

OFFERING MEMORANDUM

West Adams Retail Center

1108 W Adams Ave, Temple, TX 76504

HEB Shadow-Anchored Shopping Center

Temple Retail Market Outperforms Broader Regional Market

78% Leased with One 1,1980 SQ FT Space Ready for Move-in

Corner Location with High Visibility



Steve Fithian, CCIM, CPM, SEC

Managing Director

817-312-1388 steve.fithian@svn.com

Trenton Forbes

VP of Acquisitions & Asset Management

682-352-3607 trenton.forbes@svn.com





CONTACTS



Steve Fithian, CCIM, CPM, SEC
Managing Director

817-312-1388 steve.fithian@svn.com

Trenton Forbes
VP of Acquisitions & Asset Management

682-352-3607 trenton.forbes@svn.com

CONTENTS	
Executive Summary	3
Property Overview	7
Financial Analysis	15
Market Overview	25

West Adams Retail Center

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

THE OFFERING

HEB SHADOW-ANCHORED SHOPPING CENTER

West Adams Retail Center (the "Property") is a 5,424-square-foot, single-story retail asset on a 0.34-acre lot in Temple, Texas, prominently situated on a high-traffic corner. The Property is shadow-anchored by H-E-B, one of Texas's most recognized grocers, and located near Temple High School, generating consistent local traffic. It also benefits from easy access to IH-35, providing access to regional commuters and shoppers.

The Property is currently 78% leased, with a single 1,190-square-foot suite available for immediate occupancy, offering near-term income growth potential. Two tenants hold long-term 10-year leases up to 2030, providing a foundation of stable, predictable cash flow. Current rents are below the Temple market average, representing clear upside through lease-up or future adjustments, combining income stability with revenue growth potential.

Temple's retail market is characterized by low vacancy and steady rent growth, outperforming the broader regional market and supported by a growing, affluent trade area. These market fundamentals and robust consumer demand make West Adams Retail Center a prime retail asset with immediate leasing potential and long-term growth prospects in a highly visible, in-demand location.



West Adams Retail Center 1108 W Adams Ave, Temple, TX 76504

\$1,350,000
Sale Price

\$248.89
Price/SF

6.01%
Actual Cap Rate

7.00%
Year 1 Cap Rate

Property Type	Retail
Lot Size	0.34 AC
Net Rentable Area	5,424 SF
# of Buildings	1

INVESTMENT HIGHLIGHTS

HIGH-VISIBILITY CORNER LOCATION

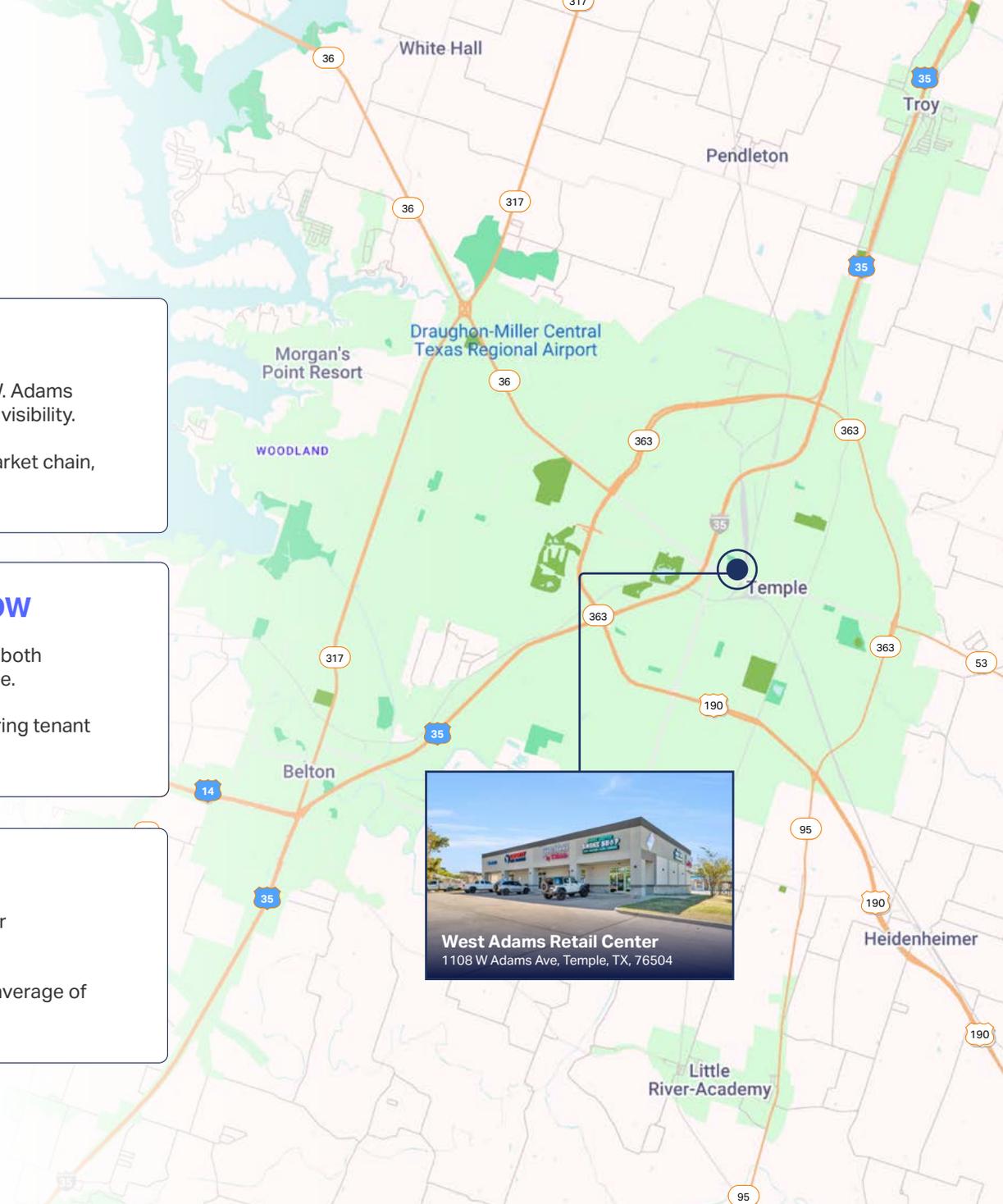
- Prominent corner location with excellent frontage along W. Adams Avenue, benefiting from ±27,322 AADT and strong tenant visibility.
- Within close proximity to H-E-B, a publicly traded supermarket chain, generating consistent local traffic exposure.

PROVEN TENANCY & DURABLE CASH FLOW

- Notable tenants include Metro by T-Mobile and Domino's, both established national brands with proven retail performance.
- Two tenants are secured under 10-year leases, underscoring tenant confidence and ensuring durable cash flow.

INCOME UPSIDE OPPORTUNITY

- A single 1,190 SF suite is currently vacant and available for immediate lease.
- Property's rent of \$18.37/SF is below the Temple market average of \$19.90/SF, offering potential for rent growth.



INVESTMENT HIGHLIGHTS

RECENT LEASING MOMENTUM

- Located within a 5-mile radius with a population of 82,711, projected to grow 2.6% by 2029, supporting long-term retail demand.
- The area has an average household income of \$70,615, indicating strong purchasing power and a solid consumer base for tenants.

STRONG MARKET FUNDAMENTALS

- Temple's retail vacancy rate is 3.4%, below the submarket's five- and ten-year averages of 4.4% and 4.7%, reflecting a tight market.
- Retail rents in Temple have increased 2.4% year-over-year, outpacing the Killeen submarket's 1.9%, highlighting sustained demand and rent growth potential.



West Adams Retail Center

PROPERTY OVERVIEW



PROPERTY SUMMARY

Located at 1108 W. Adams Avenue in Temple, Texas, the retail center is a one-story retail building built in 2016, offering 5,424 square feet of leasable space. The Property features 118 feet of frontage along N. 23rd Street and 110 feet along W. Adams Avenue, 24 dedicated parking spaces, easy access to I-35, excellent traffic exposure, and a prominent signage opportunity to maximize visibility.

The Property is 78.1% leased, with two tenants secured under long-term 10-year leases upto 2030, providing a stable income stream. A single 1,190-square-foot suite is vacant and available for immediate lease, offering near-term revenue potential. Boasting substantial street frontage, high visibility, and upside potential, West Adams Retail Center delivers both predictable cash flow and immediate leasing opportunity.

Zoning	C (Commercial)
Submarket	Temple
Market	Killeen/Temple/Fort Hood

PROPERTY DETAILS

West Adams Retail Center

1108 W Adams Ave, Temple, TX 76504

5,424 SF
Net Rentable Area

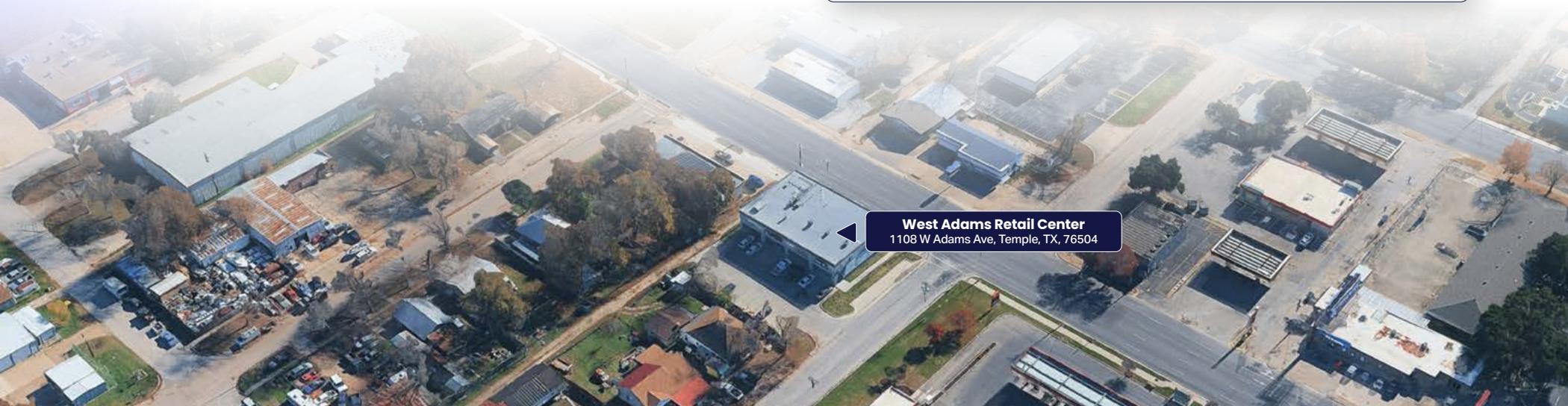
0.34 AC
Lot Size

2016
Year Built

of Stories 1

Parking 24 Surface Spaces | 4.42/1,000 SF

Parcel ID 114301



West Adams Retail Center
1108 W Adams Ave, Temple, TX, 76504

AERIAL VIEW



IMMEDIATE AREA



LOCAL MAP



- 01 H-E-B
- 02 Little Caesars Pizza
- 03 Subway
- 04 Taco Bell
- 05 Jimmy John's
- 06 McDonald's
- 07 Shipley Do-Nuts
- 08 Chick-fil-A
- 09 Black Rifle Coffee Company
- 10 Whataburger
- 11 Dutch Bros Coffee
- 12 La Quinta Inn by Wyndham Temple
- 13 KFC
- 14 CEFCO Convenience Store
- 15 Family Dollar
- 16 Santa Fe Plaza
- 17 Treno Pizzeria & Taproom
- 18 Sports World
- 19 Cheeves Brothers Steakhouse
- 20 Main Street Hall
- 21 Bon Bon Market
- 22 17 South

SITE PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS



West Adams Retail Center

FINANCIAL ANALYSIS



OPERATING STATEMENT SUMMARY

	YE 2025		Budget 2026		Year 1	
	Actual	PSF	Budget	PSF	UW	PSF
Income						
Potential Rental Income	\$89,616	\$16.52	\$87,727	\$16.17	\$104,324	\$19.23
Downtime Vacancy	0	0.00	0	0.00	0	0.00
Base Rental Income	\$89,616	\$16.52	\$87,727	\$16.17	\$104,324	\$19.23
Recovery Income	\$42,069	\$7.76	\$46,002	\$8.48	\$49,225	\$9.08
Total Potential Gross Income	\$131,685	\$24.28	\$133,729	\$24.66	\$153,549	\$28.31
Vacancy Loss	\$0	\$0.00	\$0	\$0.00	(\$7,677)	(\$1.42)
Total Income	\$131,685	\$24.28	\$133,729	\$24.66	\$145,872	\$26.89
Expenses						
General & Administrative	\$574	\$0.11	\$474	\$0.09	\$474	\$0.09
Management Fee	4,498	0.83	6,507	1.20	4,376	0.81
Repair & Maintenance	1,571	0.29	750	0.14	750	0.14
Contract Services	3,941	0.73	8,204	1.51	8,204	1.51
Utilities	11,471	2.11	10,239	1.89	10,239	1.89
Insurance	9,817	1.81	8,820	1.63	8,820	1.63
Real Estate Taxes	18,680	3.44	18,300	3.37	18,300	3.37
Total Operating Expenses	\$50,552	\$9.32	\$53,294	\$9.83	\$51,163	\$9.43
Net Operating Income	\$81,133	\$14.96	\$80,435	\$14.83	\$94,709	\$17.46

1) Income is based on Annual Rent from Rent Roll

2) Operating expenses: 2026 Budget except for Management Fee which is 3% of EGR

3) Vacancy Loss = 5.0%

4) CapEx Reserve: \$0.20 PSF

5) Roof Repair and Building/ exterior are excluded from recoverable CAM expenses

6) Trash and Porter / Parking Maintenance is added to the CAM Pool replace Waste Disposal and Driveway Parking Maintenance from 2024 CAM.

PROFORMA

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	YE Feb-27	YE Feb-28	YE Feb-29	YE Feb-30	YE Feb-31	YE Feb-32	YE Feb-33	YE Feb-34	YE Feb-35	YE Feb-36
Revenues										
Potential Rental Income	\$104,324	\$105,998	\$108,871	\$111,943	\$116,924	\$119,951	\$122,472	\$125,076	\$127,745	\$133,359
Downtime Vacancy	0	(1,968)	(2,318)	0	0	(2,529)	(2,281)	(2,688)	0	0
Base Rental Income	\$104,324	\$104,030	\$106,553	\$111,943	\$116,924	\$117,422	\$120,191	\$122,388	\$127,745	\$133,359
Recovery Income	49,225	50,129	51,915	54,879	56,573	57,085	58,919	60,496	63,561	65,520
Total Potential Gross Income	\$153,549	\$154,159	\$158,468	\$166,822	\$173,497	\$174,507	\$179,110	\$182,884	\$191,306	\$198,879
Vacancy Loss	(\$7,677)	(\$7,195)	(\$7,408)	(\$8,341)	(\$8,675)	(\$8,167)	(\$8,359)	(\$8,554)	(\$9,565)	(\$9,944)
Effective Gross Revenue	\$145,872	\$146,964	\$151,060	\$158,481	\$164,822	\$166,340	\$170,751	\$174,330	\$181,741	\$188,935
Operating Expenses										
General & Administrative	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866	\$2,951	\$3,040	\$3,132	\$3,226	\$3,322
Management Fee	4,258	4,291	4,414	4,633	4,820	4,864	4,992	5,096	5,312	5,524
Repair & Maintenance	8,652	8,911	9,179	9,454	9,738	10,030	10,331	10,641	10,960	11,289
Contract Services	5,500	5,666	5,835	6,010	6,191	6,376	6,567	6,764	6,967	7,175
Utilities	5,500	5,666	5,835	6,010	6,191	6,376	6,567	6,764	6,967	7,175
Insurance	7,210	7,426	7,649	7,879	8,115	8,358	8,609	8,867	9,133	9,407
Real Estate Taxes	19,331	19,911	20,508	21,124	21,757	22,410	23,082	23,775	24,488	25,223
Total Operating Expenses	\$47,497	\$48,828	\$50,286	\$51,882	\$53,487	\$54,989	\$56,621	\$58,275	\$60,086	\$61,940
Net Operating Income	\$94,709	\$94,364	\$96,893	\$102,600	\$107,219	\$107,112	\$109,761	\$111,560	\$117,022	\$122,222
Leasing Costs										
Tenant Improvements	\$17,850	\$6,976	\$8,220	\$0	\$0	\$8,967	\$8,087	\$9,529	\$0	\$0
Leasing Commissions	8,340	4,325	5,096	0	0	5,559	5,014	5,907	0	0
Total Leasing Cost	\$26,190	\$11,301	\$13,316	\$0	\$0	\$14,526	\$13,101	\$15,436	\$0	\$0
Capital Expenditures										
Capital Reserves	\$1,085	\$1,117	\$1,151	\$1,185	\$1,221	\$1,258	\$1,295	\$1,334	\$1,374	\$1,415
Total Capital Expenditures	\$1,085	\$1,117	\$1,151	\$1,185	\$1,221	\$1,258	\$1,295	\$1,334	\$1,374	\$1,415
Total Leasing & Capital Costs	\$27,275	\$12,418	\$14,467	\$1,185	\$1,221	\$15,784	\$14,396	\$16,770	\$1,374	\$1,415
Net Income	\$67,434	\$81,946	\$82,426	\$101,415	\$105,998	\$91,328	\$95,365	\$94,790	\$115,648	\$120,807

MARKET LEASING ASSUMPTIONS

	\$15.50 PSF NNN	\$22.00 PSF NNN
Market Rental Rate		
New	\$15.50	\$22.00
Renewal	\$15.50	\$22.00
Annual Escalations	3.00%	3.00%
Other Market Leasing Terms		
Reimbursements	NNN	NNN
Lease Term (Mos.)	60	60
Renewal Probability	85%	85%
Downtime (Mos.)	6	6
Free Rent (Mos.)		
New	0.00	0.00
Renewal	0.00	0.00
Weighted	0.00	0.00
Tenant Improvements		
New	\$15.00	\$15.00
Renewal	\$5.00	\$5.00
Weighted	\$6.50	\$6.50
Leasing Commissions		
New	6.00%	6.00%
Renewal	3.00%	3.00%
Weighted	3.75%	3.75%



TENANT SUMMARY

STRONG TENANCY WITH IMMEDIATE LEASING POTENTIAL

West Adams Avenue Retail Center is currently 78.1% leased, with 1,190 square feet (21.9%) vacant and available for lease. Two tenants—Metro by T-Mobile and MAC Pizza Management, Inc.—are secured under long-term leases extending through 2027 and 2030, providing stable, predictable income. The remaining vacancy presents immediate leasing potential, offering flexibility to enhance revenue and optimize occupancy.

MAC Pizza Management, Inc.
2,000 SF

Batiwala, Imran
1,192 SF

Metro by T-Mobile
1,042 SF

Unit	Tenant	Unit Size	LEASE TERM		BASE RENT		
			Start	Expiration	Annually	Monthly	PSF
101	Batiwala, Imran	1,192 SF	05/01/2023	08/31/2028	\$24,031	\$2,003	\$20.16
201	Metro by T-Mobile	1,042 SF	05/15/2017	05/31/2027	\$23,395	\$1,950	\$22.45
401	MAC Pizza Management, Inc.	2,000 SF	04/15/2020	04/30/2030	\$30,360	\$2,530	\$15.18
Total		4,234 SF			\$77,786	\$6,482	\$18.37

ONE-LINE RENT ROLL

Unit	Tenant	Area (SF)	PRS	LEASE TERM			IN-PLACE RENT		RECOVERIES		Total Income	Options	MLA Assigned
				Start	Expiration	WALT	Annual	PSF	Annual	PSF			
101	Batiwala, Imran	1,192 SF	22.0%	05/01/2023	08/31/2028	2.5 Yrs	\$24,031	\$20.16	\$9,964	\$8.36	\$33,995		\$22.00 PSF NNN
201	Metro by T-Mobile	1,042 SF	19.2%	05/15/2017	05/31/2027	1.2 Yrs	\$23,395	\$22.45	\$8,522	\$8.18	\$31,917		\$22.00 PSF NNN
301	VACANT	1,190 SF	21.9%										\$22.00 PSF NNN
401	MAC Pizza Management, Inc.	2,000 SF	36.9%	04/15/2020	04/30/2030	4.2 Yrs	\$30,360	\$15.18	\$16,334	\$8.17	\$46,694	2, 5 yrs	\$15.50 PSF NNN
Total/Wtd. Avg.		5,424 SF	100.0%			3.0 Yrs	\$77,786	\$18.37	\$34,819	\$8.22	\$112,606		
Vacant		1,190 SF	21.9%										
Leased		4,234 SF	78.1%										



DETAILED RENT ROLL

Unit	Tenant	Sq. Ft.	PRS	LEASE TERM		RENTAL RATES			RECOVERY	UPON EXPIRATION		
				Start	Expiration	Start	Annual	PSF	% Inc.	Type	Options	MLA
101	Batliwala, Imran	1,192	22.0%	05/01/2023	08/31/2028	Current	\$24,031	\$20.16	-	NNN	\$22.00 PSF NNN	
					Rent Esc.	09/01/2026	\$24,746	\$20.76	2.98%			
					Rent Esc.	09/01/2027	\$25,485	\$21.38	2.99%			
201	Metro by T-Mobile	1,042	19.2%	05/15/2017	05/31/2027	Current	\$23,395	\$22.45	-	NNN	\$22.00 PSF NNN	
301	VACANT	1,190	21.9%								\$22.00 PSF NNN	
401	MAC Pizza Management, Inc.	2,000	36.9%	04/15/2020	04/30/2030	Current	\$30,360	\$15.18	-	NNN	2, 5 yrs	\$15.50 PSF NNN
					Option 1	05/01/2030	\$33,400	\$16.70	10.01%			
					Option 2	05/01/2035	\$36,740	\$18.37	10.00%			
Leased SF		4,234	78.1%				\$77,786	\$18.37				
Vacant SF		1,190	21.9%									
Total Building SF		5,424	100.0%									

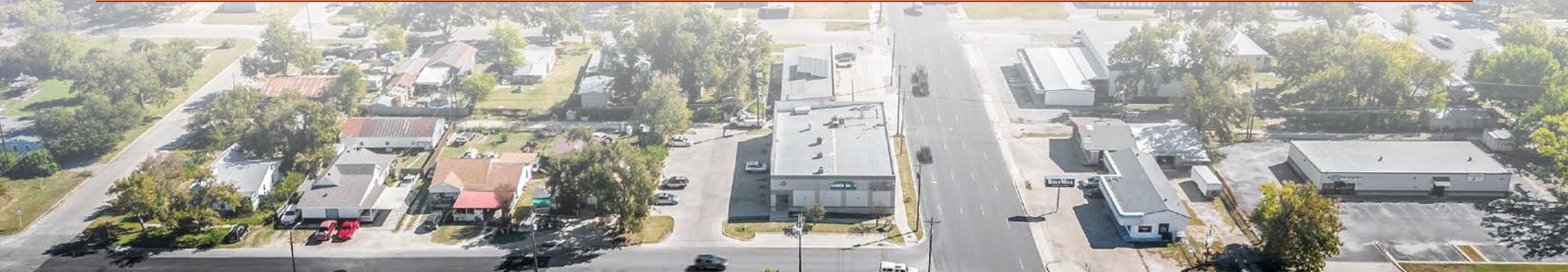
LEASE UP SCHEDULE

Unit	SF	Available Date	Commences	Term (Mos.)	Rent PSF	Ann. Inc.	Reimb.	Free (Mos.)	TI	LC
301	1,190	03/01/2026	06/01/2026	60	\$22.00	3.0%	NNN	0	\$15.00	6.0%
Total/ Wtd. Avg.	1,190	Mos. to Stabilized:	3	60	\$22.00	3.0%		0	\$15.00	6.0%

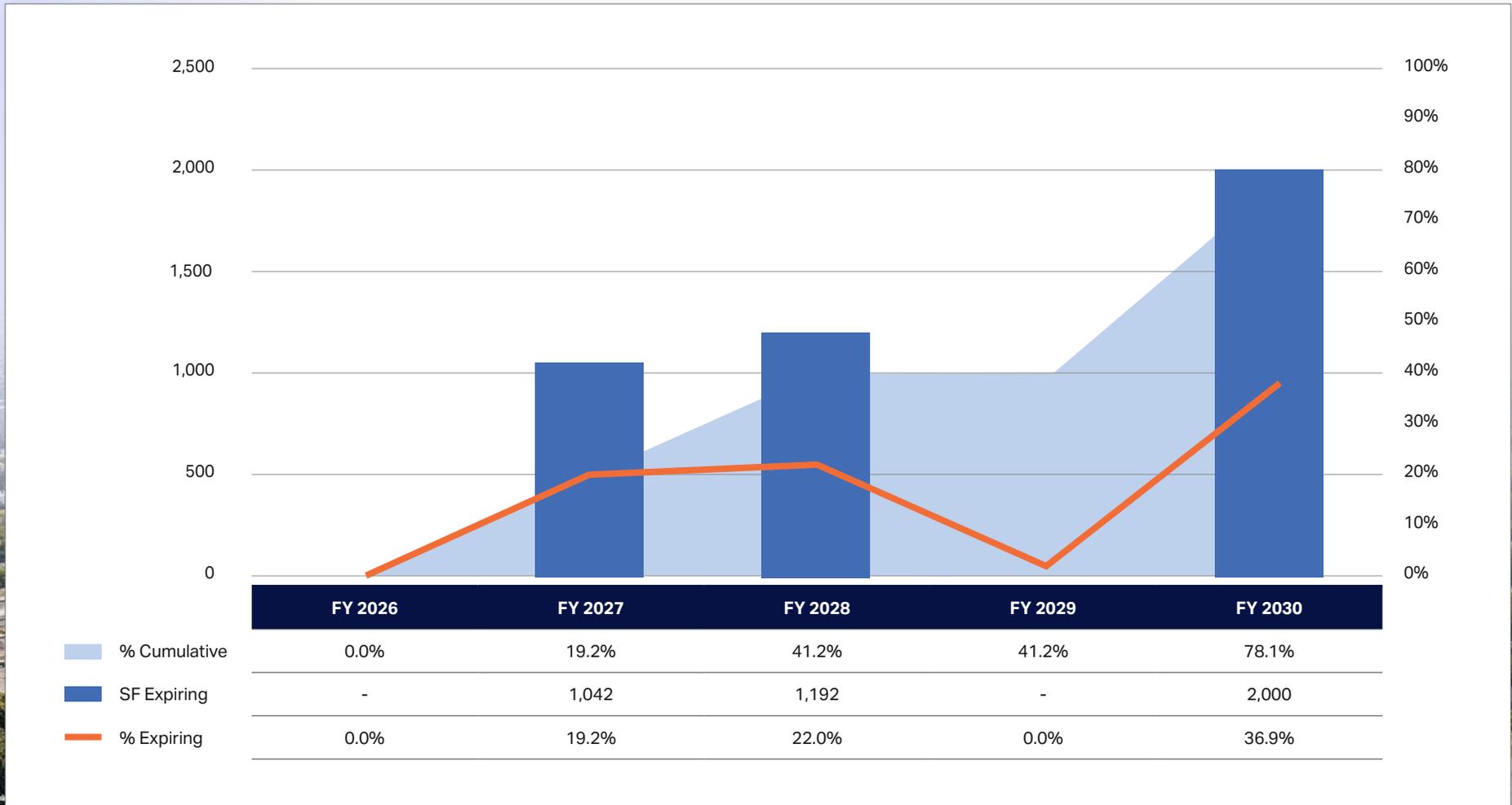


TENANT EXPIRATION SCHEDULE

Tenant	Unit	SF	PRS	Expires	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30
Metro by T-Mobile	201	1,042	19.2%	05/31/2027	-	1,042	-	-	-
Batliwala, Imran	101	1,192	22.0%	08/31/2028	-	-	1,192	-	-
MAC Pizza Management, Inc.	401	2,000	36.9%	04/30/2030	-	-	-	-	2,000
Square Feet Expiring		4,234			0	1,042	1,192	0	2,000
Percent Expiring					0.0%	19.2%	22.0%	0.0%	36.9%
Cumulative Square Feet					0	1,042	2,234	2,234	4,234
Cumulative Percent					0.0%	19.2%	41.2%	41.2%	78.1%



LEASE EXPIRATION TIMELINE

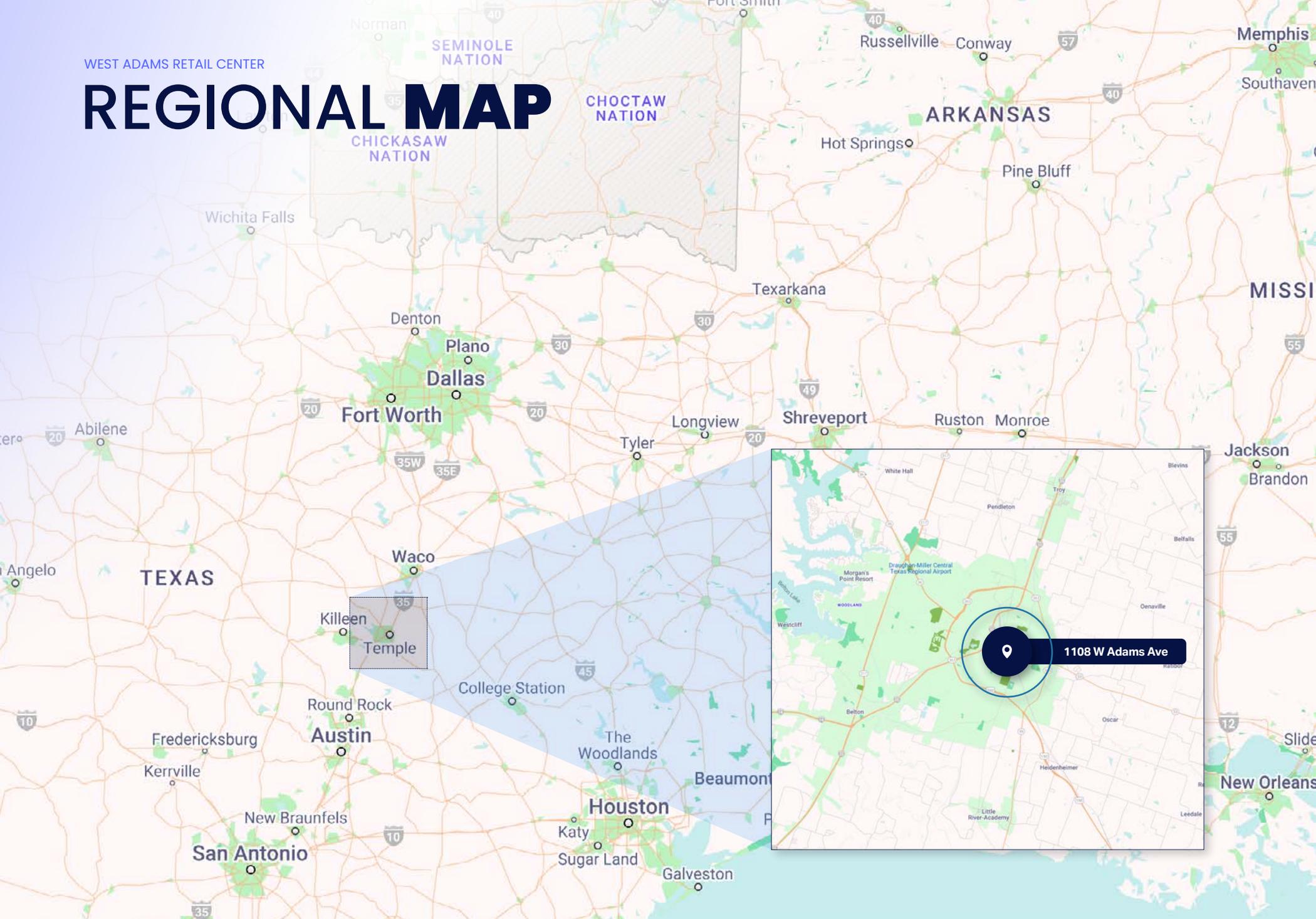


West Adams Retail Center

MARKET OVERVIEW



REGIONAL MAP



TEMPLE, TX: CENTRAL TEXAS GROWTH, CONNECTIVITY, AND HEALTHCARE HUB

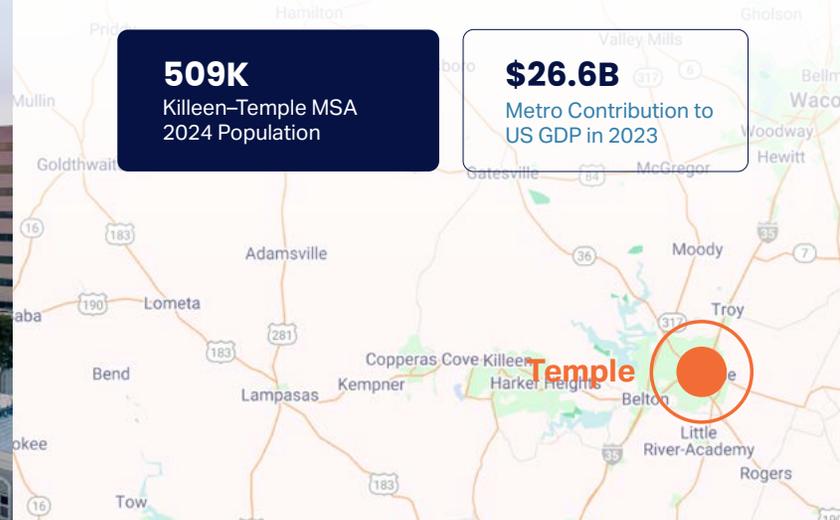
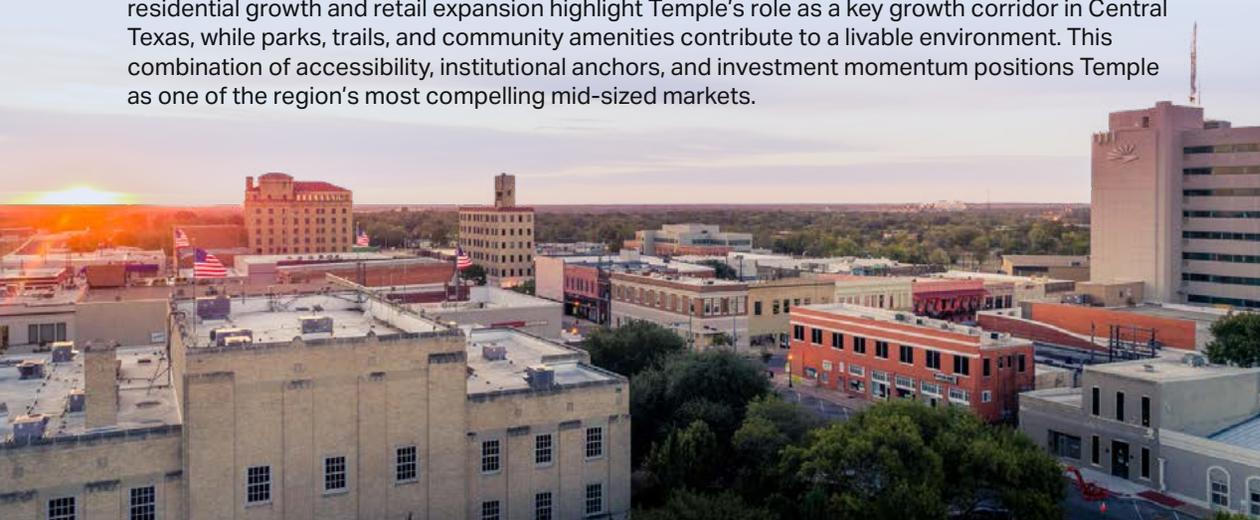
Temple, Texas, in Bell County, has become a Central Texas hub that blends economic strength with quality of life. With more than 96,000 residents, the city benefits from its location on Interstate 35, offering direct access to Austin, Dallas–Fort Worth, and regional airports. Rail connections and proximity to major distribution corridors further enhance accessibility. Affordable housing, expanding retail corridors, and a diverse cultural landscape reinforce Temple’s appeal to families, professionals, and investors.

Baylor Scott & White Health, the largest not-for-profit healthcare system in Texas, anchors Temple’s reputation as a healthcare and innovation center, driving employment and regional stability. The city continues to attract investment in manufacturing, logistics, and commercial development, supported by infrastructure improvements and proactive planning. Steady residential growth and retail expansion highlight Temple’s role as a key growth corridor in Central Texas, while parks, trails, and community amenities contribute to a livable environment. This combination of accessibility, institutional anchors, and investment momentum positions Temple as one of the region’s most compelling mid-sized markets.

THE ECONOMY

Temple’s economy is strengthened by its role within the Killeen–Temple metropolitan area, home to more than 509,000 residents and a diverse labor force. The city supports a broad base of employers in healthcare, manufacturing, logistics, and professional services. Baylor Scott & White Health is the largest employer, anchoring Temple’s reputation as a healthcare hub. Other major companies include McLane Company, Walmart Distribution, Performance Food Group, Niagara Bottling, and East Penn Manufacturing. Temple’s pro-business climate, skilled workforce, and direct access to Interstate 35 continue to attract investment in advanced manufacturing and distribution.

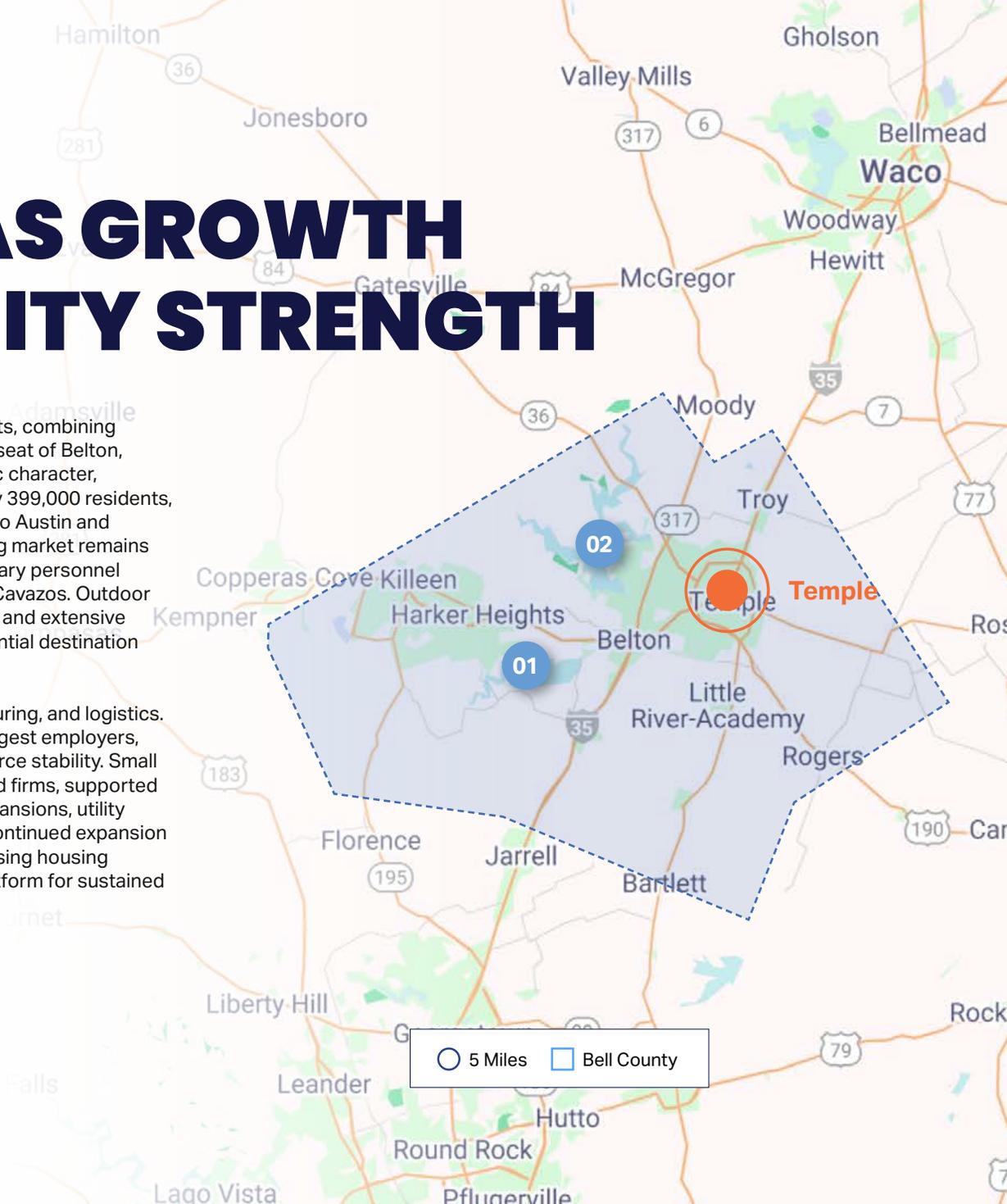
The broader Central Texas region reinforces Temple’s position, offering proximity to Austin and Dallas–Fort Worth and placing the city within reach of 80 percent of Texas’ population. Infrastructure investment, available land, and coordinated economic development initiatives have positioned Temple as a resilient employment hub with long-term growth fundamentals. The city consistently outperforms regional benchmarks in business attraction and workforce development, underscoring its role as a competitive market for employers seeking efficiency, connectivity, and sustained expansion.



BELL COUNTY: CENTRAL TEXAS GROWTH AND COMMUNITY STRENGTH

Bell County has become one of Central Texas's most dynamic markets, combining steady population growth with affordability and livability. The county seat of Belton, along with Temple, Killeen, and Harker Heights, offers a mix of historic character, suburban convenience, and new residential development. With nearly 399,000 residents, Bell County benefits from its location on Interstate 35 and proximity to Austin and Dallas-Fort Worth, ensuring strong regional connectivity. The housing market remains resilient, supported by demand from families, professionals, and military personnel drawn to quality schools, recreational amenities, and access to Fort Cavazos. Outdoor destinations such as **01 Stillhouse Hollow Lake**, **02 Belton Lake**, and extensive parks and trails further enhance the county's appeal as both a residential destination and tourism draw.

Bell County's economy is anchored by healthcare, military, manufacturing, and logistics. Baylor Scott & White Health and McLane Company are among the largest employers, while Fort Cavazos provides significant economic impact and workforce stability. Small businesses and entrepreneurial ventures thrive alongside established firms, supported by infrastructure investment and coordinated planning. Roadway expansions, utility upgrades, and pro-growth initiatives are positioning the county for continued expansion while preserving community character. With strong demographics, rising housing demand, and a reputation for livability, Bell County offers a stable platform for sustained growth across residential, commercial, and recreational sectors.



399,578 Population	\$69,562 Median Household Income
32.1 Median Age	4.4% Unemployment Rate

TEMPLE RETAIL MARKET POSITIONING

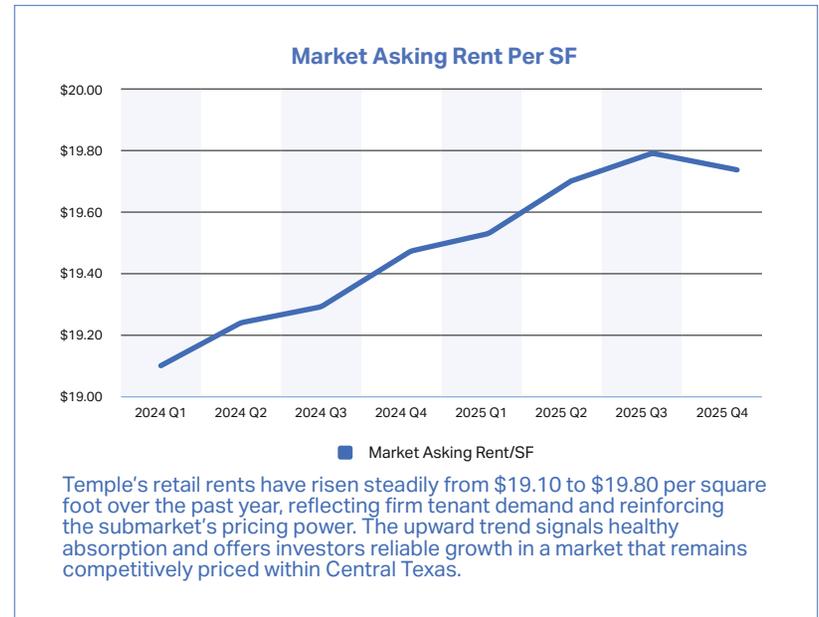
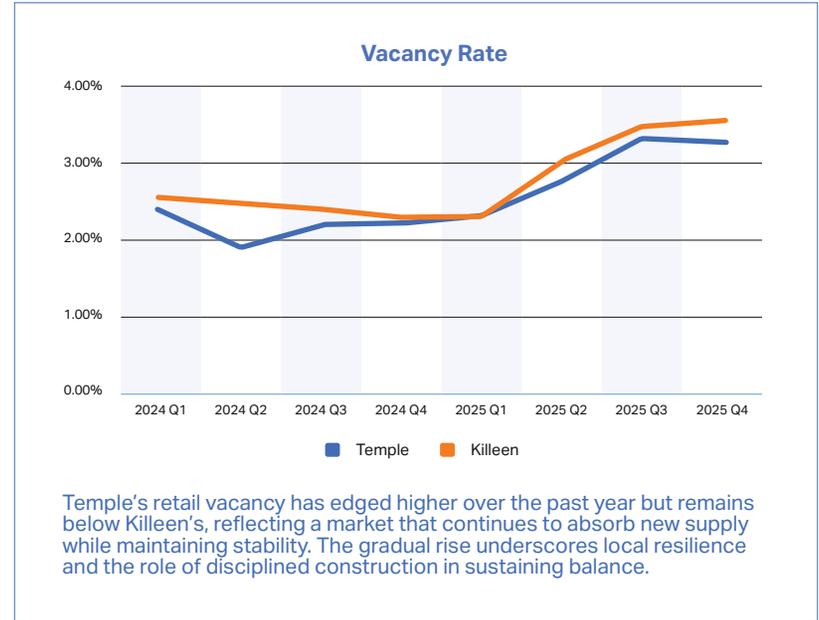
The Temple retail market is demonstrating strength and stability, with vacancy at 3.3% as of Q4 2025, outperforming both the five-year average of 4.4% and the ten-year average of 4.7%. This reflects consistent tenant demand and a balanced supply environment. Over the past year, 44,000 square feet of new deliveries entered the market while availability remains manageable at 3.9%. Core formats continue to perform well, with malls fully occupied, general retail at 2.5% vacancy, and power centers at 2.0%. Neighborhood centers are softer at 11.7% but still represent a meaningful share of inventory. Market asking rents average \$19.74/SF, with annual growth of 2.4%, outpacing the broader Killeen market. Rent growth is strongest in malls at 3.4% and power centers at 3.3%, underscoring the appeal of dominant formats and reinforcing Temple's role as a stable retail hub in Central Texas.

Construction activity remains measured, with only 3,500 square feet currently underway compared to a ten-year average of 23,000 square feet, ensuring that new supply does not outpace demand. Investor activity has been steady, with 35 properties trading in the past year totaling \$9.1 million in volume, and pricing averaging \$220/SF, in line with regional benchmarks. Cap rates at 7.8% provide competitive yields, while several single-tenant trades along West Adams Avenue and other corridor locations have achieved strong pricing. With strong occupancy, consistent rent appreciation, and a disciplined development pipeline, Temple's retail market offers investors and tenants a reliable platform for growth. This combination of resilient performance in core formats, attractive asking rents, and cautious construction reinforces Temple's role as a durable and balanced retail hub in Central Texas.

TEMPLE MARKET SNAPSHOT

Metric	
Vacancy Rate	3.3%
Market Asking Rent/SF	\$19.74
Rent Growth (YoY)	2.40%
Net Deliveries (12 mo.)	44.4K SF
Sales Volume (12 mo.)	\$9.1M

CoStar Submarket Report



KILLEEN-TEMPLE METROPOLITAN AREA

EMPLOYMENT HUB OF CENTRAL TEXAS

The Killeen-Temple MSA supports a labor force of more than 200,000, anchored by healthcare, military, manufacturing, logistics, and education. Baylor Scott & White Health is the region's largest private employer, while Fort Cavazos provides significant economic impact and workforce stability. Major private sector anchors include McLane Company, Walmart Distribution, Performance Food Group, and Niagara Bottling, reinforcing the area's strength in distribution and advanced manufacturing.

Strategic positioning along Interstate 35 enhances the MSA's role as a logistics corridor, connecting employers to Austin, Dallas-Fort Worth, and national markets. A steady talent pipeline from institutions such as the University of Mary Hardin-Baylor and Temple College, combined with military-to-civilian workforce transitions, supports long-term growth. These dynamics underscore the region's resilience and position the Killeen-Temple MSA as a diversified employment hub with durable fundamentals

MAJOR EMPLOYERS



Employer	No. of Employees
III Corps & Fort Hood	36,786
Baylor Scott & White Health	8,884
Killeen Independent School District	6,800
Civilian Personnel Office	5,083
Central Texas Veterans Healthcare System	3,500
Teleperformance	1,800
McLane Company, Inc.	1,700
H-E-B Retail Distribution Center	1,700
BNSF Railway Company	1,500
Central Texas College	1,488

Source: Killeen & Temple Economic Development Corporation

CENTRAL TEXAS CONNECTIVITY

The Killeen–Temple Metropolitan Statistical Area is strategically positioned in Central Texas along the I-35 growth corridor, midway between Austin and Dallas–Fort Worth. This location places more than 25 million residents within a three-hour drive, offering employers and residents direct access to two of the nation’s fastest-growing metros. East–west connectivity via US-190/I-14 links Fort Cavazos, Killeen, Harker Heights, Belton, and Temple, enabling efficient movement of goods and commuters across Bell County and into adjoining markets. Together, these corridors reinforce the region’s role as a logistics hub and a central distribution point for both regional commerce and long-haul freight.

REGIONAL AIR ACCESS

The area is served by Killeen–Fort Cavazos Regional Airport (GRK), offering scheduled passenger service with direct connections to Dallas–Fort Worth and Houston, and by Draughon–Miller Central Texas Regional Airport in Temple, which supports general aviation and corporate operations. Proximity to Austin–Bergstrom International Airport and Dallas–Fort Worth International Airport expands global reach, ensuring businesses benefit from both regional convenience and international connectivity.

INTERSTATE CORRIDORS & REGIONAL HIGHWAYS

The MSA is anchored by Interstate 35, Texas’s primary north–south artery connecting San Antonio, Austin, Waco, and Dallas–Fort Worth. Complementary routes including US-190/I-14, US-84, US-281, and State Highway 36 provide east–west and regional access, distributing traffic to industrial parks, medical campuses, and retail corridors. This highway network enhances last-mile connectivity, reduces congestion, and positions the metro as a central node for logistics, healthcare, and manufacturing.

FREIGHT RAIL & PORT CONNECTIVITY

Temple has long been recognized as a rail hub, with BNSF Railway and Union Pacific Railroad providing Class I freight service. This infrastructure strengthens intermodal capabilities, allowing manufacturers and distributors to efficiently move goods across Texas and into national markets. Over-the-road connections to Gulf Coast ports in Houston, Galveston, and Corpus Christi further integrate the MSA with global trade lanes, supporting import/export logistics.

PUBLIC TRANSIT & LOCAL MOBILITY

Regional mobility is supported by the Hill Country Transit District (The HOP), which operates bus and paratransit services across Bell County and surrounding communities. This system connects residents to major employment centers including Fort Cavazos, Baylor Scott & White Health, and Temple’s industrial corridors. The Killeen–Temple Metropolitan Planning Organization (KTMO) continues to invest in roadway expansions, intersection improvements, and multimodal planning, ensuring infrastructure keeps pace with population and employment growth.

Academic & Workforce Foundations

EMPLOYMENT HUB OF CENTRAL TEXAS

The Killeen–Temple Metropolitan Statistical Area benefits from a diverse mix of higher education institutions and K-12 districts that collectively strengthen the region’s talent pipeline. The University of Mary Hardin–Baylor (UMHB) in Belton offers nationally recognized programs in nursing, business, and education, while Temple College provides affordable pathways in healthcare, technical training, and workforce readiness. Together, these institutions enroll thousands of students annually, supplying the region with a steady stream of skilled graduates aligned with local industry needs.

The metro also leverages proximity to Texas A&M University–Central Texas in Killeen, which specializes in applied research and professional programs tailored to military and civilian populations. Local school districts such as Killeen ISD, Belton ISD, and Temple ISD emphasize college readiness, STEM initiatives, and career and technical education, ensuring students are prepared for higher education or direct entry into skilled trades. These institutions collaborate with employers across healthcare, logistics, and manufacturing, keeping academic programs responsive to evolving workforce demands and reinforcing the MSA’s long-term competitiveness.



4,732 Students

1,702 Students

3,024 Students

School	No. of Students
Temple College	4,732
University of Mary Hardin-Baylor	3,024
Texas A&M University - Central Texas	1,702



BUSINESS ECOSYSTEM & INNOVATION PATHWAYS



EMPLOYMENT HUB OF CENTRAL TEXAS

A balanced and resilient business environment defines the Central Texas region, supported by a diverse mix of industries that drive both stability and long-term growth. Healthcare anchors the economy through Baylor Scott & White Health, the largest employer in Temple, while advanced manufacturing and distribution are led by Wilsonart International, McLane Company, and Performance Food Group. The presence of Fort Cavazos, one of the nation's largest military installations, adds unmatched stability, supporting tens of thousands of jobs and generating billions in annual economic activity. This diversity insulates the market from cyclical downturns and ensures the area remains attractive to established corporations and entrepreneurial ventures alike.

In addition to its established corporate base, the region is cultivating a growing innovation ecosystem that strengthens competitiveness. Local chambers of commerce, economic development organizations, and workforce initiatives provide resources for startups and small businesses, particularly in technology, healthcare, and logistics. Temple's position along the I-35 corridor has attracted distribution hubs and corporate investment, while partnerships with universities and workforce agencies ensure a steady pipeline of talent. This combination of industry diversity, corporate anchors, and entrepreneurial support underscores the metro's role as both a stable corporate hub and a rising center for innovation and long-term business growth.

ECONOMIC ENGINES OF CENTRAL TEXAS

EMPLOYMENT HUB OF CENTRAL TEXAS

A balanced and resilient business environment defines the Central Texas region, supported by a diverse mix of industries that drive both stability and long-term growth. Healthcare anchors the economy through Baylor Scott & White Health, the largest employer in Temple, while advanced manufacturing and distribution are led by Wilsonart International, McLane Company, and Performance Food Group. The presence of Fort Cavazos, one of the nation's largest military installations, adds unmatched stability, supporting tens of thousands of jobs and generating billions in annual economic activity. This diversity insulates the market from cyclical downturns and ensures the area remains attractive to established corporations and entrepreneurial ventures alike.

In addition to its established corporate base, the region is cultivating a growing innovation ecosystem that strengthens competitiveness. Local chambers of commerce, economic development organizations, and workforce initiatives provide resources for startups and small businesses, particularly in technology, healthcare, and logistics. Temple's position along the I-35 corridor has attracted distribution hubs and corporate investment, while partnerships with universities and workforce agencies ensure a steady pipeline of talent. This combination of industry diversity, corporate anchors, and entrepreneurial support underscores the metro's role as both a stable corporate hub and a rising center for innovation and long-term business growth.

HEALTHCARE

Healthcare is the largest private-sector driver, anchored by Baylor Scott & White Health, the region's top employer and one of Texas's leading medical systems. Hospitals, specialty clinics, and research facilities attract patients from across Central Texas, while allied health education and medical innovation reinforce the metro's role as a regional hub and long-term stabilizer.

MILITARY & GOVERNMENT

Fort Cavazos (formerly Fort Hood) is one of the largest military installations in the United States, supporting tens of thousands of active duty personnel, civilian staff, and contractors. Its scale generates billions in annual impact and drives demand for housing, retail, and services, while consistent federal investment ensures unmatched stability and positions defense as a cornerstone of the regional economy.

LOGISTIC & DISTRIBUTION

Strategically located along Interstate 35 and US-190/I-14, the metro is a central logistics hub for Texas and the broader Southwest. Employers such as McLane Company and Performance Food Group anchor large-scale warehousing and distribution, while Temple's rail connections expand freight capacity. Growth in e-commerce and supply chain demand continues to fuel industrial development and strengthen the region's role as a logistics corridor.

MANUFACTURING

Manufacturing spans engineered surfaces, food processing, and industrial products, led by Wilsonart International in Temple. Supported by suppliers and skilled labor, the sector benefits from affordable operating costs and proximity to major Texas markets. Ongoing investment in automation and diversified production keeps the region competitive in both domestic and global markets.

EDUCATION

Higher education institutions — UMHB, Texas A&M University–Central Texas, and Temple College — collectively enroll thousands of students annually, offering programs aligned with healthcare, business, and applied sciences. K-12 districts emphasize STEM and career-technical education, ensuring workforce readiness and reinforcing the region's talent pipeline. Education not only supplies skilled graduates but also strengthens employer partnerships, aligning academic programs with evolving industry needs.

CONSTRUCTION

Population growth and military stability drive steady demand for residential, commercial, and infrastructure projects. Corridor expansions and roadway improvements stimulate construction activity, while new housing developments and retail centers continue to reshape Bell County's landscape. The sector provides both direct employment and long-term value creation, ensuring the built environment keeps pace with the region's evolving economic needs and supporting investor confidence in sustained growth.

PROFESSIONAL & BUSINESS SERVICES

Professional services, including finance, insurance, real estate, and corporate support, provide high-wage employment and complement healthcare, logistics, and manufacturing. Growth in entrepreneurial ventures and small businesses adds innovation, while expanding corporate footprints enhance the region's ability to attract and retain talent. This sector strengthens the overall business ecosystem, offering critical support functions that enable legacy industries to scale and new enterprises to thrive.

ECONOMIC & DEMOGRAPHIC SNAPSHOT

WITHIN 5 MILES

82,711

Population
2024

3.60%

Population Growth
2020-2024

\$54,223

Median Income
2024

\$70,615

Avg. Household Income
2024

WARREN COUNTY

399,578

Population
2024

2.10%

Population Growth
2020-2024

\$69,562

Median Income
2023

\$89,474

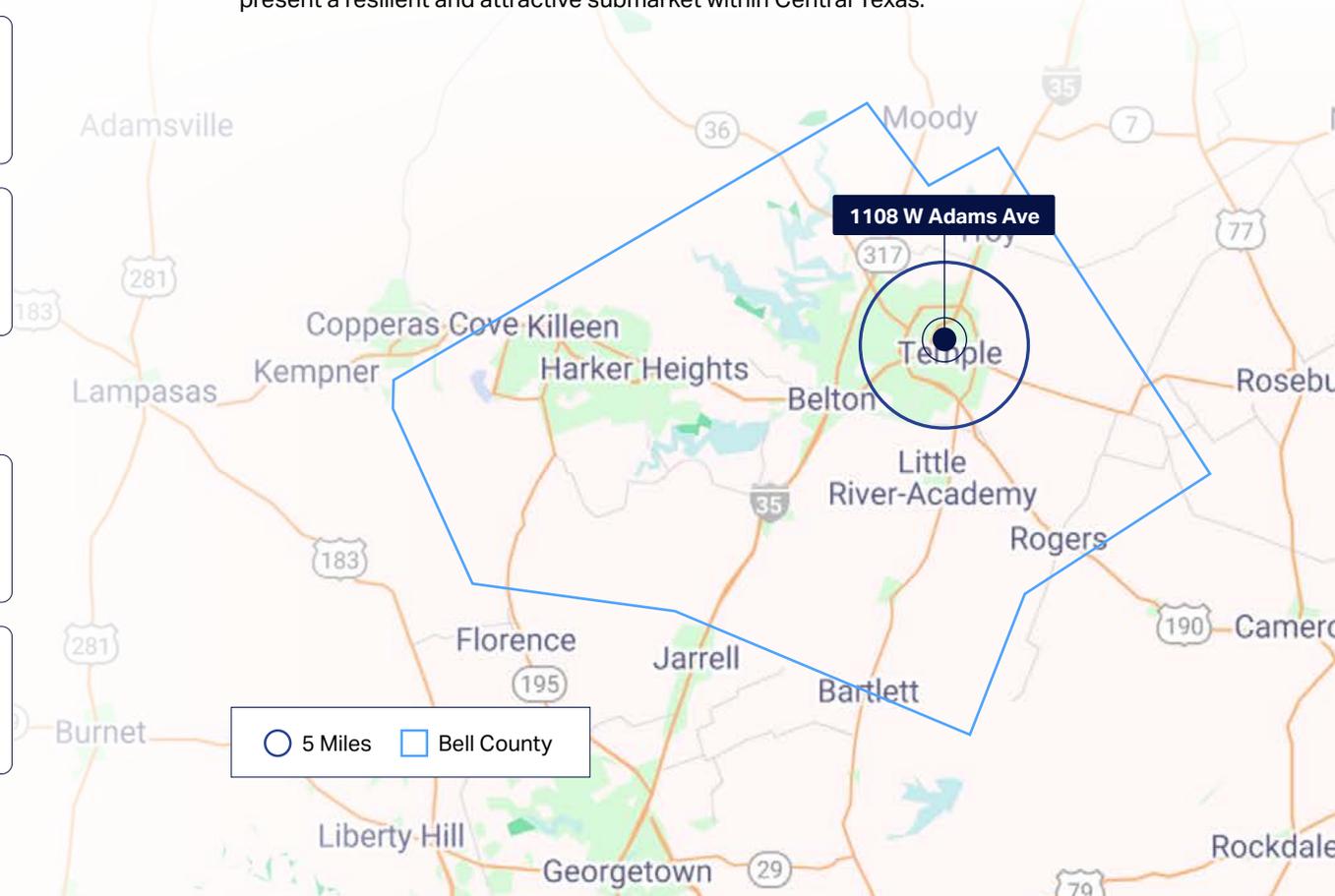
Avg. Household Income
2023

Source: CoStar, FRED, DataUSA, Point2Homes

STRONG DEMOGRAPHICS IN BELL COUNTY

Bell County demonstrates a stable and growing demographic profile supported by both population gains and rising household incomes. Between 2020 and 2024, the county's population expanded to nearly 400,000 residents, a 2.1% increase, while the surrounding 5-mile trade area grew at a faster 3.6% pace to more than 82,700 residents. This contrast highlights Bell County's role as a regional anchor alongside strong local momentum in the immediate trade area.

Income levels further reinforce the area's strength. Median household income in Bell County is \$69,562, notably higher than the 5-mile trade area's \$54,223, while average household incomes reach \$89,474 countywide compared to \$70,615 locally. These figures reflect solid purchasing power and support long-term demand for housing, retail, and services. With steady growth and a balanced income profile, Bell County and its trade area present a resilient and attractive submarket within Central Texas.



OFFERING MEMORANDUM

West Adams Retail Center

1108 W Adams Ave, Temple, TX 76504

HEB Shadow-Anchored Shopping Center

With Excellent Proximity to Temple High School, Downtown Temple, and I-35

78% Leased with One 1,1980 SQ FT Space Ready for Move-in

Corner Location with High Visibility



CONTACT

Steve Fithian, CCIM, CPM, SEC

Managing Director

817-312-1388 steve.fithian@svn.com

Trenton Forbes

VP of Acquisitions & Asset Management

682-352-3607 trenton.forbes@svn.com

