

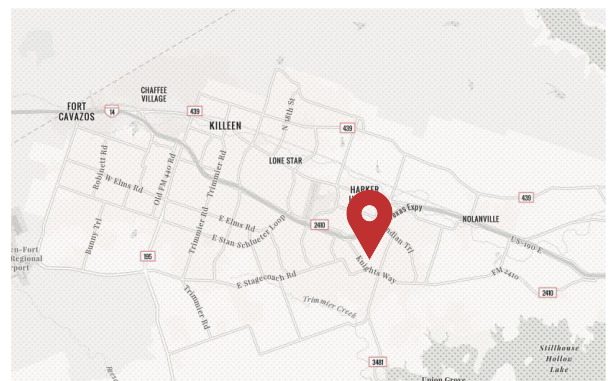


Multi-Tenant Center

601 Farm to Market 2410, Harker Heights, TX

Property Features

- This retail center will be located on 2.06 AC in the center of a 5.38 AC retail development site with prime frontage along Knights Way, a major arterial road in Harker Heights, TX
- The development will feature freestanding QSR restaurants, a well-known car wash, and offices.
- The multi-tenant center features flexible retail space to accommodate many uses, including a drive-thru end cap space.



Area Retailers & Businesses:



SPACE AVAILABLE 1,400 - 6,300 SF

TOTAL CENTER SIZE 13,500 SF

RATE: Contact Broker

TI ALLOWANCE \$25/SF

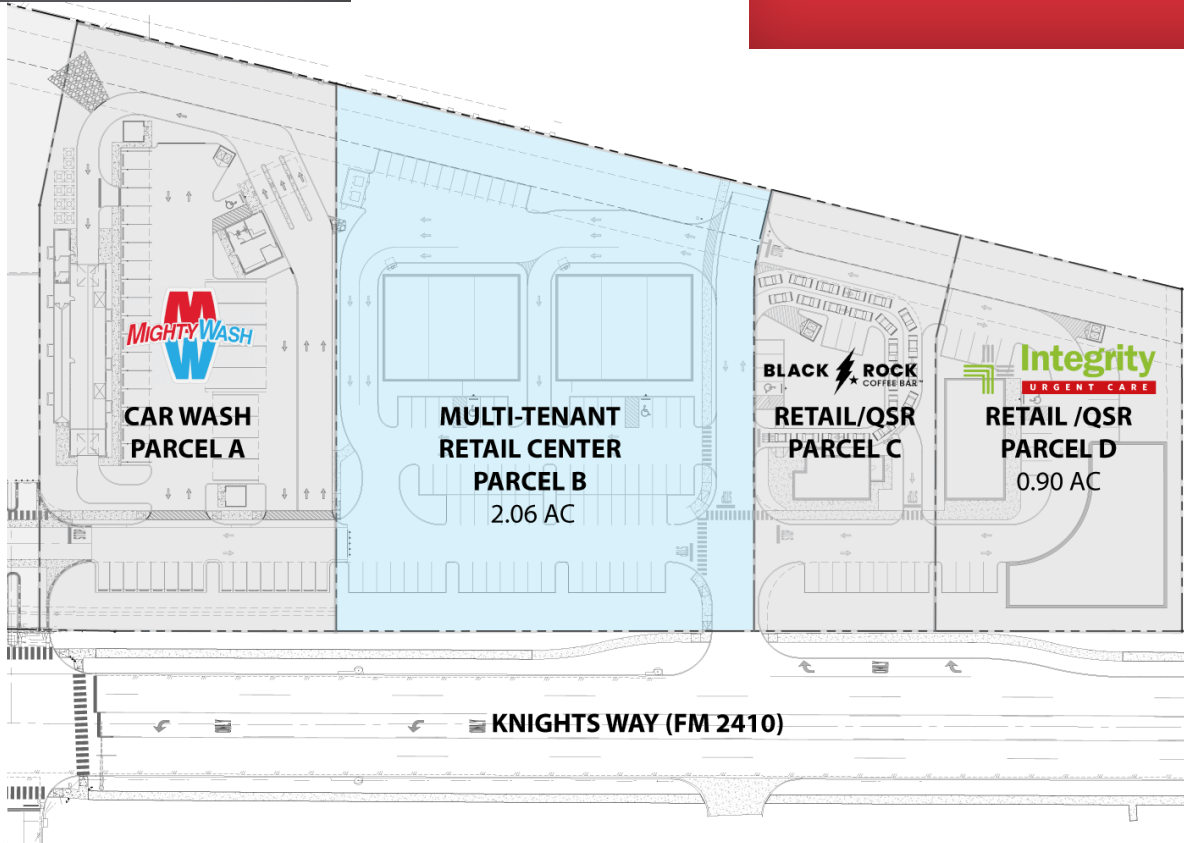
AVAILABLE 2025

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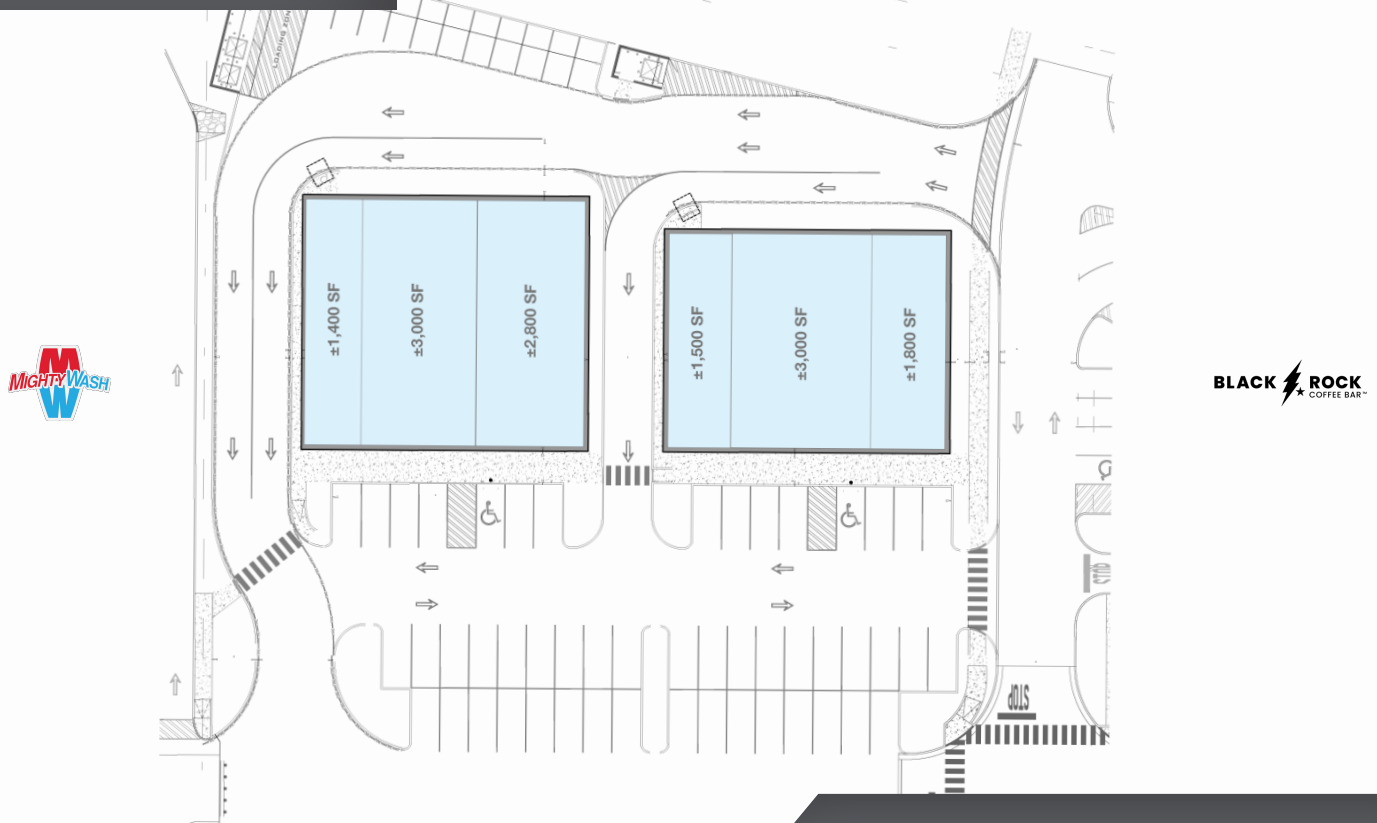
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THE DEVELOPMENT

FOR LEASE



THE SITE

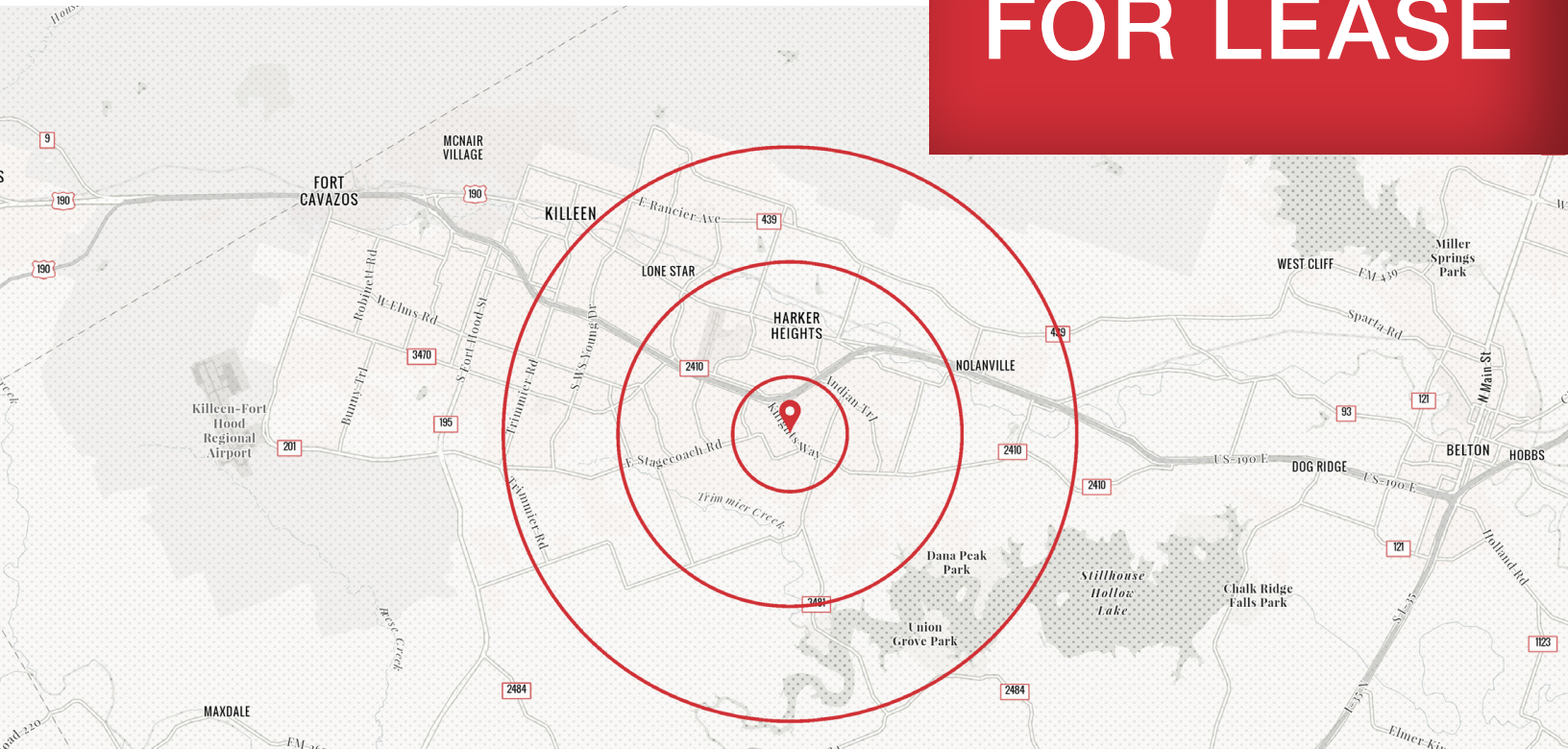


THE AREA

FOR LEASE



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Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	9,601	57,027	113,064
AVG HH INCOME	\$102,931	\$94,929	\$82,480
HOUSEHOLDS	3,134	19,805	41,812
MEDIAN AGE	34.1	33.7	32.6

Location Advantages

- Located directly on Knights Way, the main arterial road of Harker Heights, a booming city bordering Killeen, TX
- Many national tenants are in the area and along Knights Way, bringing traffic and energy to the area
- Located in the heart of central Texas, Killeen is a family-friendly city with a thriving economy fueled by Fort Hood, one of the largest military bases in the country