

FOR LEASE

# THE HALLMARK CENTER

201 EAST HALLMARK AVENUE  
KILLEEN, TEXAS 76541

Oldham  
Goodwin **OG**

SPACE AVAILABLE

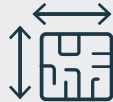
E Hallmark Avenue



**AVAILABILITY**  
5,500 SF



**PARKING**  
6.18/1,000 SF



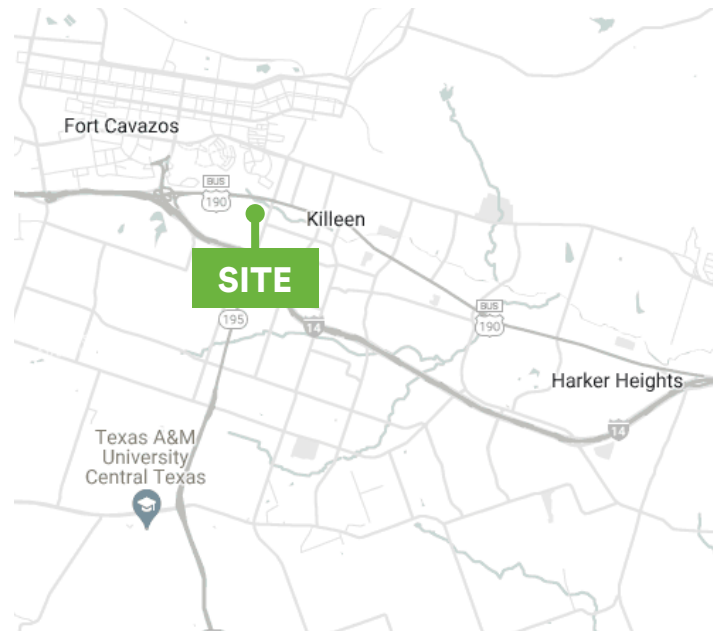
**SITE**  
3.7068 AC



**RENTAL RATE**  
\$0.75/SF/MO + NNN

## PROPERTY HIGHLIGHTS

- Excellent access and visibility from three area thoroughfares.
- Two loading docks accessible from the 2nd Street Side.
- One drive in bay door (street level) accessible from the Long Avenue Side.
- 5,500 SF of warehouse available.
- T.I. available for approved upgrades and finish out.
- 90 days free rent.





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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	14,980	96,643	176,408
2028 Total Population	15,854	101,180	185,688
2023-2028 Growth Rate	5.83%	4.69%	5.26%
2023 Households	6,431	36,681	63,417
2028 Households	6,828	38,555	66,974
2023 Median Home Value	\$73,152	\$104,090	\$136,993
2023 Average Household Income	\$41,642	\$51,218	\$60,715
2023 Total Consumer Spending	\$122,145,714	\$798,255,167	\$1,573,172,002
2028 Total Consumer Spending	\$141,587,891	\$917,851,222	\$1,820,059,355



6,468 VPD  
Hallmark Avenue



7,578  
Employees



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## SUITE AVAILABILITY

201 Available

## RSF

5,500 SF





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SPACE AVAILABLE

*E Hallmark Avenue*

SPACE AVAILABLE

*E Hallmark Avenue*

*S 2nd Street*



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## TEXAS OVERVIEW



**NO STATE  
INCOME TAX**

**2<sup>ND</sup>**

FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1**

STATE IN AMERICA  
TO START A BUSINESS



POPULATION  
**28,995,881**

**2<sup>ND</sup>**

LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

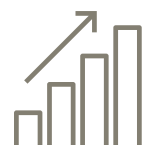
**57**

FORTUNE 500 COMPANIES  
**CALL TEXAS HOME**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



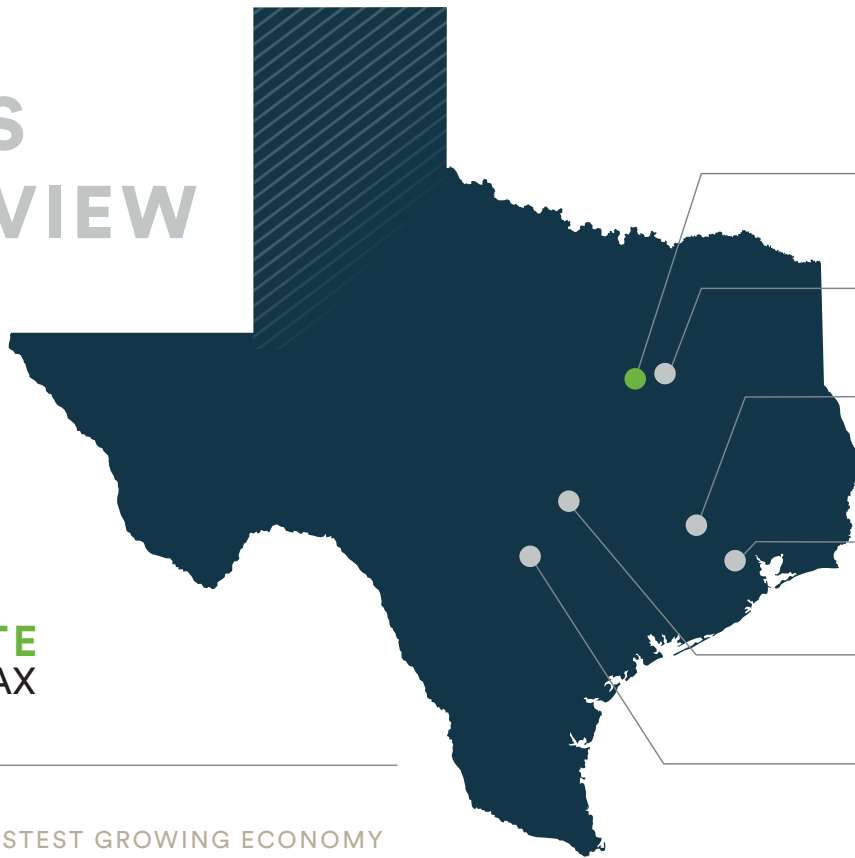
**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**



### **Fort Worth**

TOP CITY FOR SALES  
GROWTH IN 2018

### **Dallas**

TOP MSA FOR POPULATION  
GROWTH IN 2020

### **Bryan/College Station**

#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

### **Houston**

4TH LARGEST POPULATION  
IN THE U.S.

### **Austin**

NAMED BEST CITY TO START A  
BUSINESS IN 2020

### **San Antonio**

2ND FASTEST GROWING CITY  
IN THE NATION

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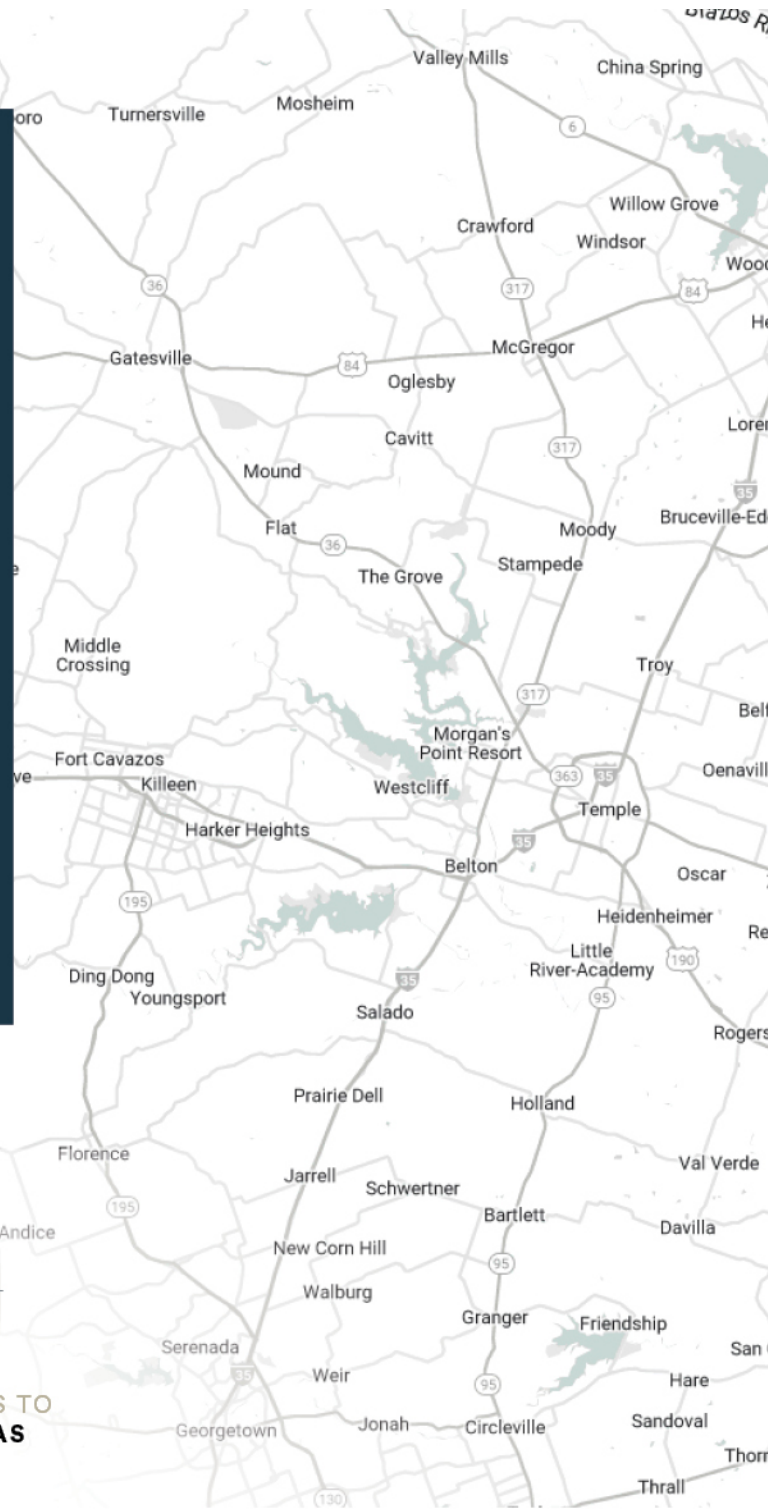
## TEMPLE/BELTON/KILLEEN, TEXAS

Temple, Belton, and Killeen comprise a metropolitan statistical area in Central Texas that covers three counties: Bell, Coryell, and Lampasas. Referring to the Dallas–Fort Worth metroplex in North Texas, locals sometimes refer to this area as the Centroplex.

Killeen is known for the Fort Cavazos military base which includes the 1st Cavalry Museum, featuring an outdoor exhibition of historic military vehicles. Its economy depends on the activities of the post, and the soldiers and their families stationed there. It is known as a military “boom town” because of its rapid growth and high influx of soldiers.

Temple’s primary economic drivers are the extensive medical community mostly due to Baylor Scott & White Medical Center, and goods distribution based on its central location between the Dallas-Fort Worth, San Antonio, and Houston metropolitan areas.

Belton is home to the University of Mary Hardin–Baylor, a private Christian university founded in 1845. The city maintains 13 city parks, and houses the Leon River, Belton Lake, and Stillhouse Hollow Lake.



KILLEEN/TEMPLE METRO AREA

**POPULATION**  
**432,797**

**#8** BEST PLACE TO  
START A BUSSINESS  
IN TEXAS

**#50** BEST PLACES TO  
LIVE IN TEXAS



HOME TO  
**MARY HARDIN-BAYLOR  
UNIVERSITY**



HOME TO  
**FORT CAVAZOS MILITARY  
TRAINING POST**

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## INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - » that the owner will accept a price less than the written asking price;
  - » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - » any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457  
Licensed No.

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Designated Broker of Firm

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Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date





FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

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**Derek Tanksley**

Associate | Brokerage Services

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**Waco/Temple**

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HOUSTON | SAN ANTONIO | BRYAN | FORT WORTH



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