

welltower



TRANSWESTERN

REAL ESTATE
SERVICES

2301

PREMIER MEDICAL SPACE FOR LEASE

METROPLEX MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

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MetroPlex 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 116 - 2,530 SF
- Suite 122 - 1,564 SF
- Suite 204 - 2,305 SF

Building Information:

- Rental Rate: \$18.00 NNN
- OpEx: \$10.89 (2024 Est.)
- Parking: 5.68/1000 - Surface & Free

Amenities:

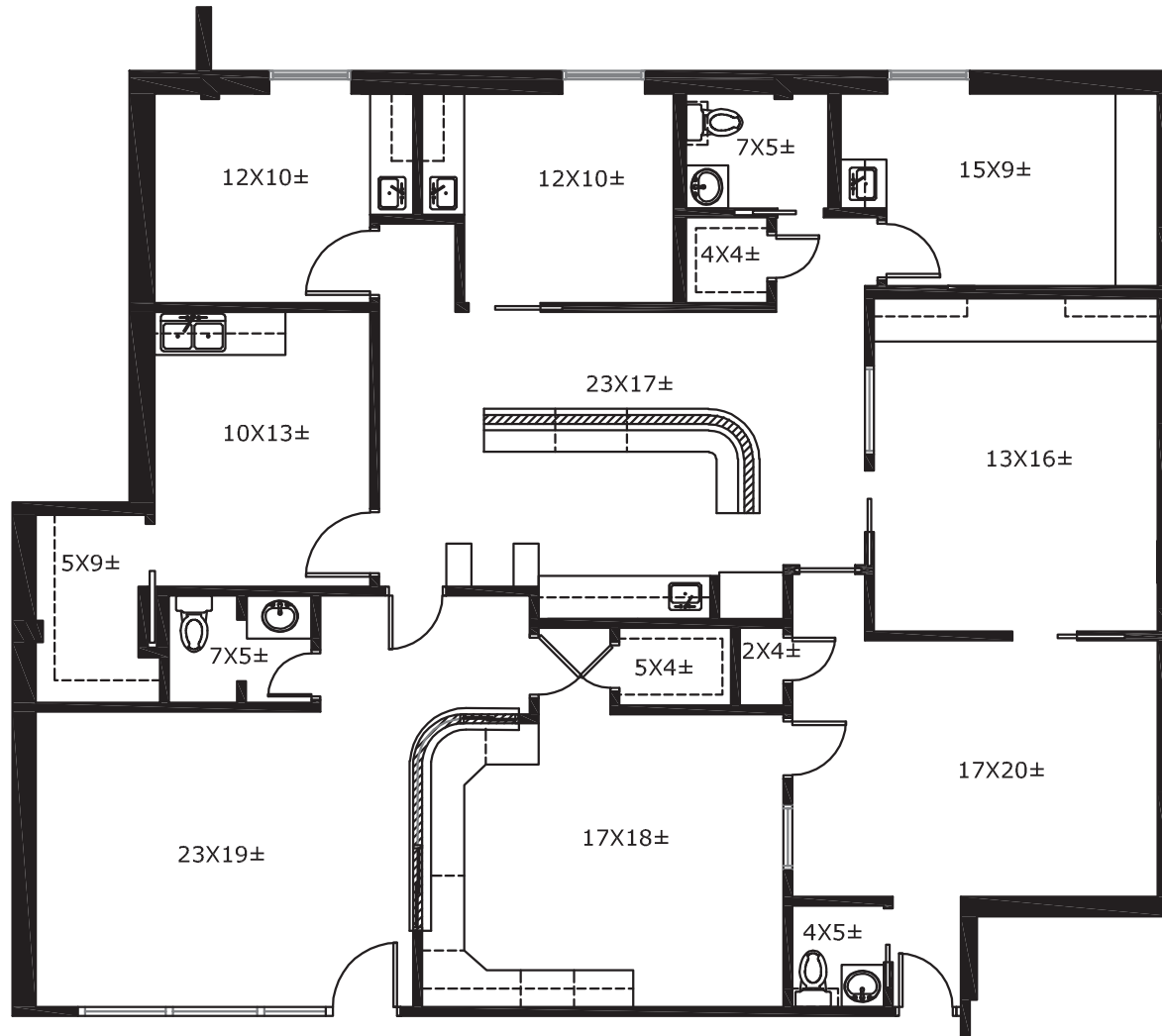
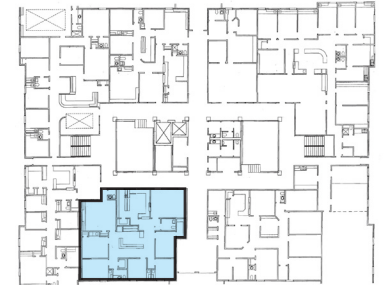
- Covered Patient Drop Off Area
- New Common Area and Restroom Finishes
- Proximity to Retail and Restaurants
- Adjacent to Advent Health Central Texas Hospital



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Suite 112 - 2,436 SF



Virtual Conceptual Tours:

Test-Fit A

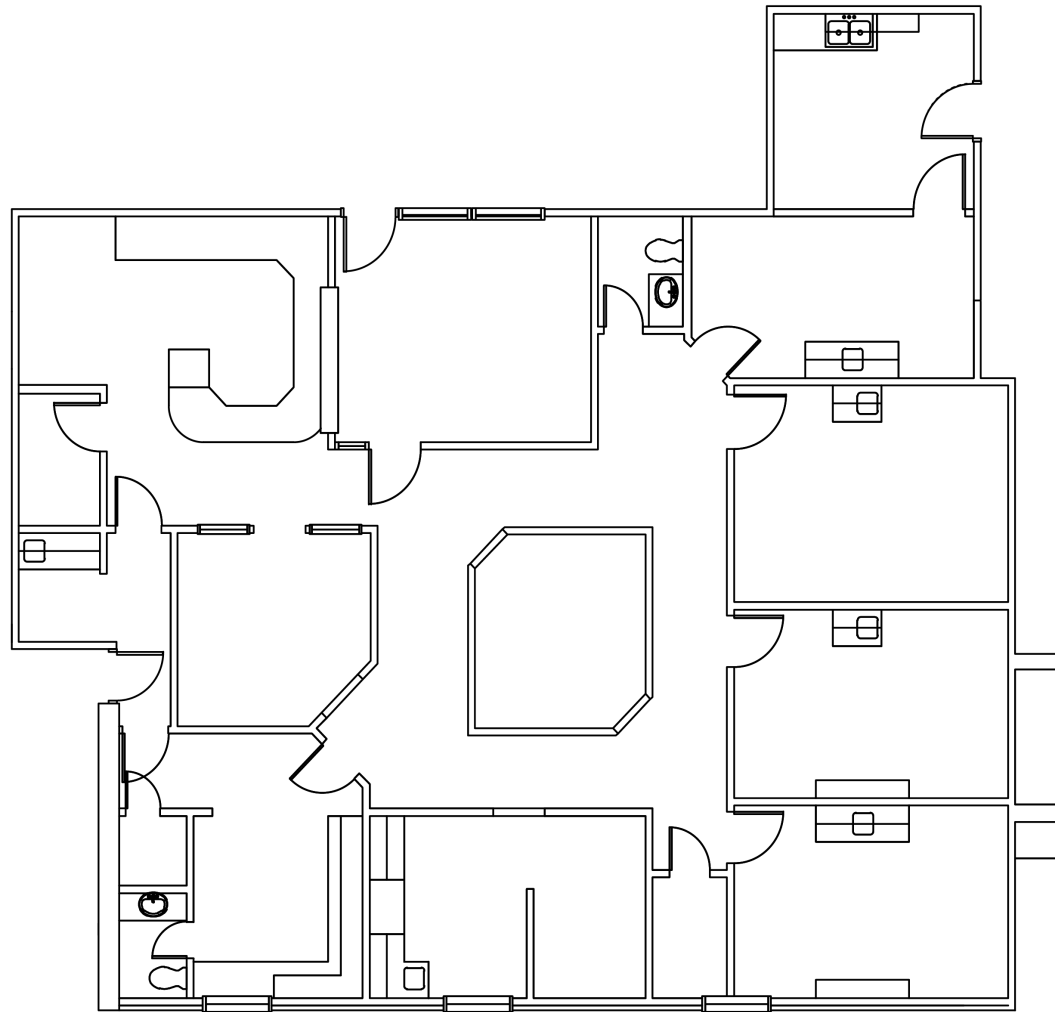
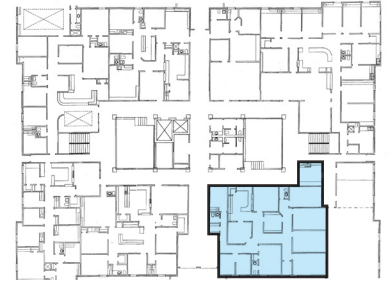
Test-Fit B

Flythrough

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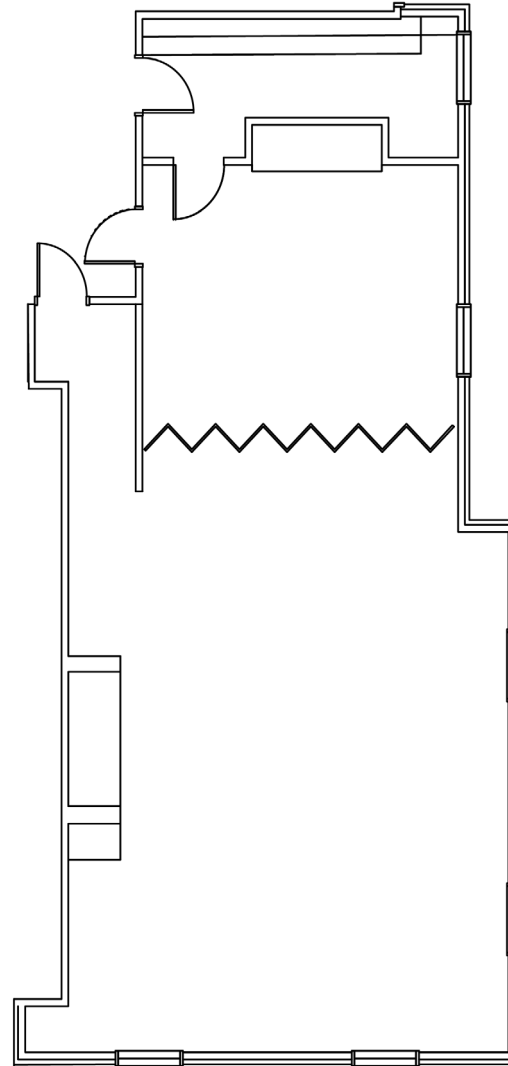
Suite 116 - 2,530 SF



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Suite 122 - 1,564 SF



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Suite 122 - 1,564 SF

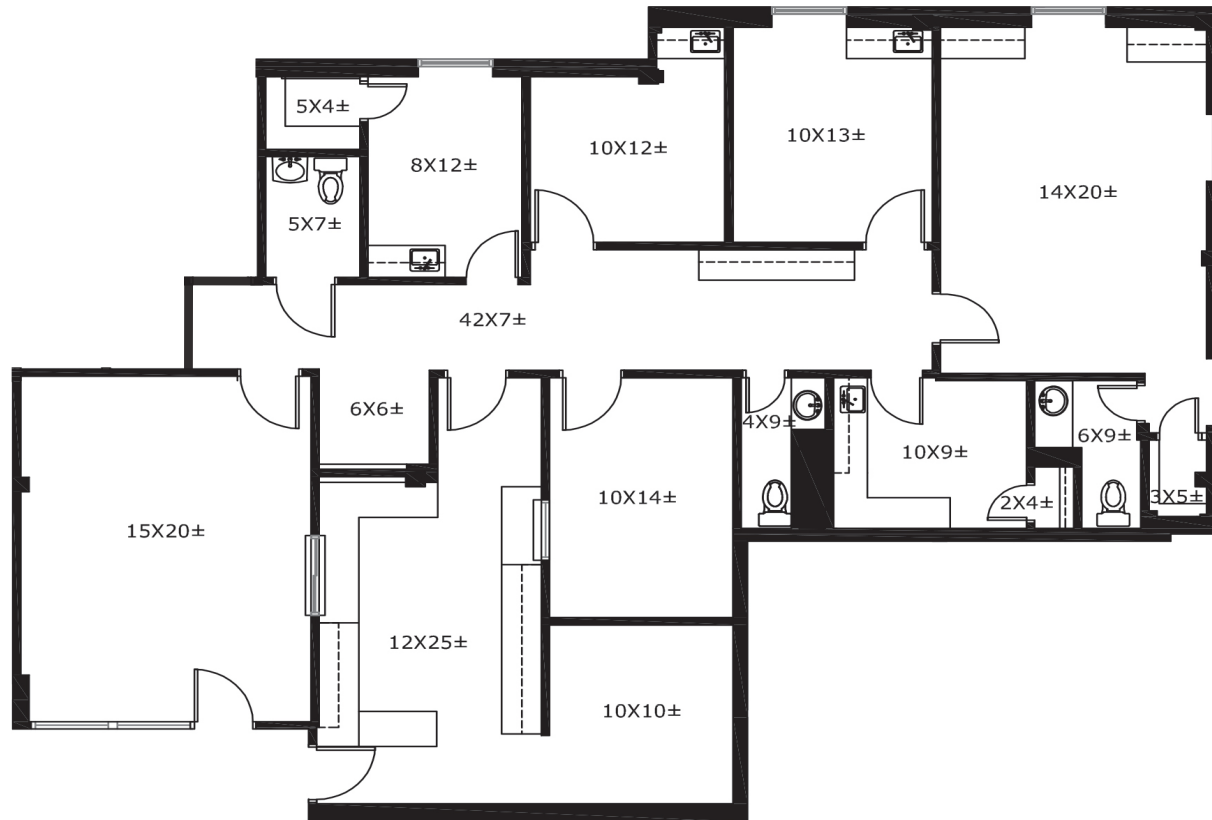
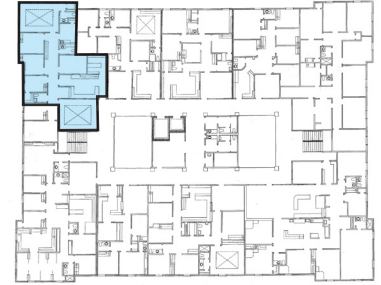
Concept Plan



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Suite 204 - 2,305 SF



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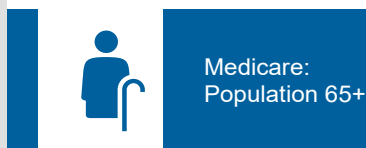
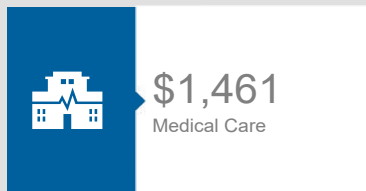
Health Care & Insurance

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>



Health Care Expenditure



60
Medicare Only

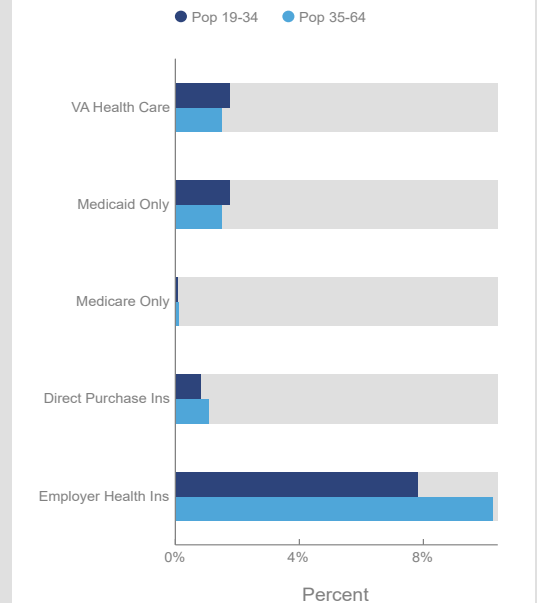
11
Direct-Purch & Medicare

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)



15,752
2022 Total Population (Esri)

MY INFOGRAPHIC

42%
2022 Visited Dentist Last 12 Mo (%)

76%
2022 Visited Doctor Last 12 Mo (%)

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Owned and Managed By **welltower**

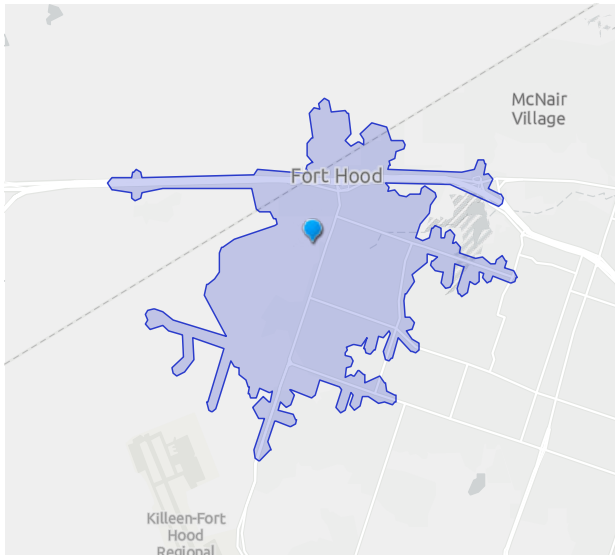
Will Stewart | 512.314.3574 | will.stewart@transwestern.com

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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	5,140	3.00	26.4	\$55,240	\$166,678	39	130	84
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



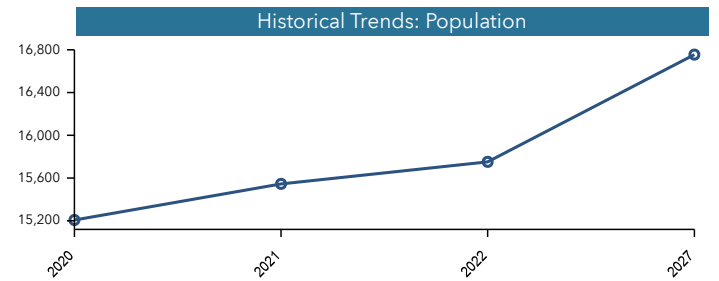
\$7,213

Avg Spent on Mortgage & Basics

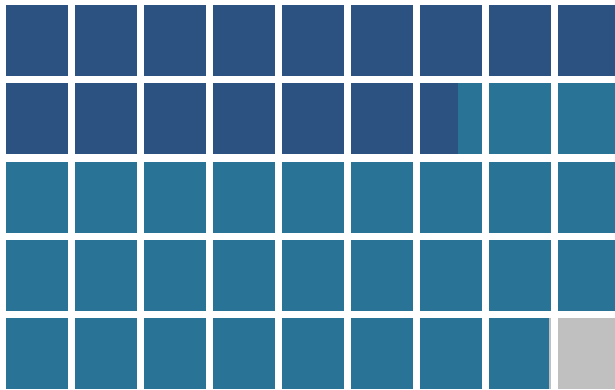


15.9%

Percent of Income for Mortgage



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



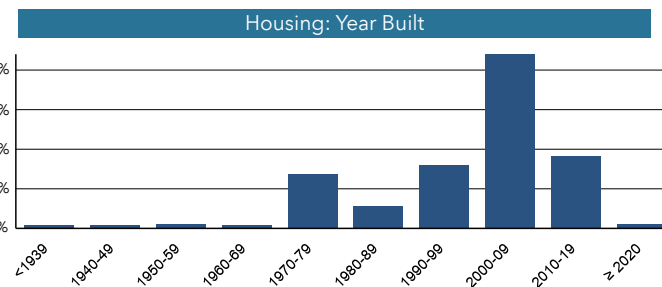
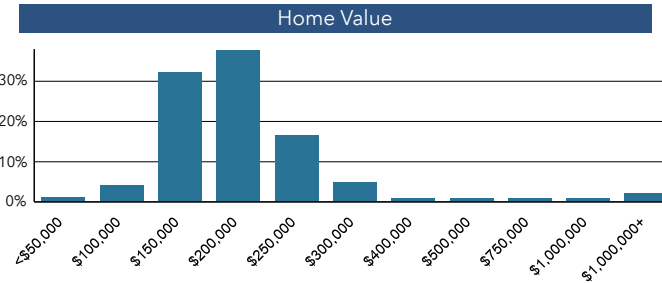
30.6%

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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