



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE

WAREHOUSE/OFFICE/FLEX AVILABLE

**LOWE'S**

W S Young Dr

Suites 201-205

Suites 310/311

# KILLEEN BUSINESS CENTER

2501 S WS YOUNG DRIVE | KILLEEN, TEXAS



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## AVAILABLE

- » Warehouse/Office/Flex
- » Suite 201/202: 3,750 SF
- » Suite 203/204: 3,750 SF
- » Suite 205: 1,875 SF
- » Suite 109: 1,800 SF
- » Suite 310: 1,600 SF
- » Suite 311: 1,600 SF
- » 1,600 SF up to 9,375 SF contiguous
- » All units separately metered utilities

## HIGHLIGHTS

- » WS Young Frontage right on Interstate-14
- » Surrounded by national retailers
- » Central location and great access to Interstate-14/ WS Young Dr



### TOTAL POPULATION

1 MILE	11,171
3 MILE	96,170
5 MILE	195,535



### DAYTIME POPULATION

1 MILE	16,084
3 MILE	95,861
5 MILE	174,410



### TOTAL HOUSEHOLDS

1 MILE	5,008
3 MILE	39,002
5 MILE	71,932



### AVERAGE HH INCOME

1 MILE	\$71,605
3 MILE	\$72,727
5 MILE	\$81,179

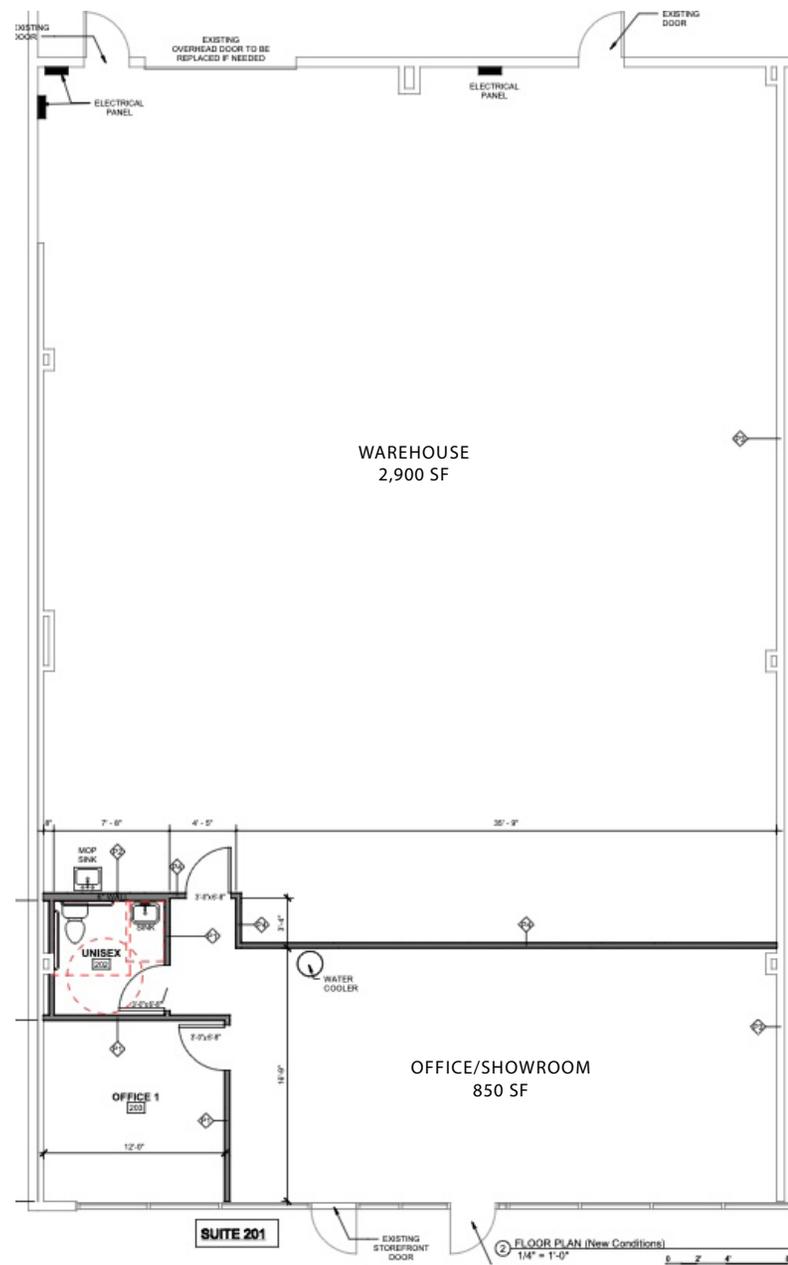
# KILLEEN BUSINESS CENTER | PROPERTY OVERVIEW



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## SUITES 201/202

- » 850 SF Office/Showroom
- » 2,900 SF Warehouse
- » 18' Clear Height
- » 1 Grade Level Overhead Door
- » Rate Negotiable + \$3.50 PSF NNN



# KILLEEN BUSINESS CENTER | FLOOR PLAN



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## SUITES 201/202

- » 850 SF Office/Showroom
- » 2,900 SF Warehouse
- » 18' Clear Height
- » 1 Grade Level Overhead Door
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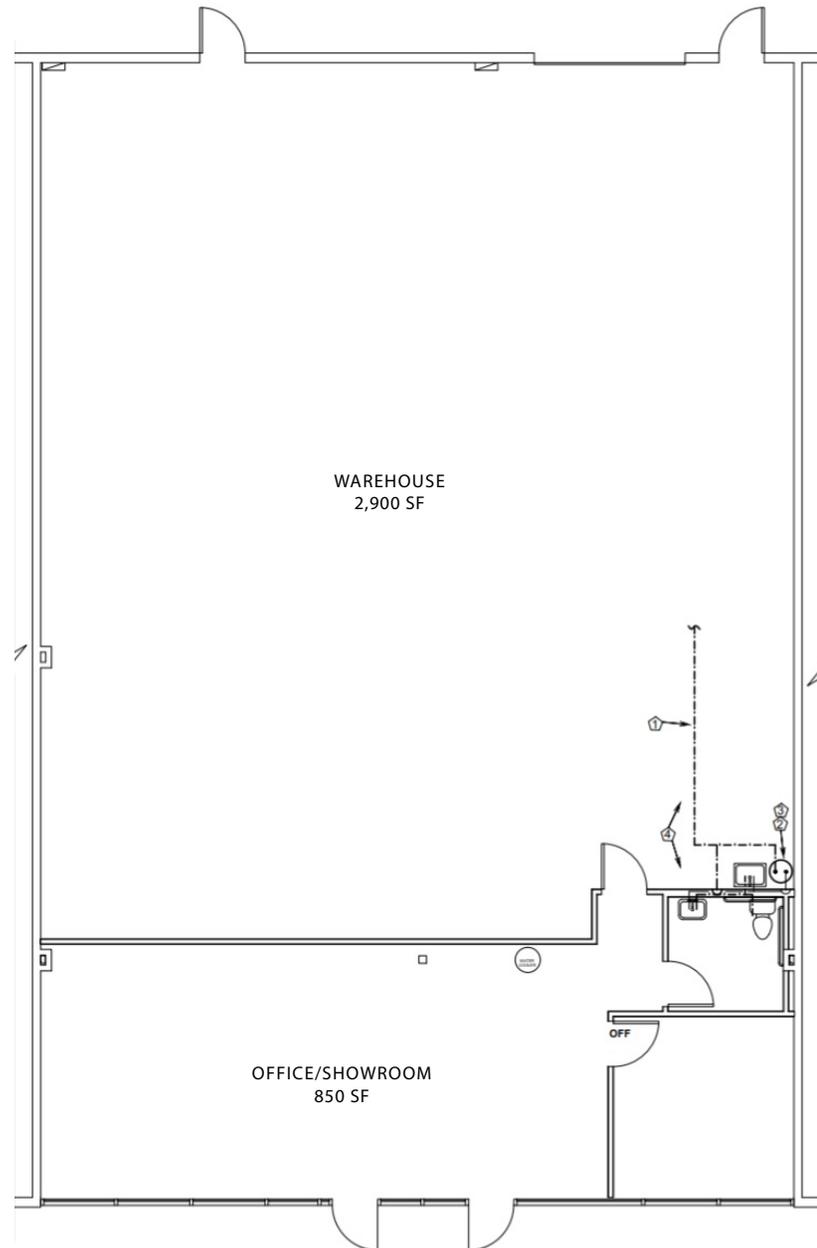
# KILLEEN BUSINESS CENTER | INTERIOR PHOTOS



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## SUITES 203/204

- » 850 SF Office/Showroom
- » 2,900 SF Warehouse
- » 18' Clear Height
- » 1 Grade Level Overhead Door
- » Rate Negotiable + \$3.50 PSF NNN



# KILLEEN BUSINESS CENTER | FLOOR PLAN



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## SUITES 203/204

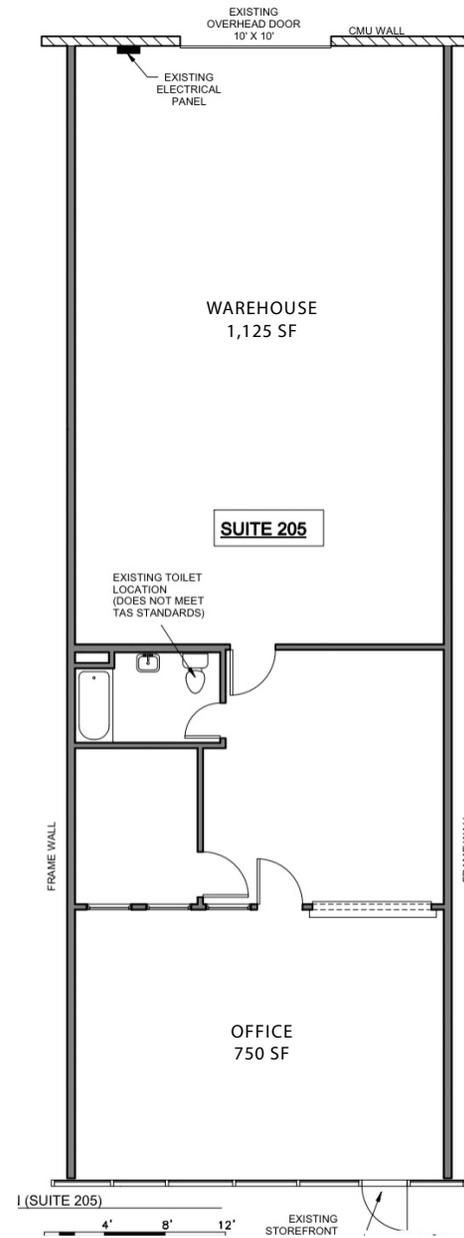
- » 850 SF Office/Showroom
- » 2,900 SF Warehouse
- » 18' Clear Height
- » 1 Grade Level Overhead Door
- » Rate Negotiable + \$3.50 PSF NNN



# KILLEEN BUSINESS CENTER | FLOOR PLAN

## SUITE 205

- » 750 SF Office
- » 1,125 SF Warehouse
- » 18' Clear Height
- » 1 Grade Level Overhead Door
- » Rate Negotiable + \$3.50 PSF NNN



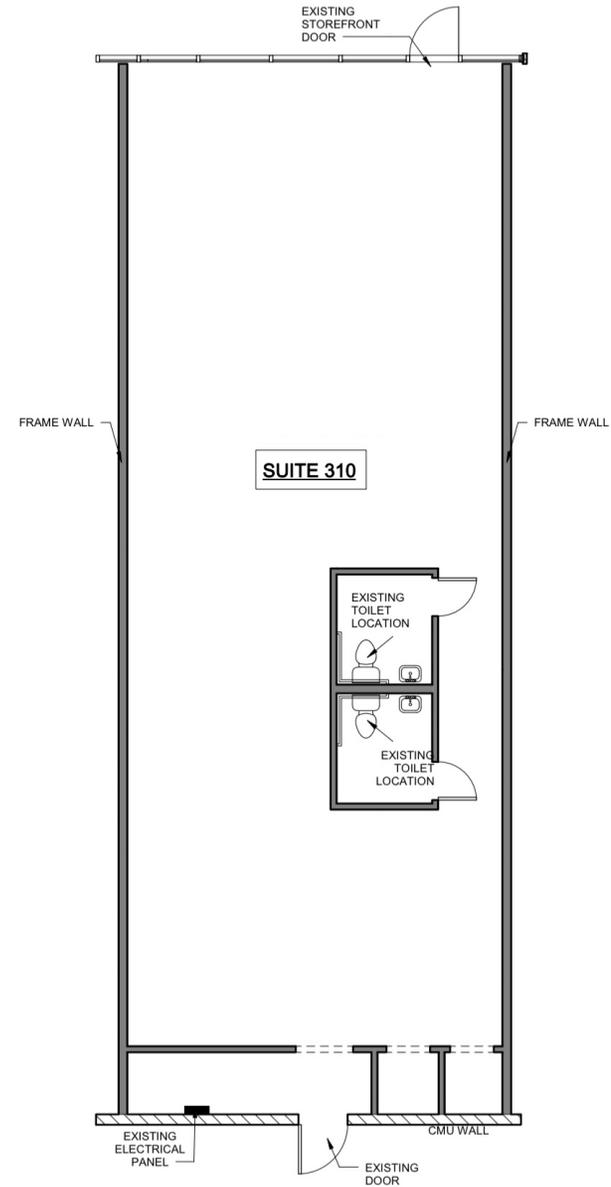
# KILLEEN BUSINESS CENTER | FLOOR PLAN



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## SUITE 310

- » 1,600 SF
- » Retail/Office
- » Rate Negotiable + \$3.50 PSF NNN



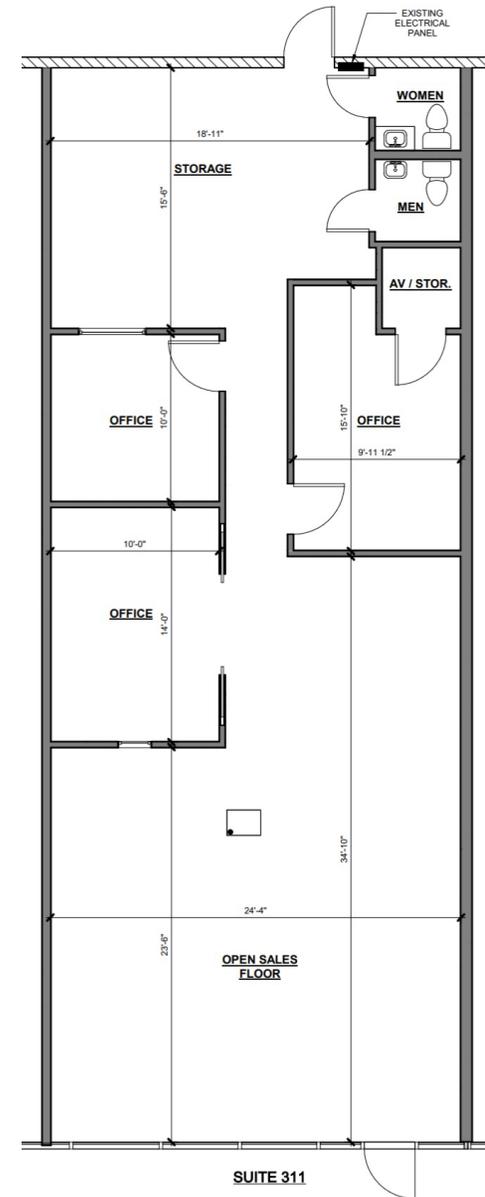
# KILLEEN BUSINESS CENTER | FLOOR PLAN



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## SUITE 311

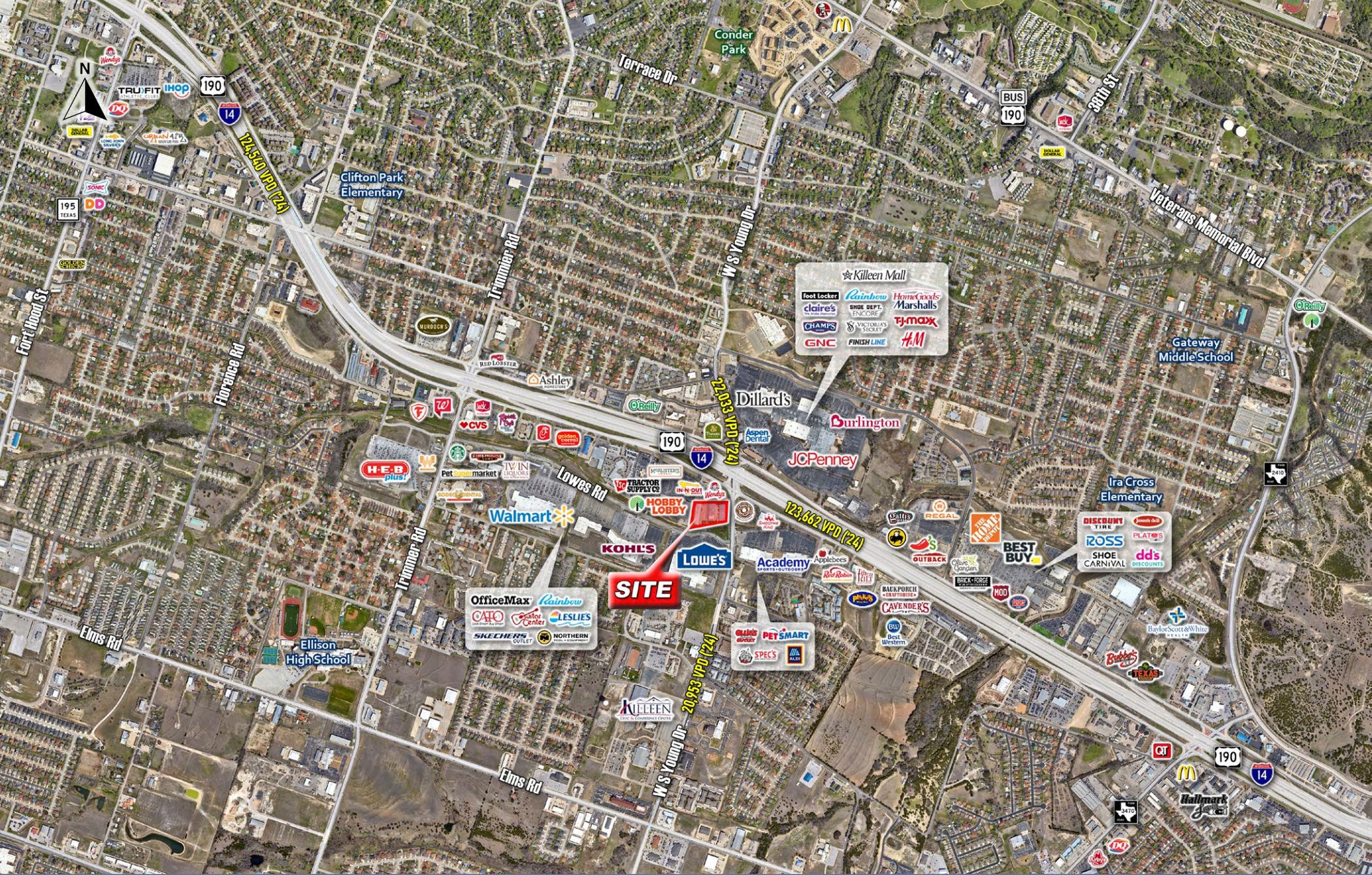
- » 1,600 SF
- » Retail/Office
- » Rate Negotiable + \$3.50 PSF NNN



# KILLEEN BUSINESS CENTER | FLOOR PLAN



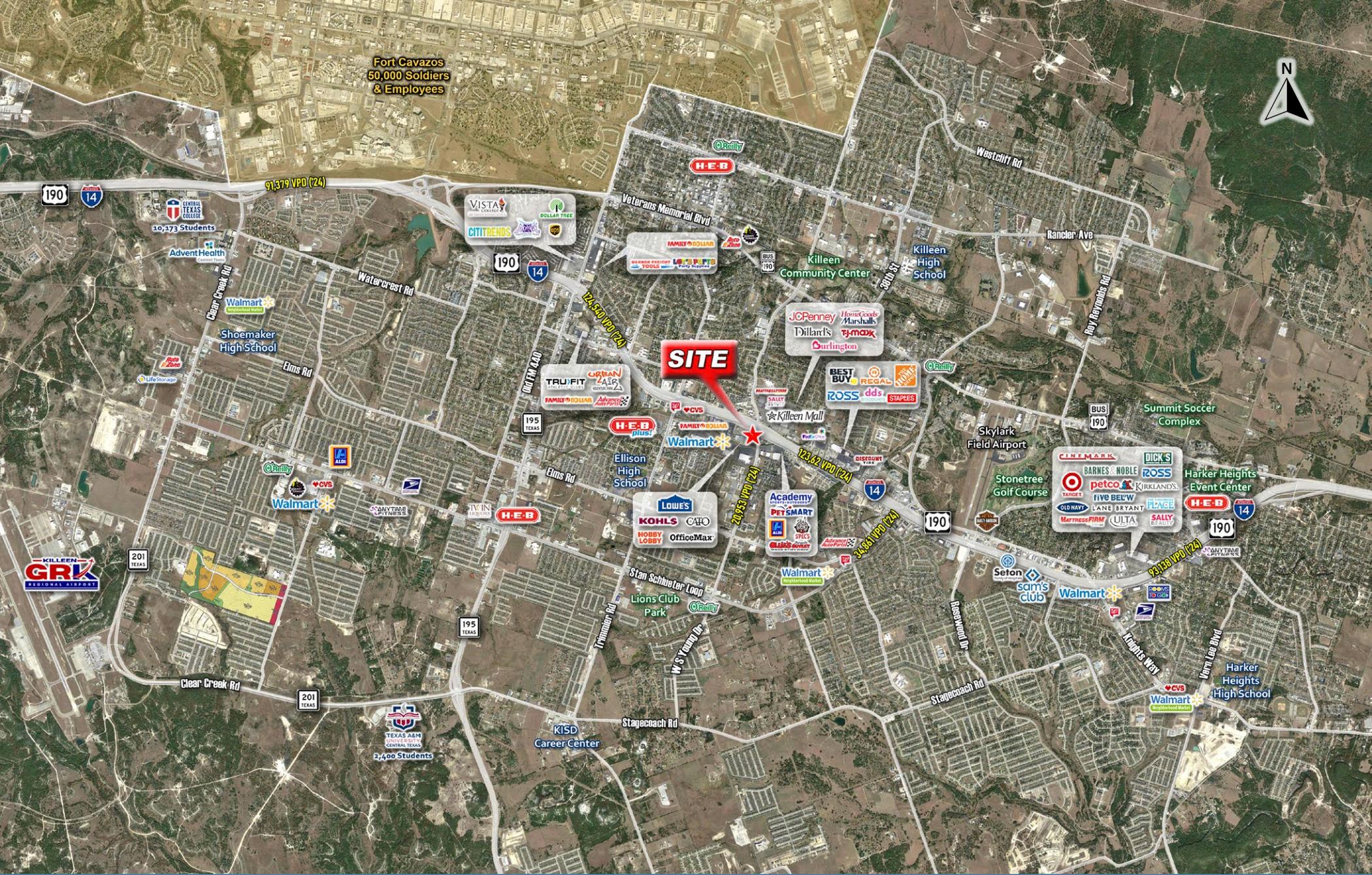
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# KILLEEN BUSINESS CENTER | SITE AERIAL



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Fort Cavazos  
50,000 Soldiers  
& Employees

91,379 VPD (24)

124,500 VPD (24)

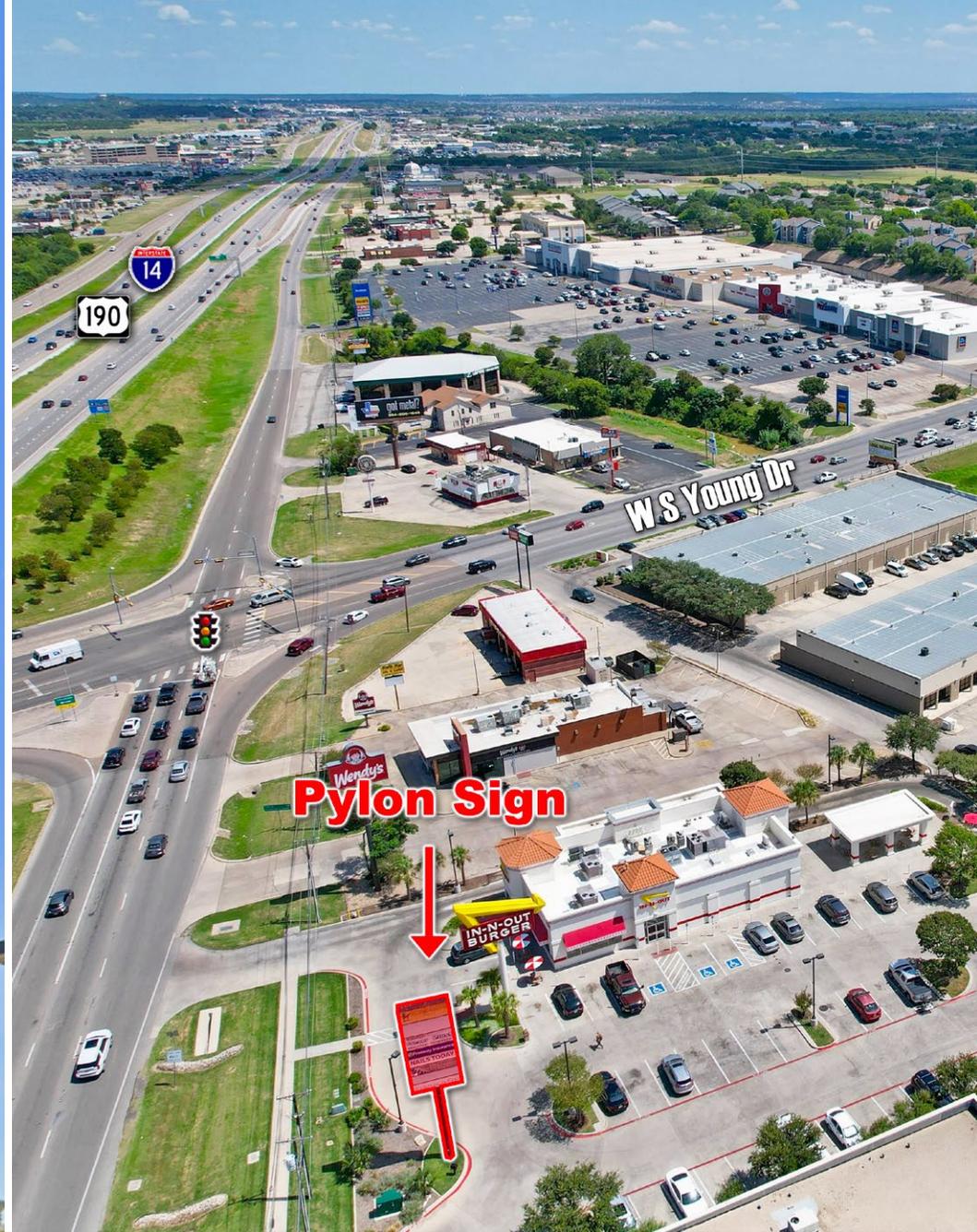
20,953 VPD (24)

123,62 VPD (24)

34,887 VPD (24)

93,156 VPD (24)

# KILLEEN BUSINESS CENTER | MARKET AERIAL



**KILLEEN BUSINESS CENTER**

**PYLON SIGN FRONTING INTERSTATE 14**



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# KILLEN BUSINESS CENTER | SITE PHOTOS



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