



INDEPENDENCE
COMMERCIAL REAL ESTATE

Academy
SPORTS+OUTDOORS

QUICK
OUTLET

SPEC'S

PET SMART



WAREHOUSE/OFFICE/FLEX AVAILABLE

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



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

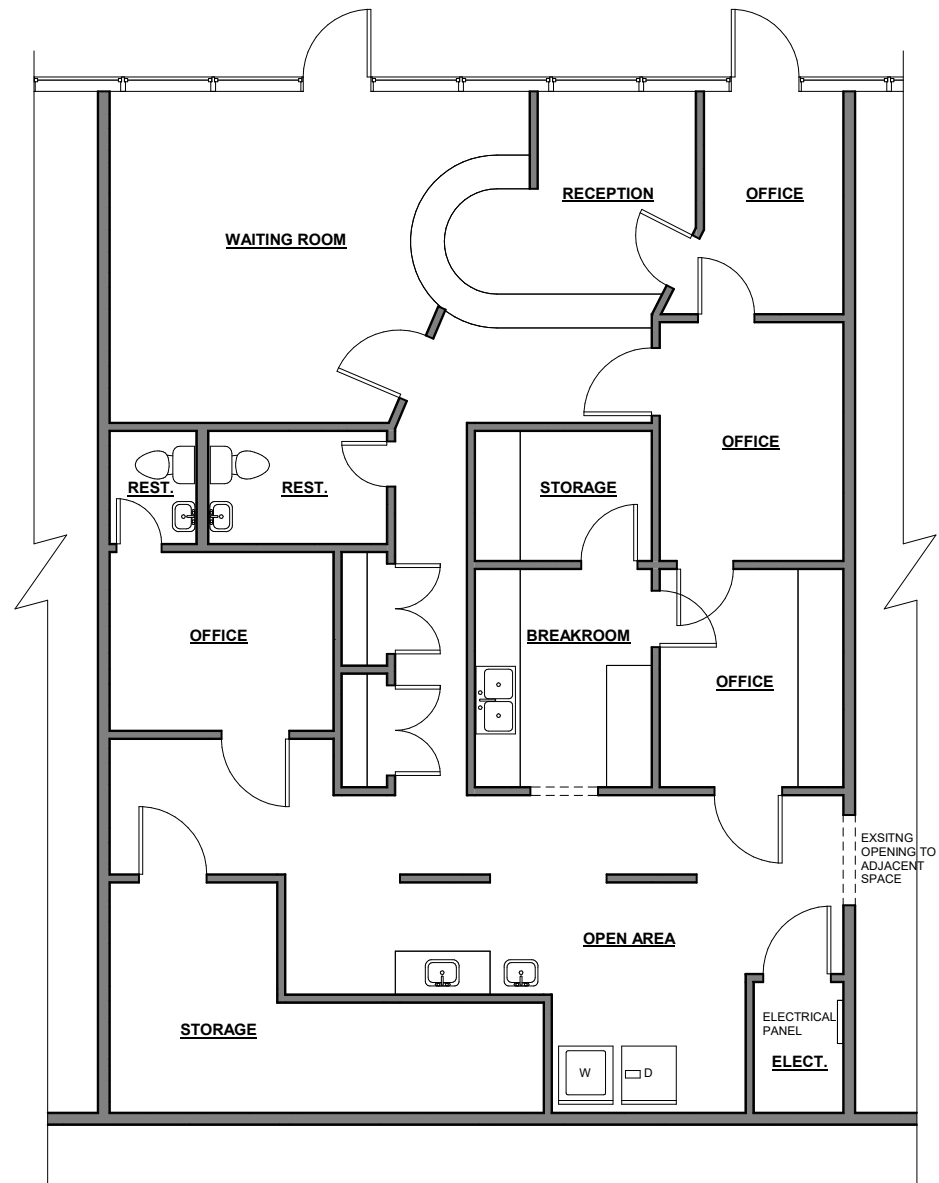
KILLEEN BUSINESS CENTER | PROPERTY OVERVIEW



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SUITE 304

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



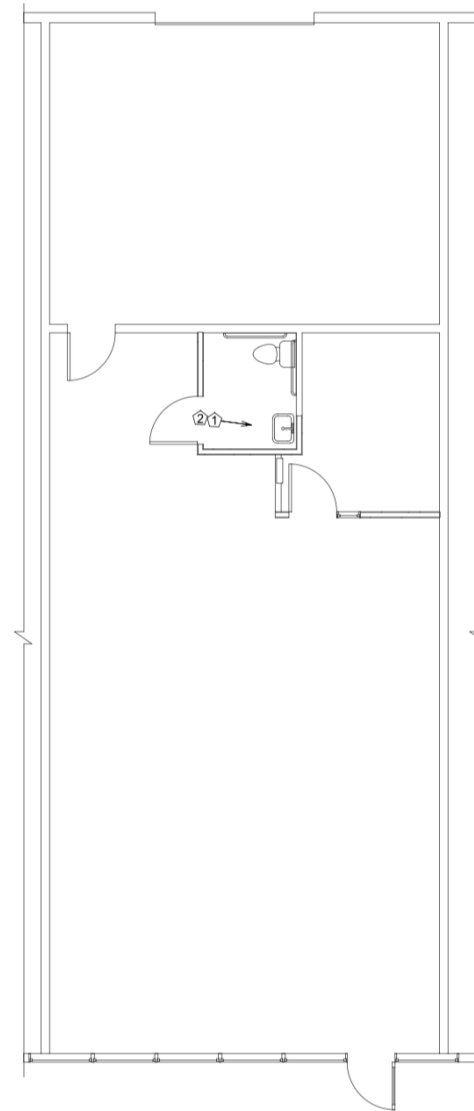
KILLEEN BUSINESS CENTER | FLOOR PLAN



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SUITE 305

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



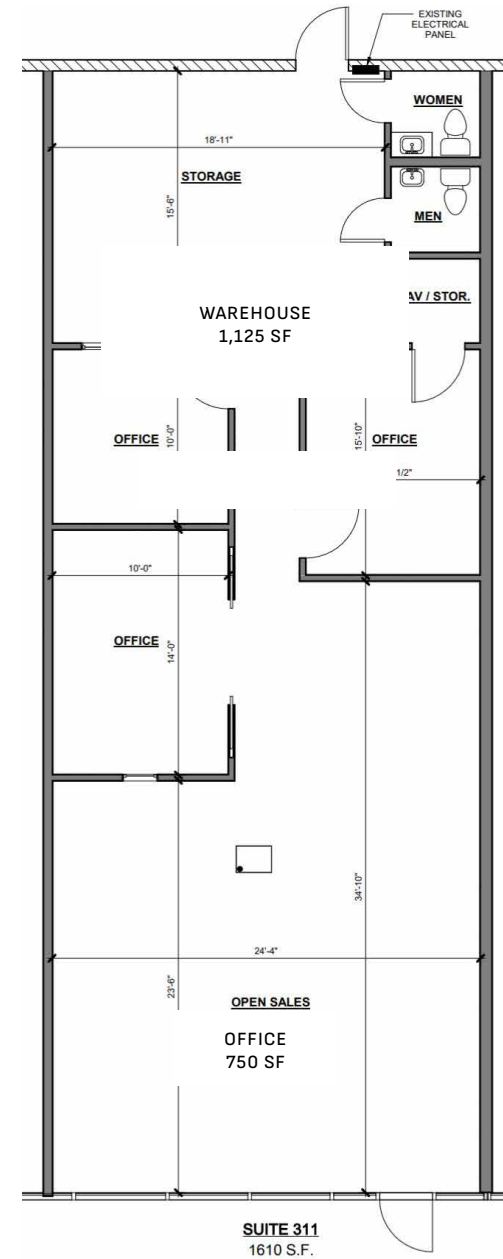
KILLEEN BUSINESS CENTER | FLOOR PLAN



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SUITE 311

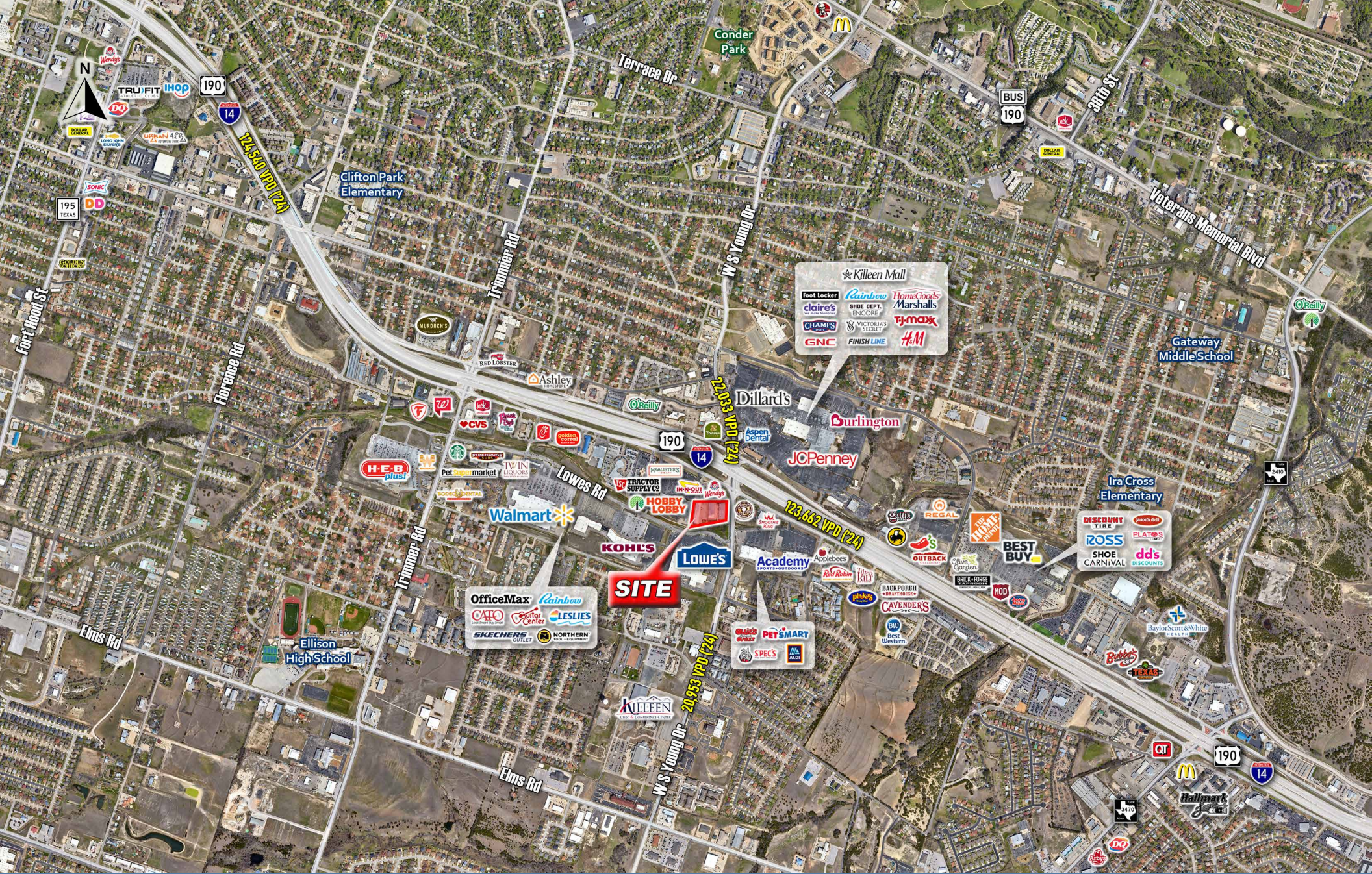
- » 1,600 S
- » Retail/Office
- » Rate Negotiable + \$3.50 PSF NNN



KILLEEN BUSINESS CENTER | FLOOR PLAN



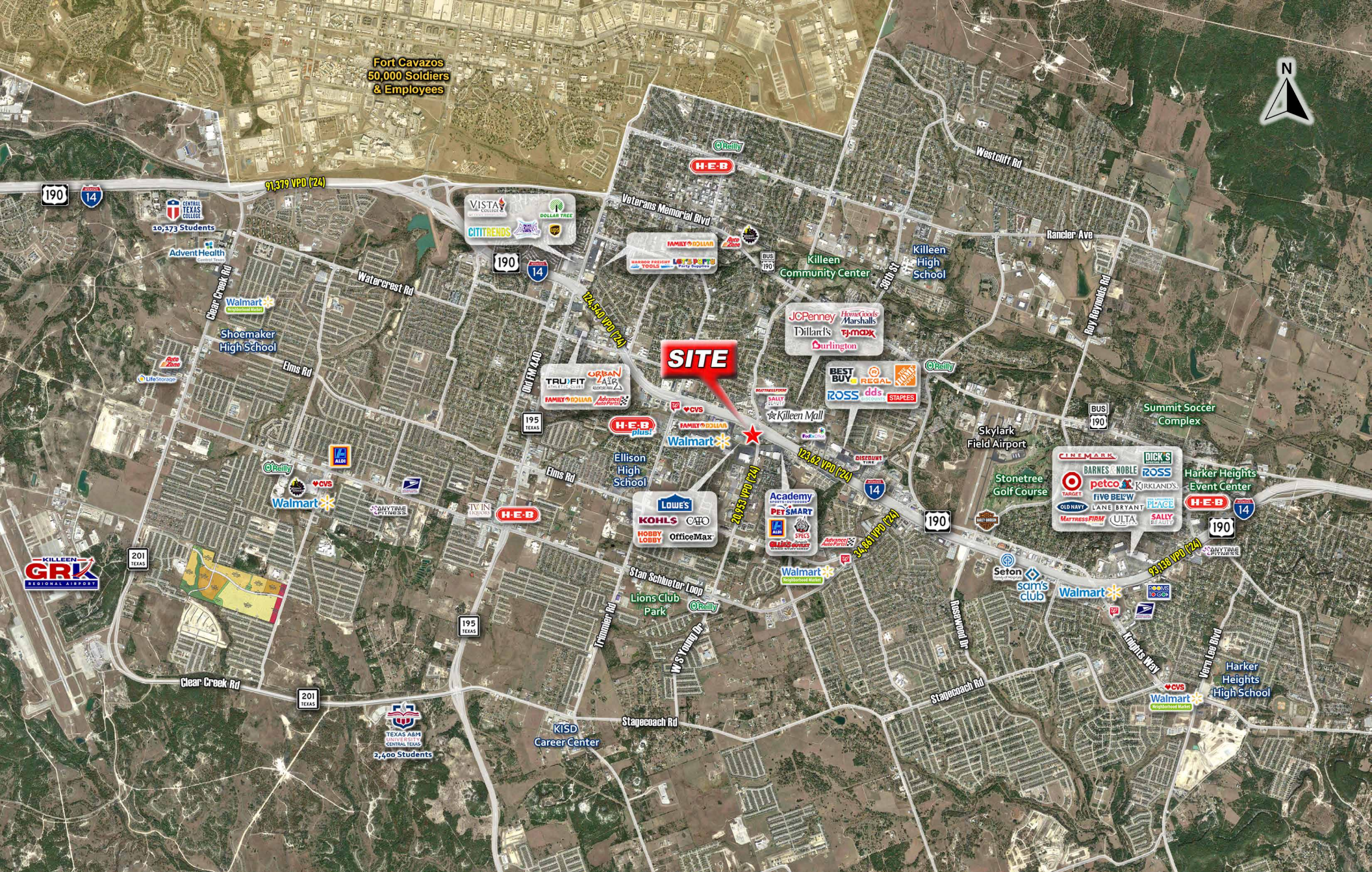
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KILLEEN BUSINESS CENTER | SITE AERIAL



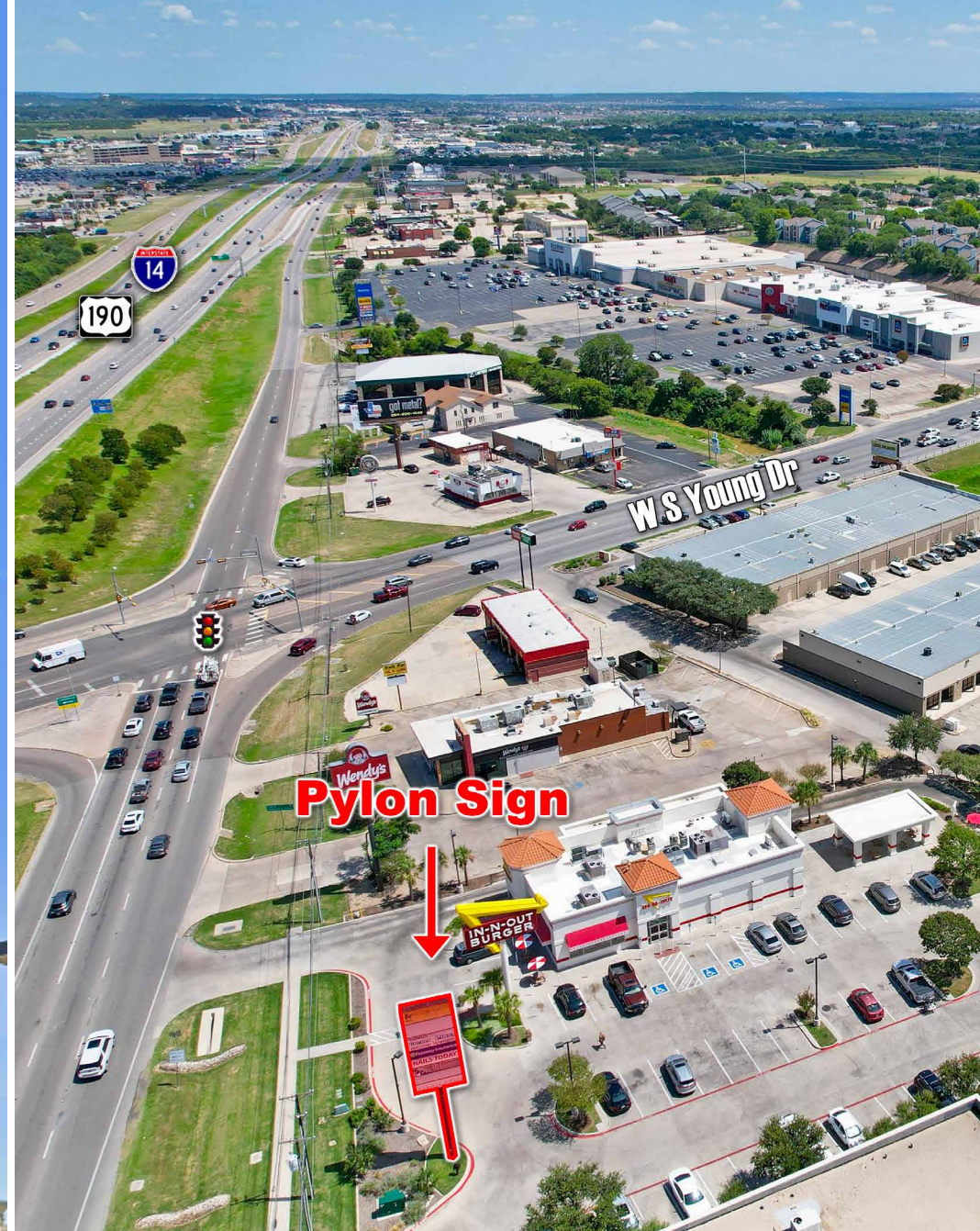
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KILLEEN BUSINESS CENTER | MARKET AERIAL



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KILLEEN BUSINESS CENTER

PLYLON SIGN FRONTING INTERSTATE 14



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KILLEEN BUSINESS CENTER | SITE PHOTOS



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