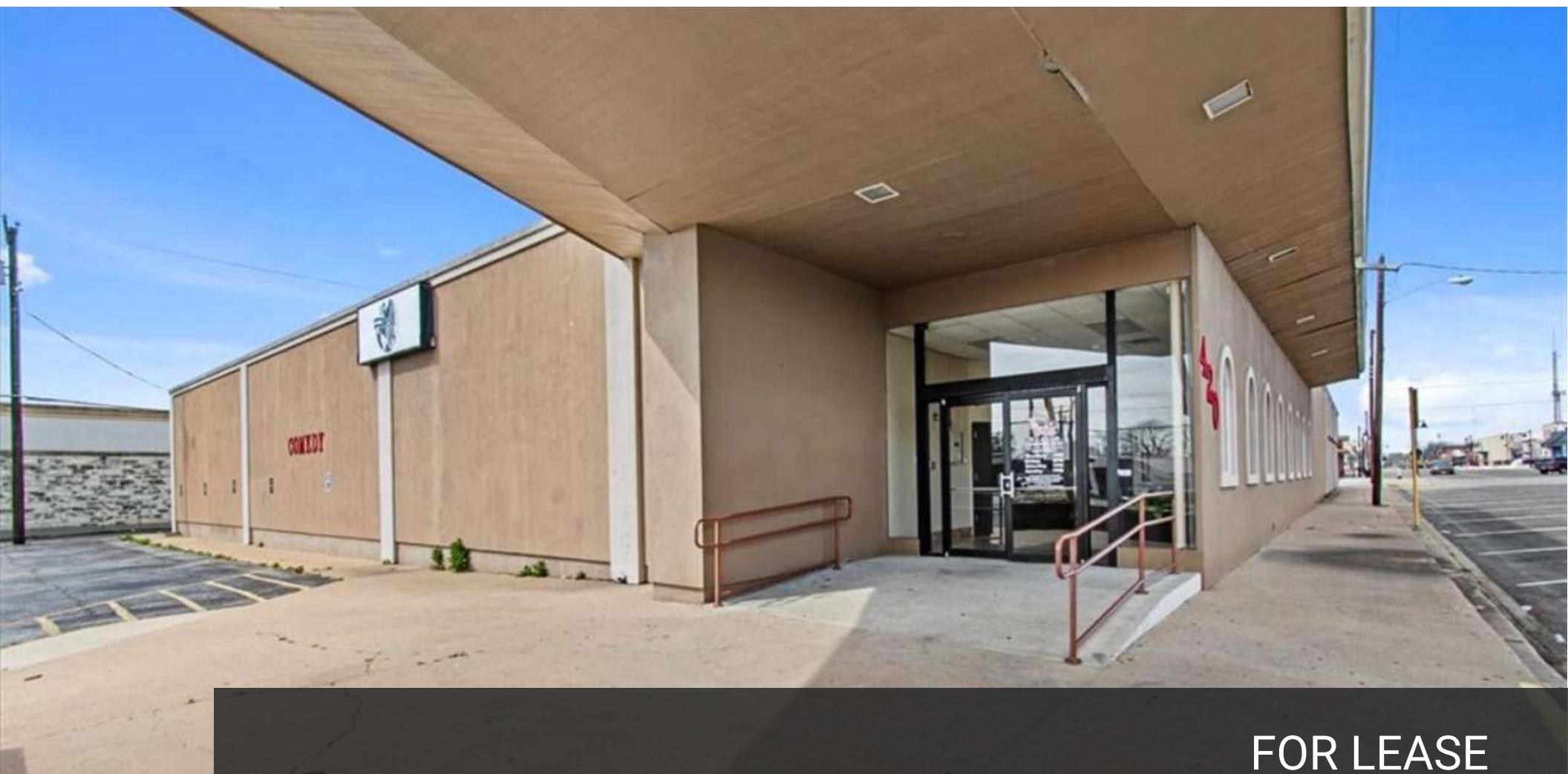


ENTERTAINMENT & EVENTS VENUE FOR LEASE

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

420 EAST AVENUE C, KILLEEN, TX 76541



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



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PRESENTED BY:

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

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420 EAST AVENUE C



JEFFREY SLANKER

C: (512) 800-4886

jslanker@kw.com

617990, Texas

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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:	<ul style="list-style-type: none">- 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



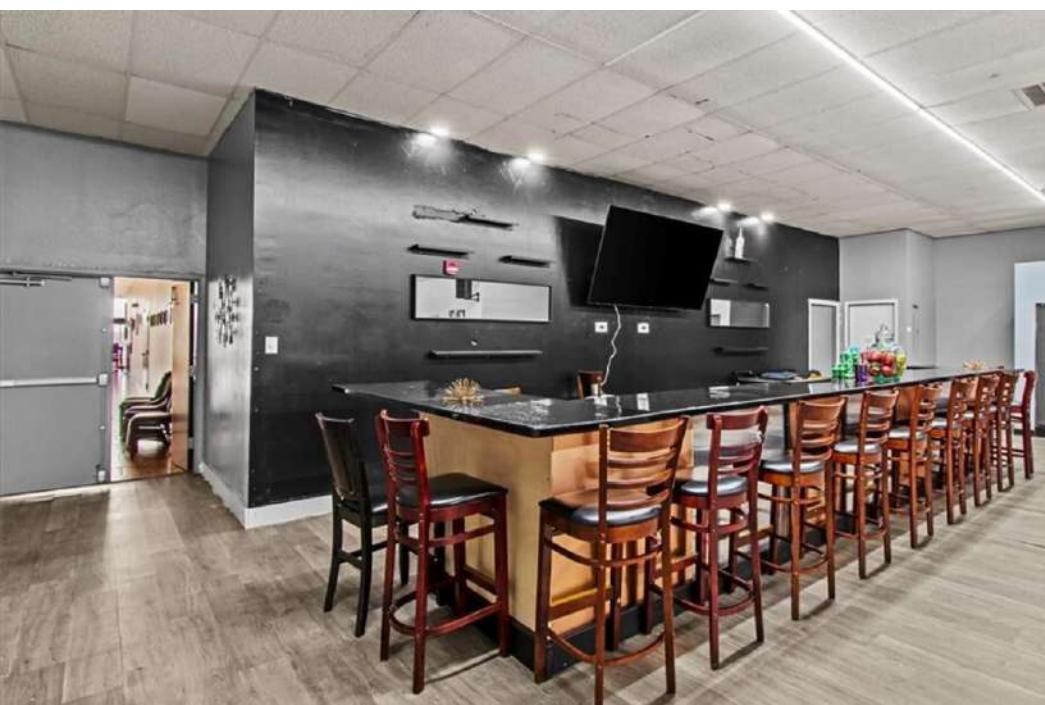
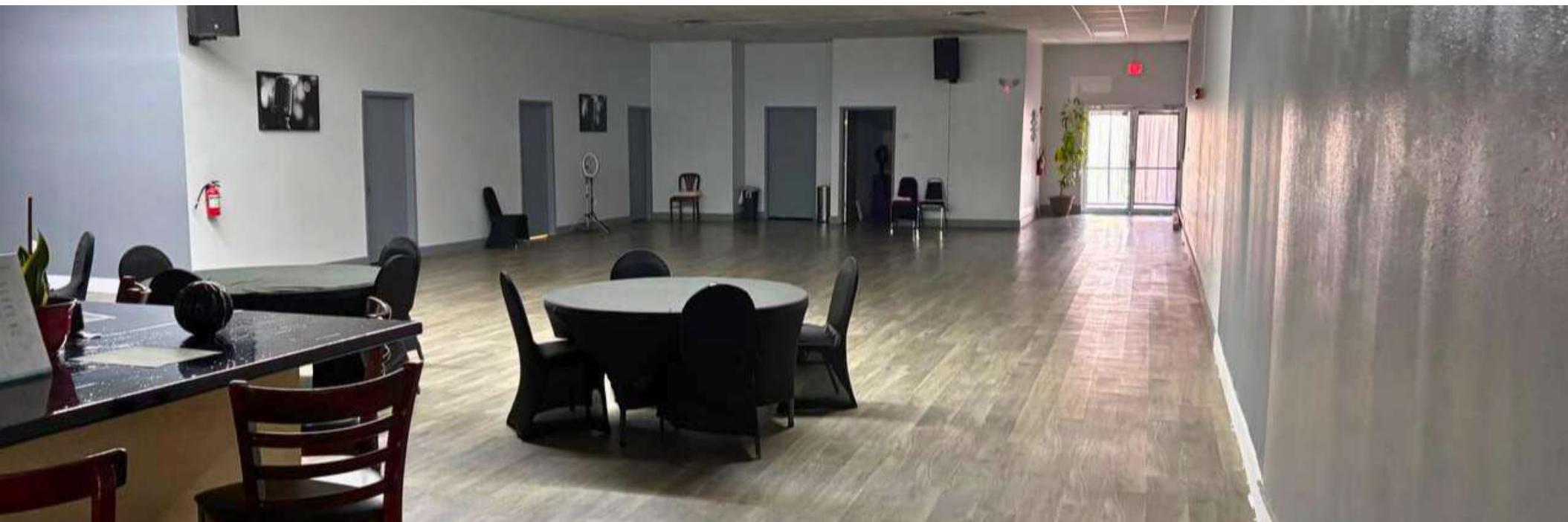
HALLWAY

420 EAST AVENUE C



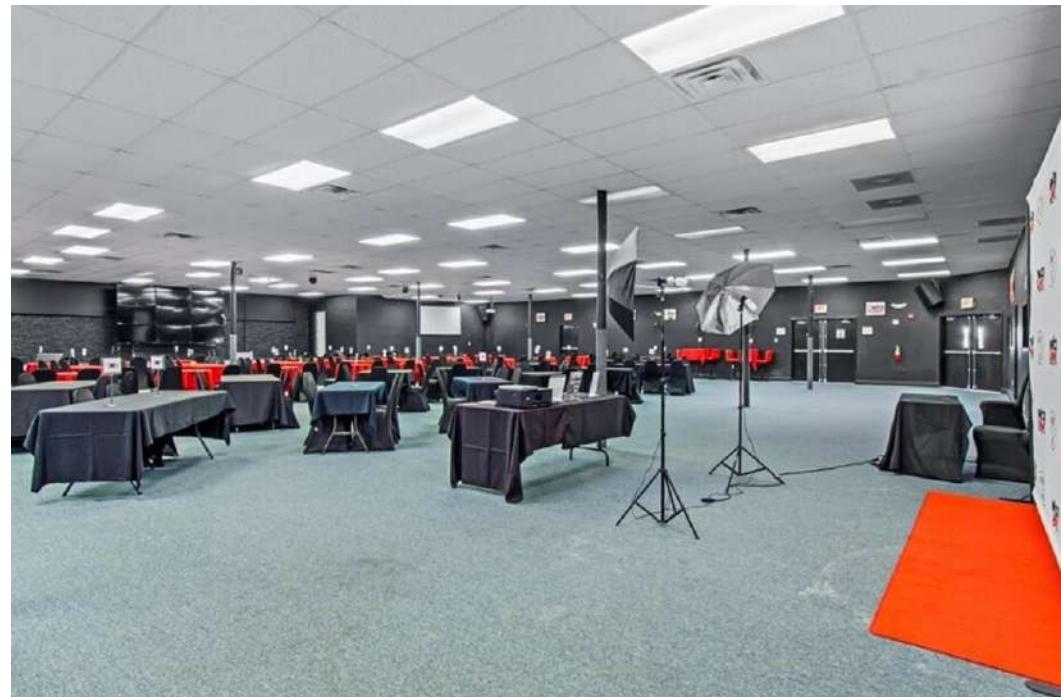
BAR

420 EAST AVENUE C



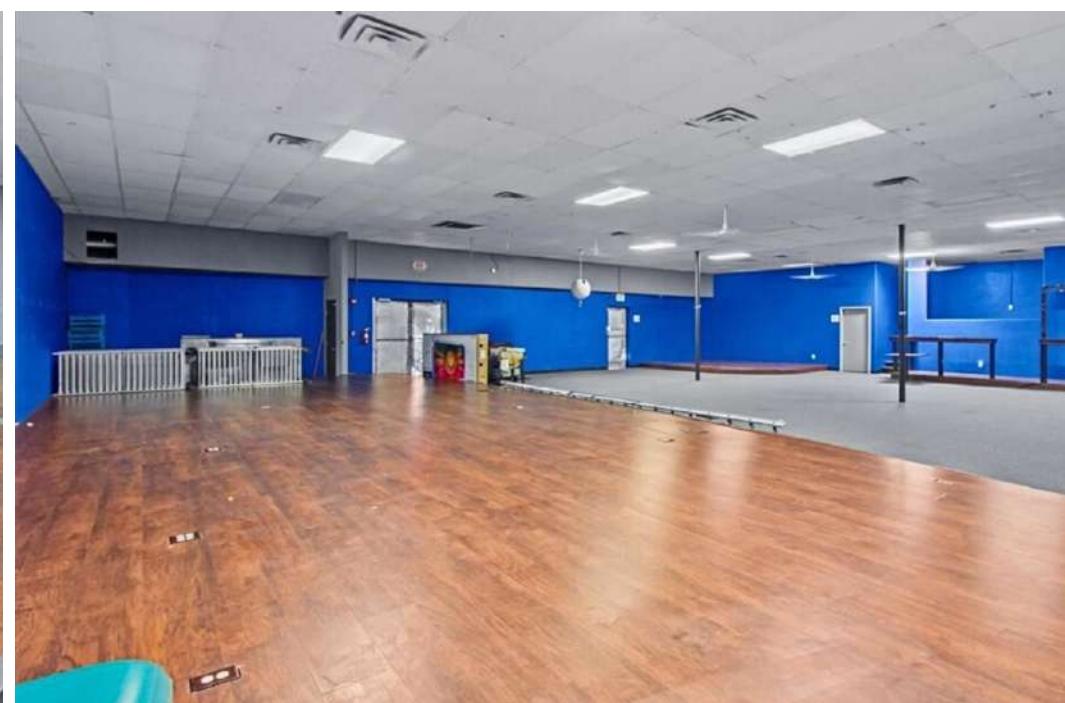
BALLROOM

420 EAST AVENUE C



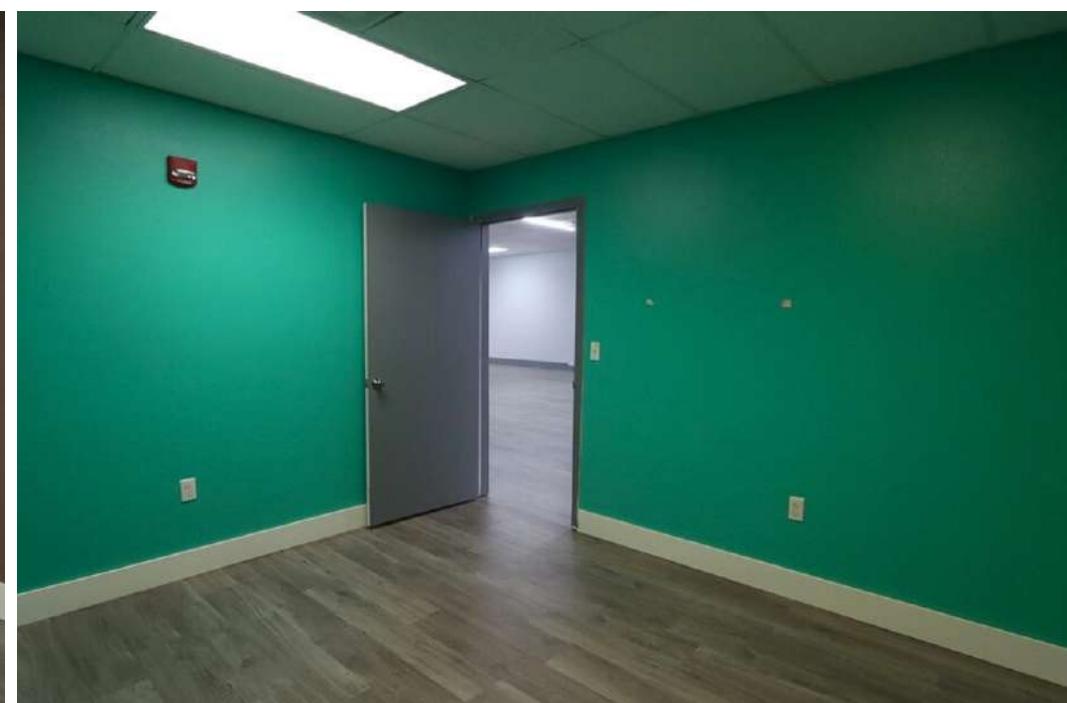
HALL

420 EAST AVENUE C



OFFICE

420 EAST AVENUE C



BATHROOM

420 EAST AVENUE C



KITCHEN

420 EAST AVENUE C



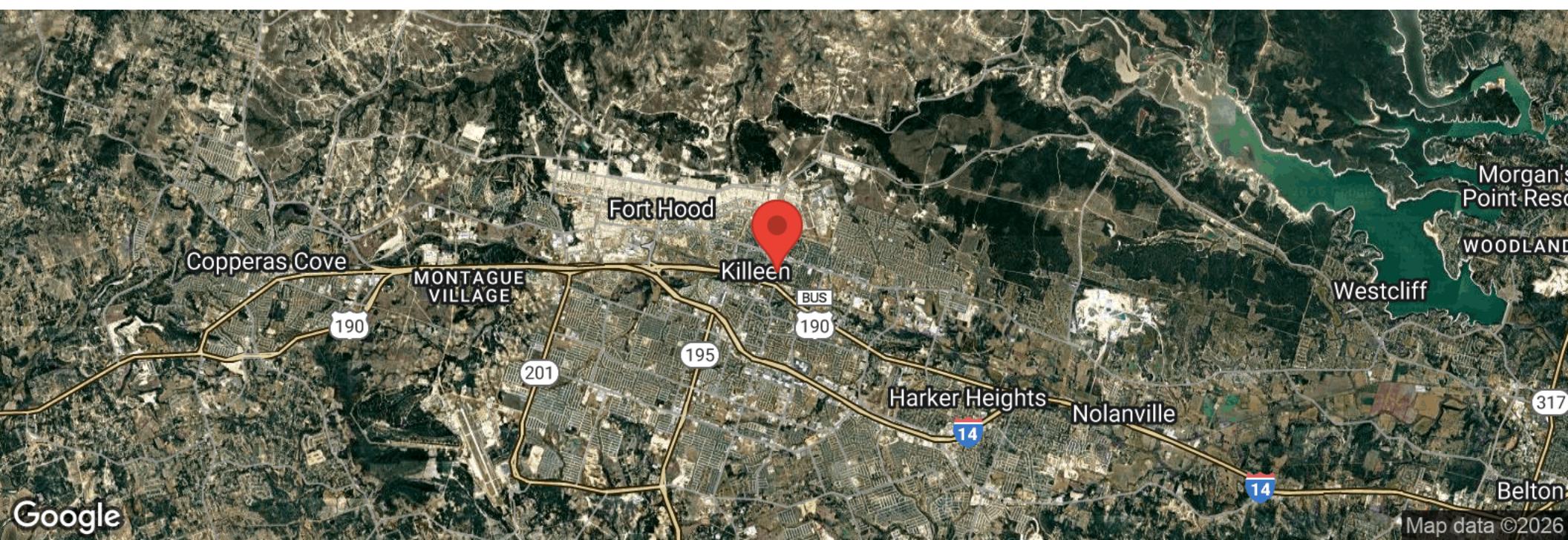
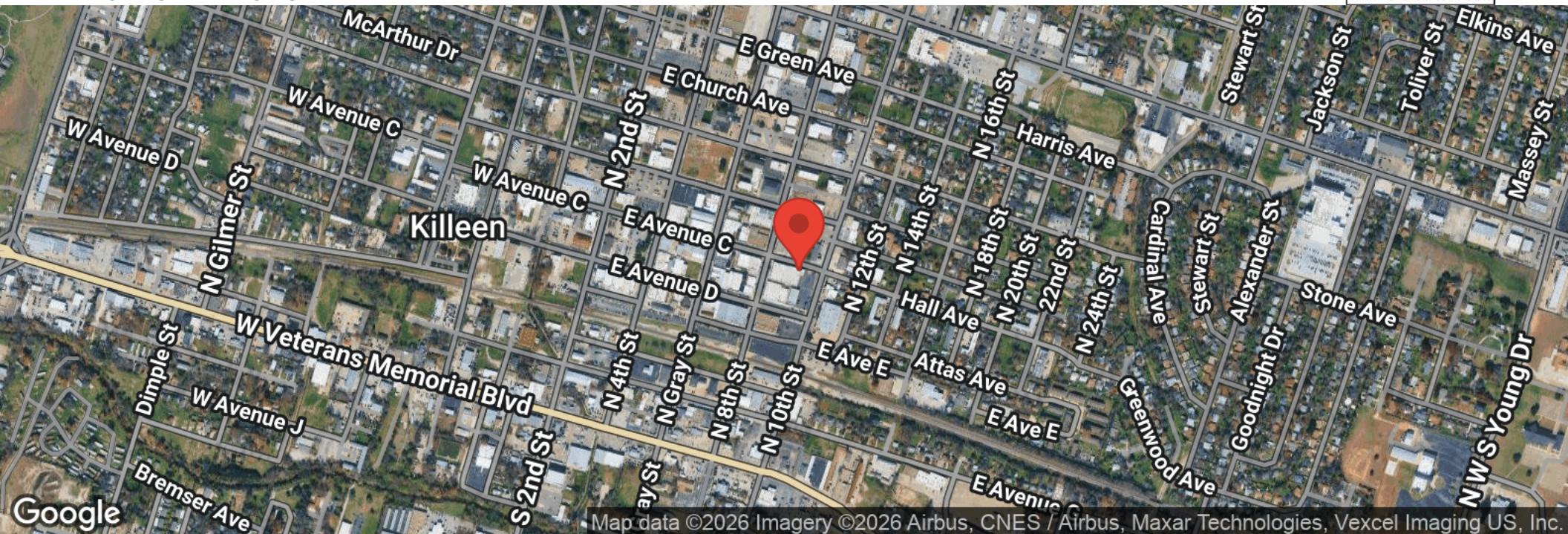
AERIAL VIEW

420 EAST AVENUE C



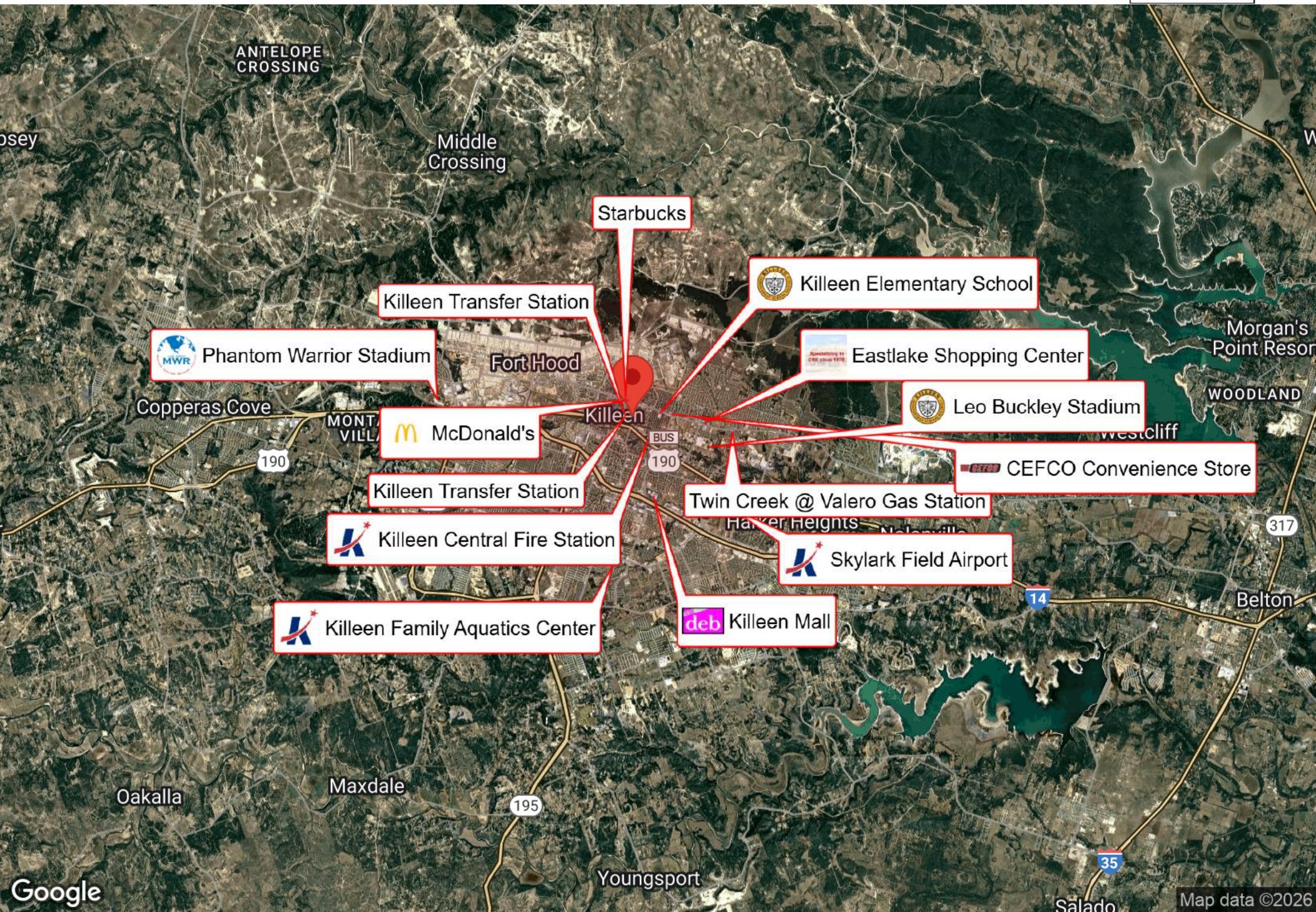
LOCATION MAPS

420 EAST AVENUE C



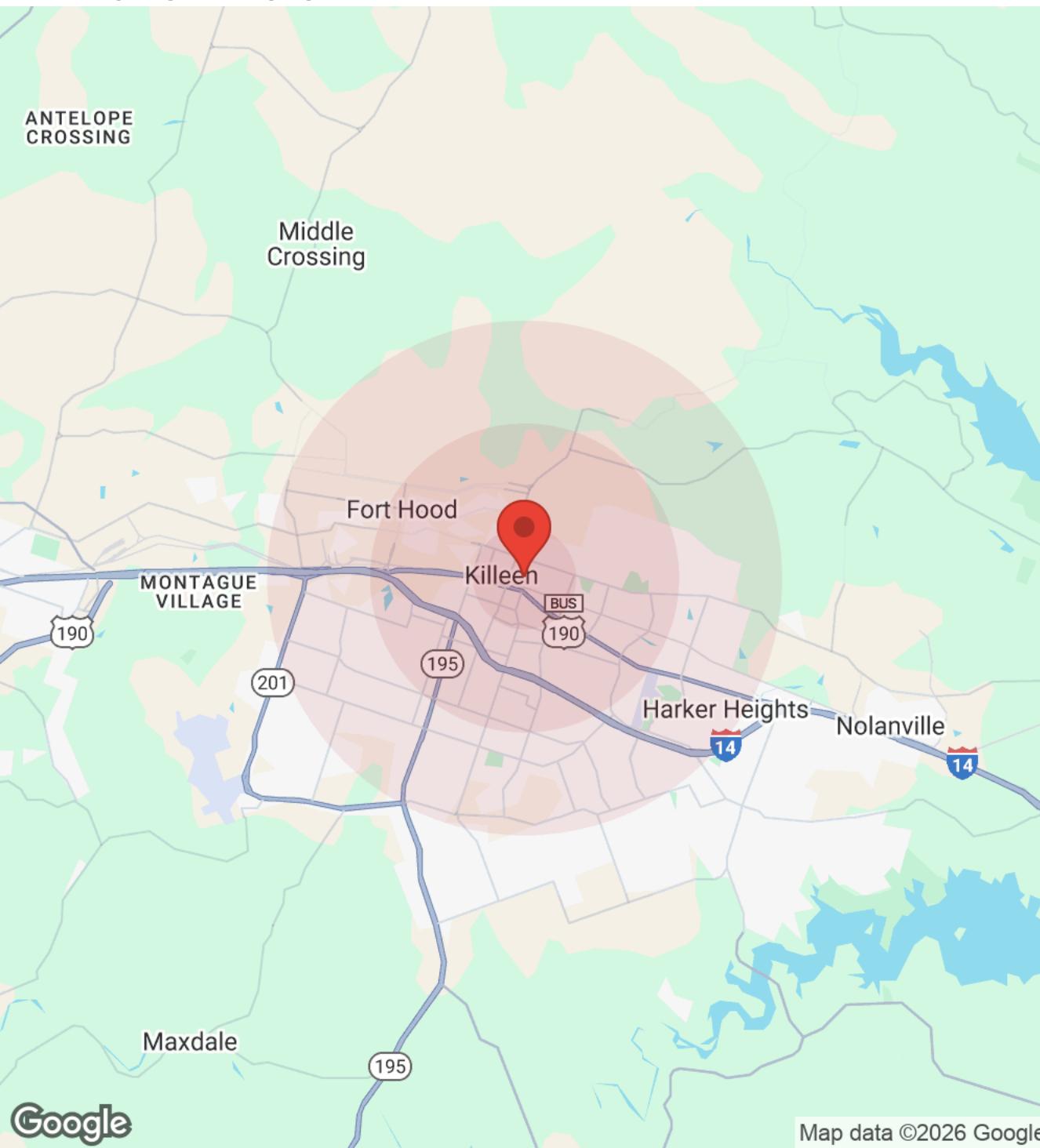
BUSINESS MAP

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



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