	21,529
Renter Occupied	4,987	20,848	34,331
Vacant	1,078	3,912	6,276

DISCLAIMER

420 EAST AVENUE C



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY SLANKER
C: (512) 800-4886
jslanker@kw.com
617990, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.