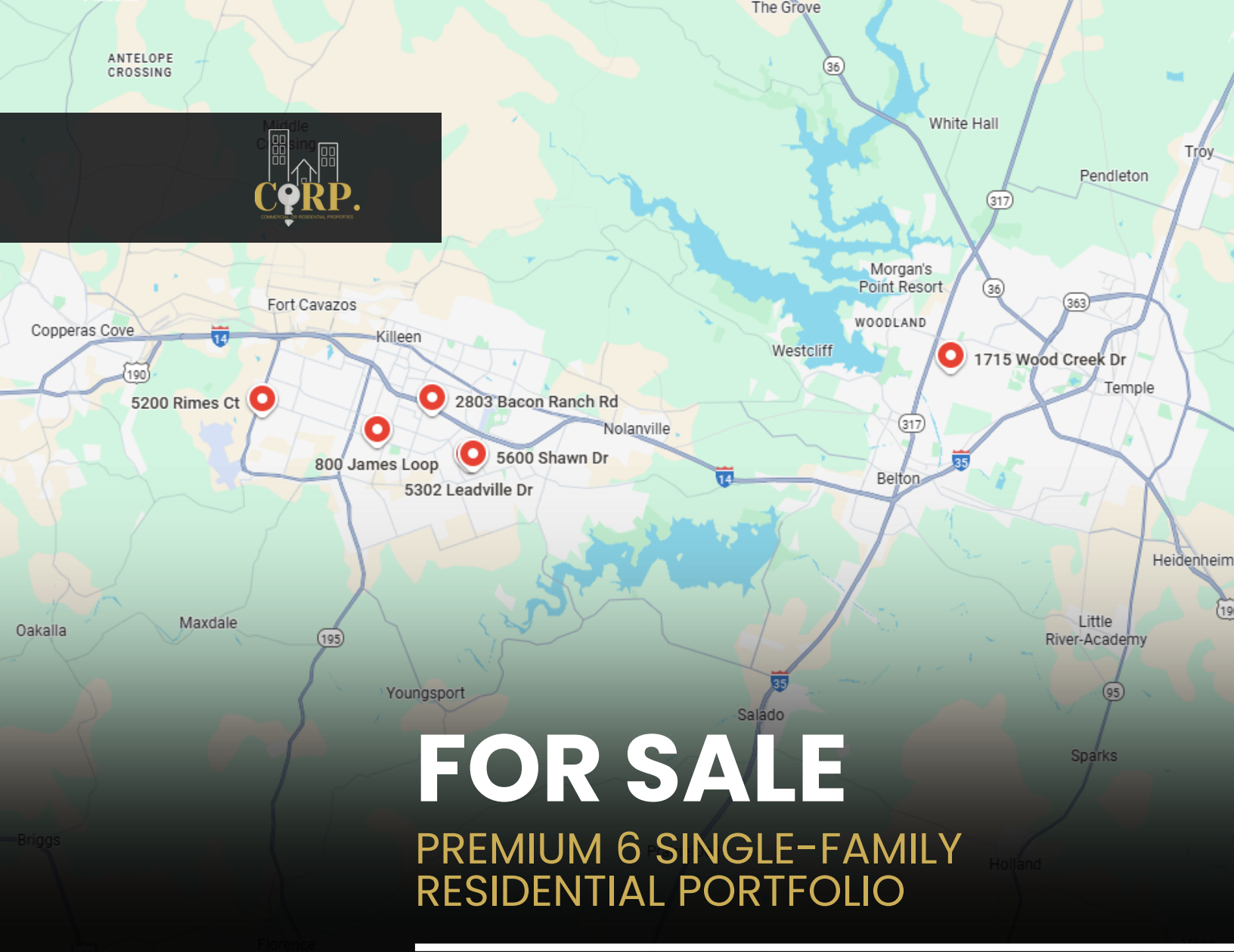


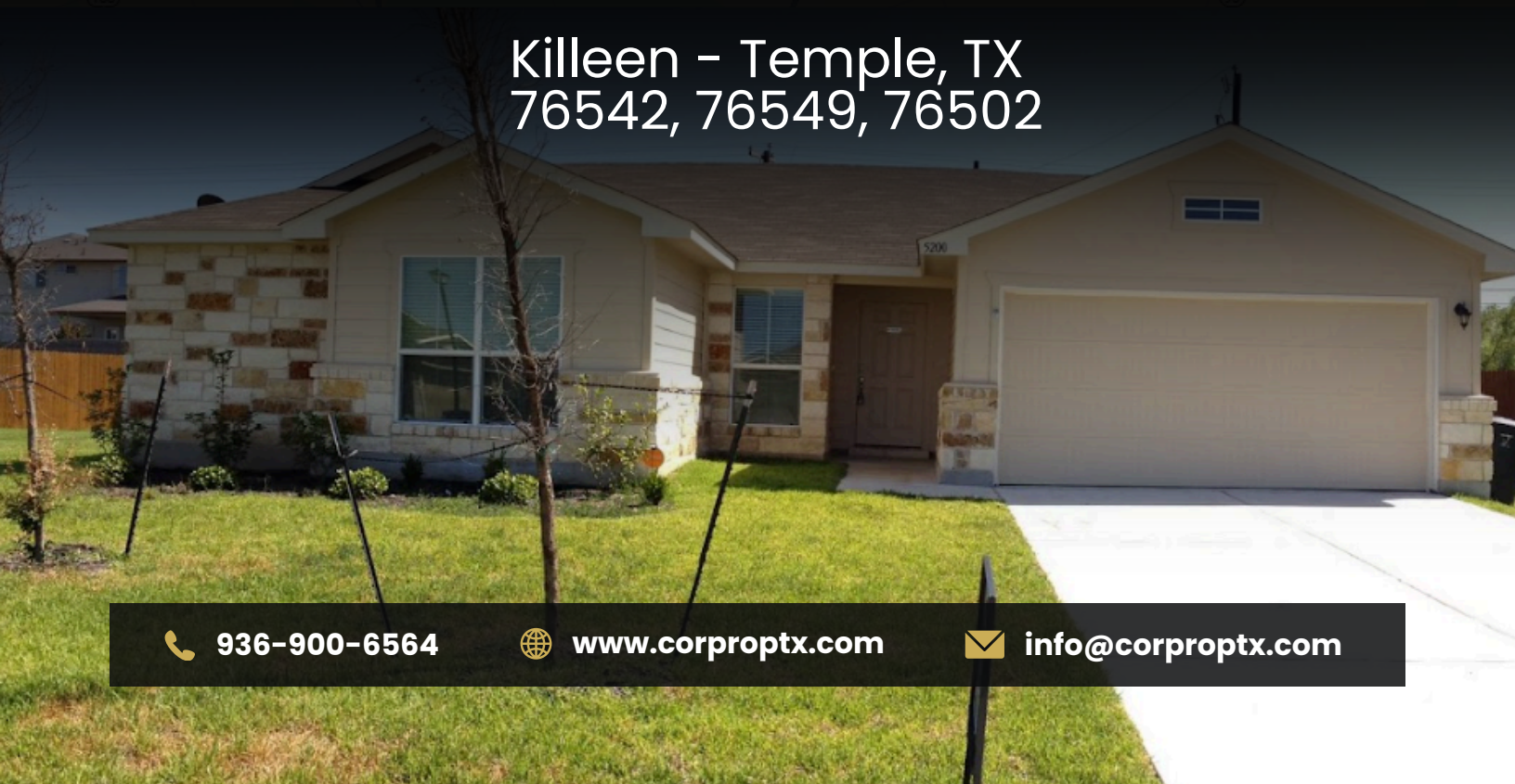
ANTELOPE
CROSSING



FOR SALE

PREMIUM 6 SINGLE-FAMILY RESIDENTIAL PORTFOLIO

Killeen - Temple, TX
76542, 76549, 76502



📞 936-900-6564

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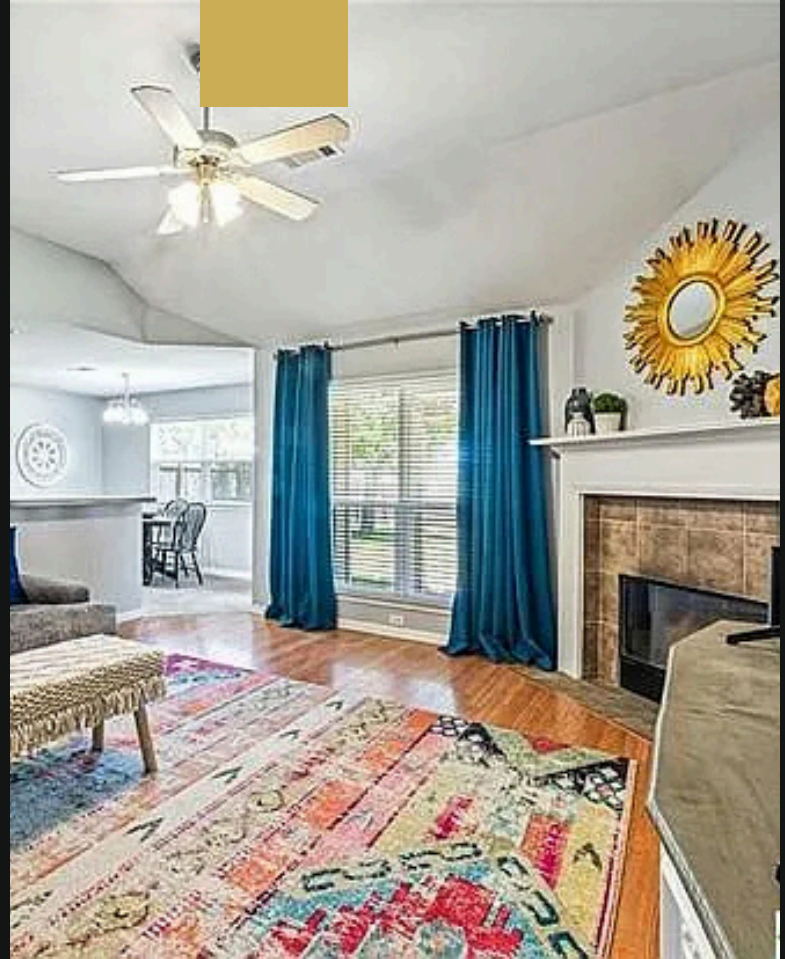
HIGHLIGHTS

6 Single Family Residential Portfolio

- ✓ Located near major employers including Fort Cavazos and Baylor Scott & White Medical Center
- ✓ Each property features 4/3 bedrooms, 2 baths, and attached garages
- ✓ Fully occupied portfolio offering immediate, stable cash flow
- ✓ Strong occupancy history, high tenant demand, and professional management
- ✓ Close to schools, shopping centers, restaurants, and outdoor recreation areas

Units: 6 Single Family
Built: 1999 – 2012

Homes are between 11 and 16 years old, offering updated systems, reduced maintenance needs, and strong appeal to quality tenants.





THE PROPERTY

\$1.4M

The Central Six Portfolio features six well-maintained single-family rental homes located across the thriving Central Texas cities of Killeen and Temple. Each property is situated in established residential neighborhoods known for their quiet streets, convenient access, and strong rental demand. Residents enjoy proximity to top rated schools, local parks, and major employers, including Fort Cavazos, Baylor Scott & White Medical Center, and Central Texas College.

The Killeen properties are ideally positioned near U.S. Highway 190 and Interstate 14, providing quick access to shopping centers, restaurants, and major retailers such as HEB, Target, and Walmart, as well as a short drive to Downtown Killeen and Stillhouse Hollow Lake for outdoor recreation. The Temple property, located on Wood Creek Drive, offers a similar balance of suburban comfort and convenience, just minutes from Scott & White Hospital, Temple College, and a growing retail corridor along West Adams Avenue.



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OUR MARKET

RESIDENTIAL / COMMERCIAL

Residential Market Overview:

The Central Texas housing market, particularly in Killeen and Temple, remains strong and stable, supported by steady population growth and a diverse local economy. Affordable home prices, low vacancy rates, and consistent rental demand from Fort Cavazos personnel and nearby employers make this area a reliable market for both homeowners and investors. Continued in-migration from larger metros and limited new supply have helped sustain healthy appreciation and rental performance across the region.

Commercial & Regional Context:

Killeen and Temple benefit from a diverse and expanding commercial base, driven by strong military, healthcare, retail, and logistics sectors. The presence of Fort Cavazos supports steady population growth and consumer spending, while Temple's industrial and medical corridors attract major employers and ongoing development. Strategic positioning along the I-35 and U.S. 190 corridors provides direct access to Austin, Waco, and Dallas-Fort Worth, making the region an appealing hub for small business expansion and investor activity. Local demand for service, retail, and multifamily assets continues to outpace new supply, reinforcing long-term market stability and growth potential.

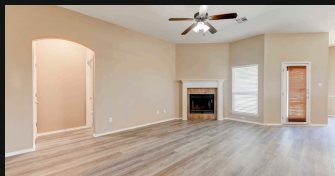




HOME INFORMATION

6 Single Family Residential Portfolio

Property Address	Bed/Bath	Property Sqft	Year Built
5302 Leadville Dr Killeen, TX 76542	3B/2B	1,617	2002
5600 Shawn Dr Killeen, TX 76542	4B/2B	1,846	2003
5200 Rimes Ct Killeen, TX 76549	4B/2B	1,520	2012
800 James Loop Killeen, TX 76542	4B/2B	1,464	1999
1715 Wood Creek Dr Temple, TX 76502	3B/2B	1,252	2005
2803 Bacon Ranch Rd Killeen, TX 76542	3B/2B	1,485	2010



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LOCAL AREA DEMOGRAPHICS



The Central Texas cities of Killeen and Temple are part of the rapidly growing Killeen–Temple–Fort Cavazos Metropolitan Area, located along the I-35 corridor between Austin and Waco. The region benefits from strong economic drivers including Fort Cavazos (formerly Fort Hood), one of the largest U.S. military installations, and Baylor Scott & White Health, one of Texas' largest healthcare employers. Both cities offer a blend of affordable housing, expanding retail and commercial corridors, and proximity to major highways, providing residents with convenient access to Austin, Waco, and the broader Central Texas region.

Killeen and Temple together are home to a combined population exceeding 250,000 residents, with steady year-over-year growth driven by military, healthcare, and education sectors. The area features a median household income around \$65,000, with a strong base of family households and a diverse workforce. The community supports excellent public schools, local parks, and recreational amenities, creating long-term rental stability. These markets continue to attract both owner-occupants and investors due to their affordable entry prices, low vacancy rates, and expanding job opportunities within the Central Texas economic corridor.



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