



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE

Academy  
SPORTS+OUTDOORS

QUICK  
OUTLET

SPEC'S

PET SMART



WAREHOUSE/OFFICE/FLEX AVILABLE

LOWE'S

W S Young Dr

Suites 304/305

Suite 311

HOBBY  
LOBBY

# KILLEEN BUSINESS CENTER

2501 S WS YOUNG DRIVE | KILLEEN, TEXAS



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## CONTACT:

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## AVAILABLE

- » Warehouse/Office/Flex
- » Suite 109: 1,800 SF
- » Suite 304: 1,125 SF
- » Suite 305: 1,125 SF (Oct 2026)
- » Suite 311: 1,125 SF
- » 1,125 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

## AREA RETAILERS



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



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



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



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

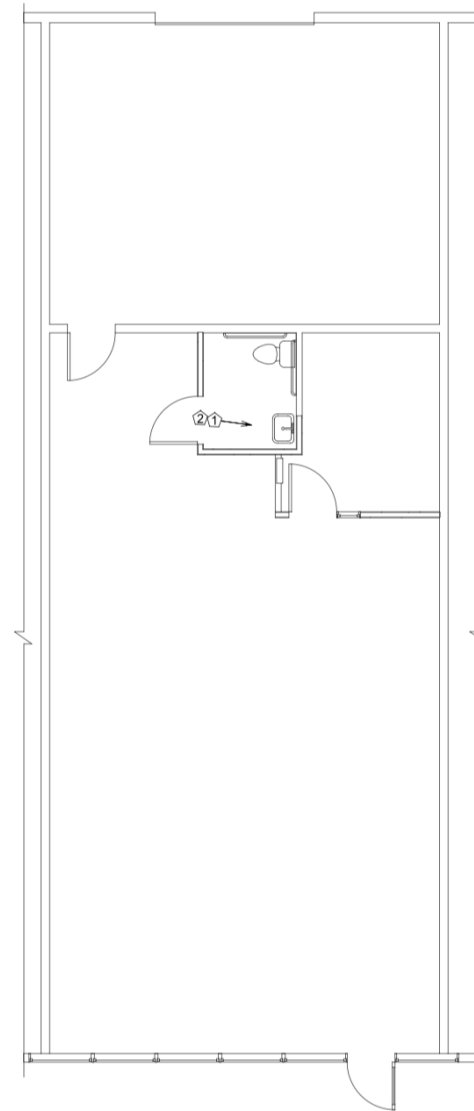
# KILLEEN BUSINESS CENTER | PROPERTY OVERVIEW



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## SUITE 305

- » 1,125 SF
- » Retail/Office
- » Rate Negotiable + \$3.50 PSF NNN
- » Available late October 2026



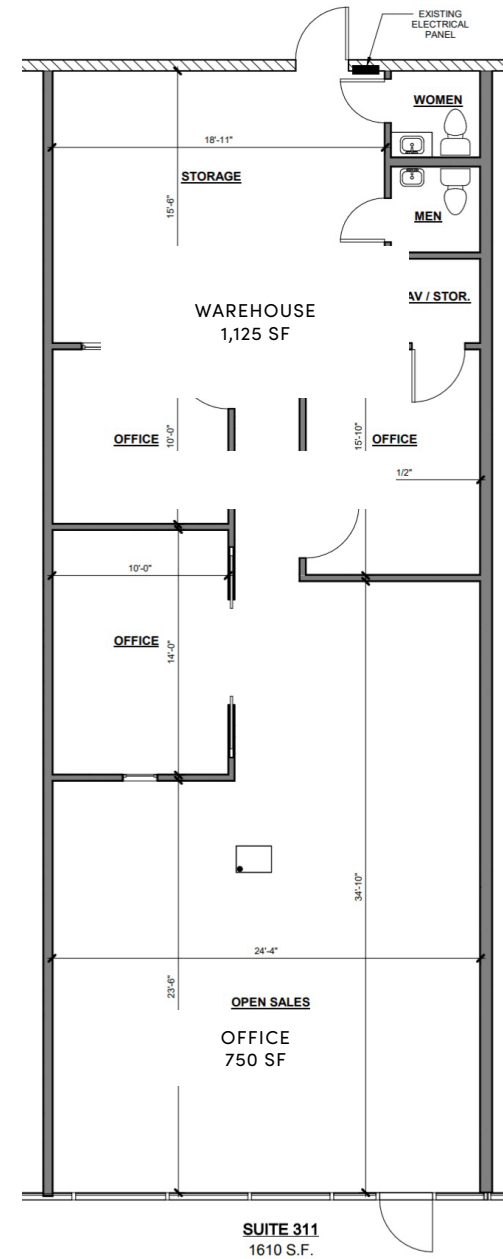
## KILLEEN BUSINESS CENTER | FLOOR PLAN



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## SUITE 311

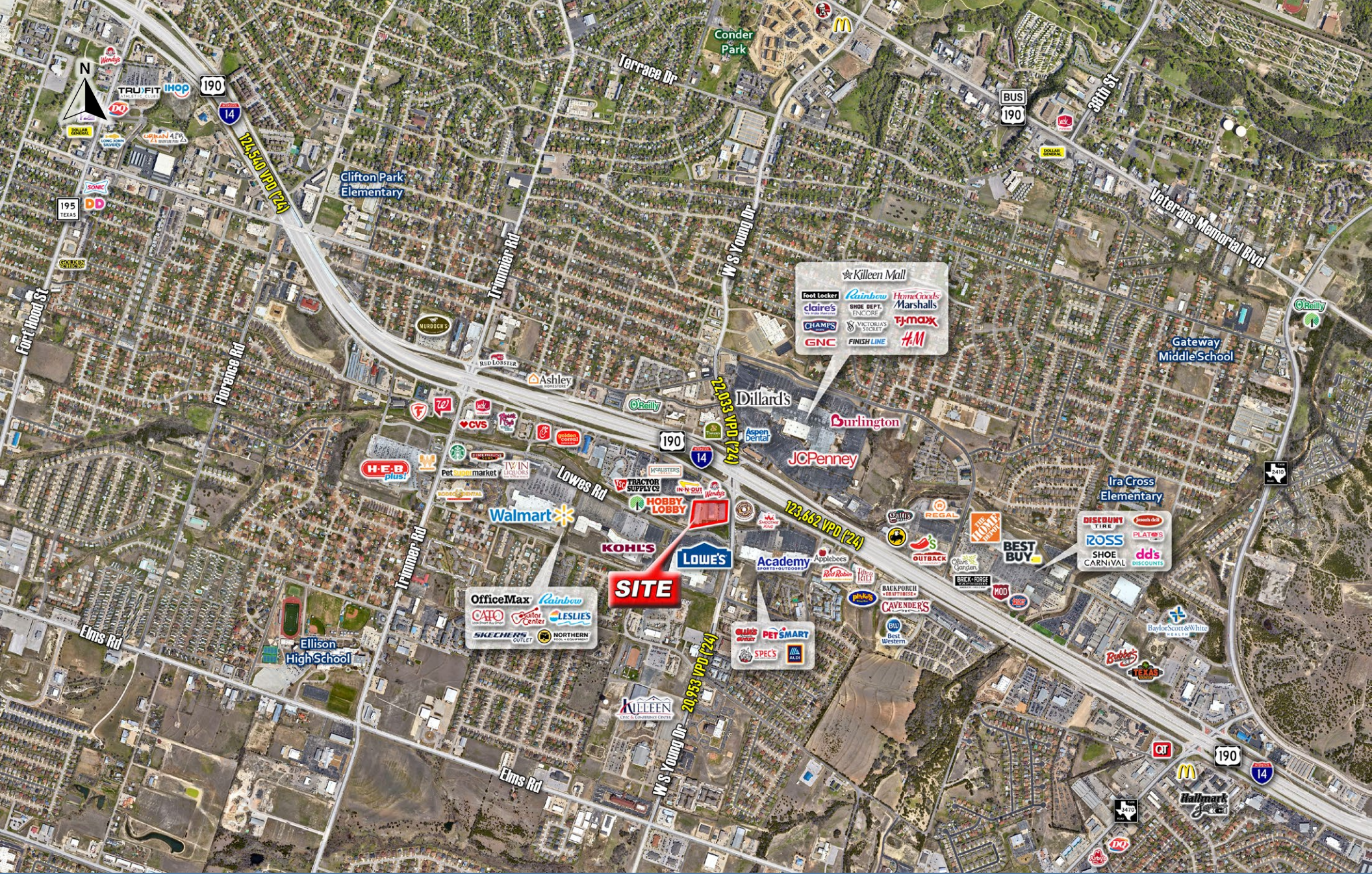
- » 1,600 S
- » Retail/Office
- » Rate Negotiable + \$3.50 PSF NNN



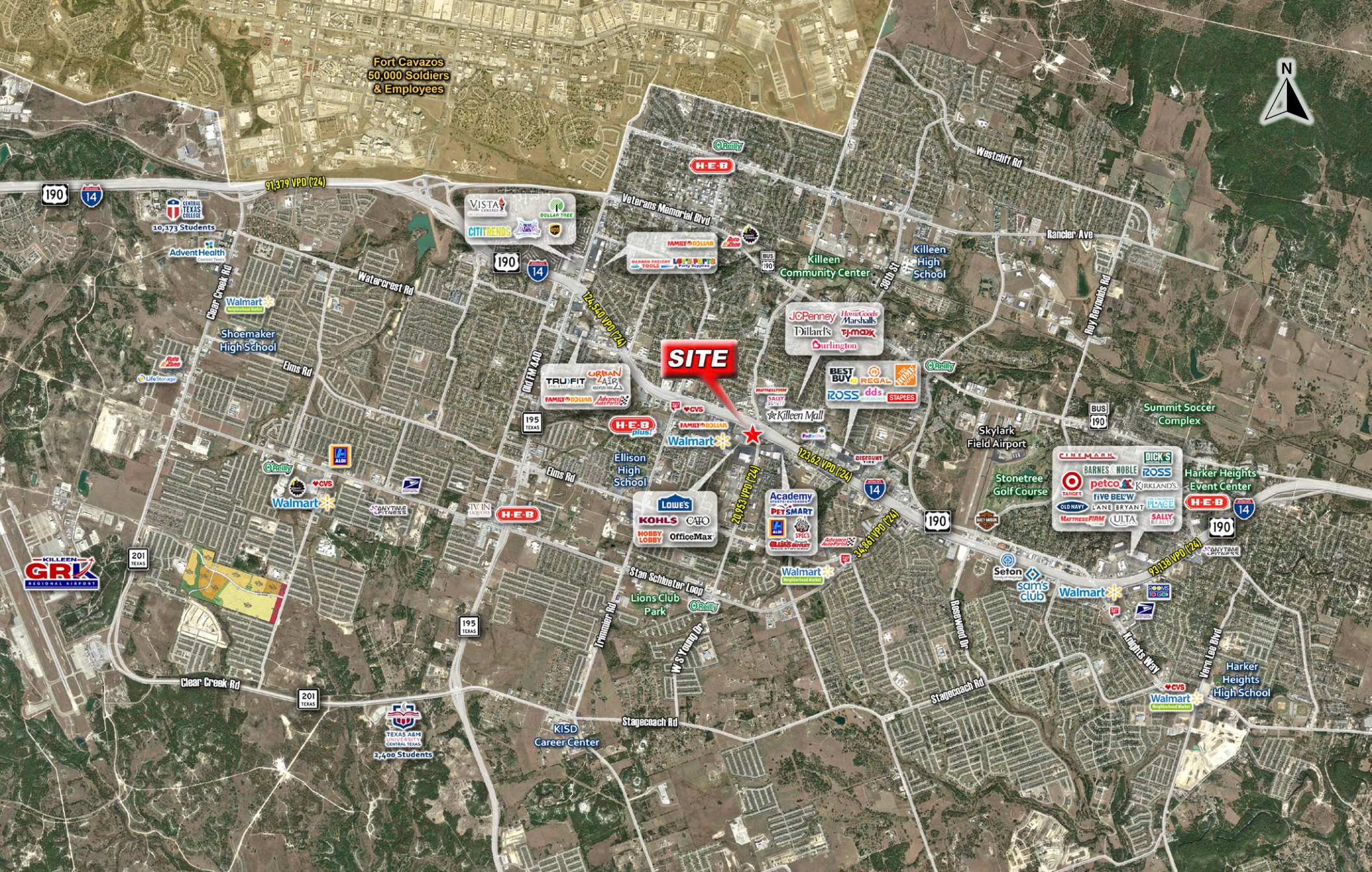
# KILLEEN BUSINESS CENTER | FLOOR PLAN



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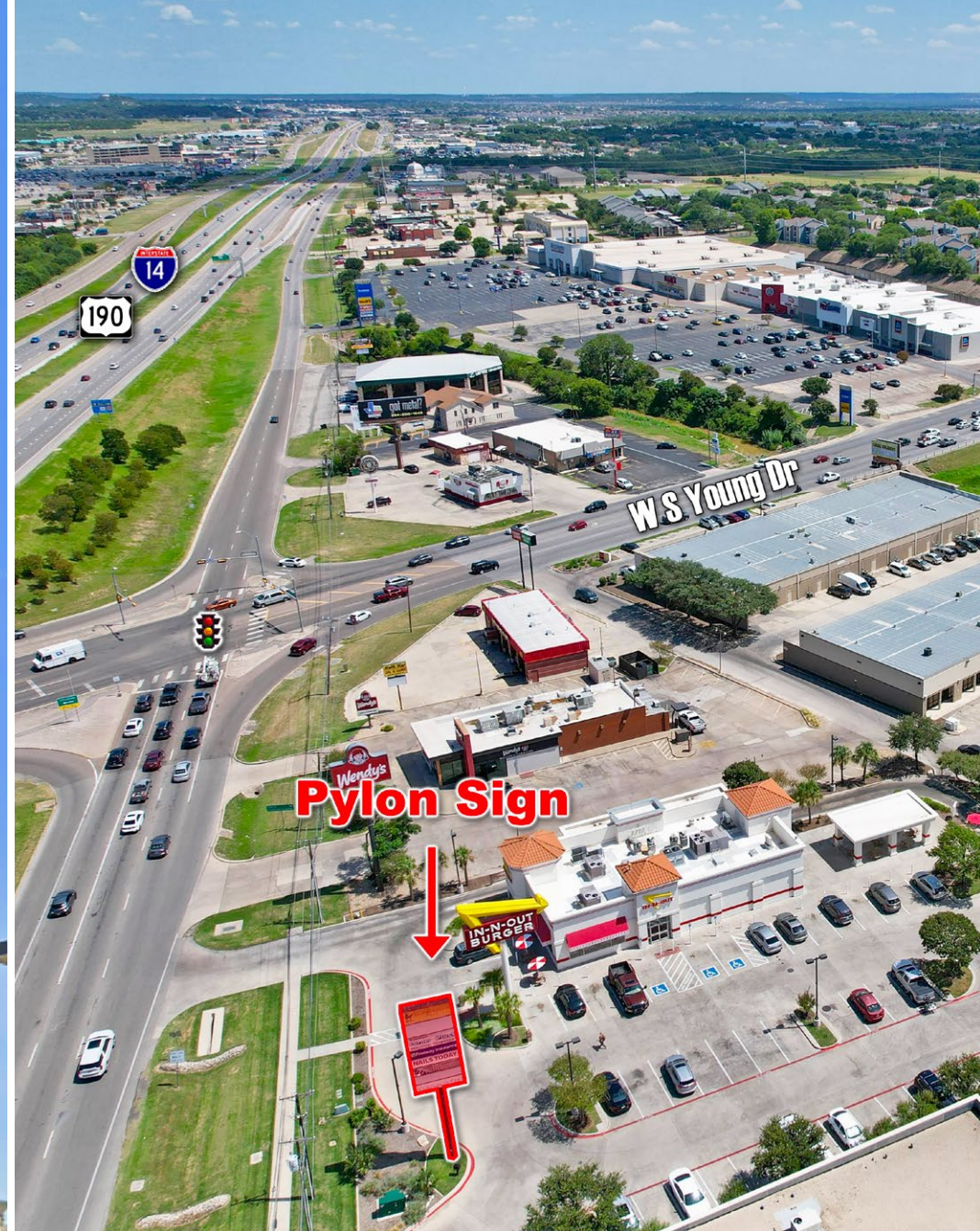
# KILLEEN BUSINESS CENTER | SITE AERIAL



# KILLEEN BUSINESS CENTER | MARKET AERIAL



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**KILLEEN BUSINESS CENTER**

**PYLON SIGN FRONTING INTERSTATE 14**



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## KILLEEN BUSINESS CENTER | SITE PHOTOS



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