



TRANSWESTERN

REAL ESTATE
SERVICES

2301

PREMIER MEDICAL SPACE FOR LEASE

2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

2301 Medical Plaza is a two-story building nestled near Highway 190, offering easy accessibility and convenience to major transportation routes. The building's proximity to surrounding hospitals makes it an ideal spot for medical practitioners and patients alike. There are numerous amenities within the building catering to a welcoming patient experience.

Medical Office Availability:

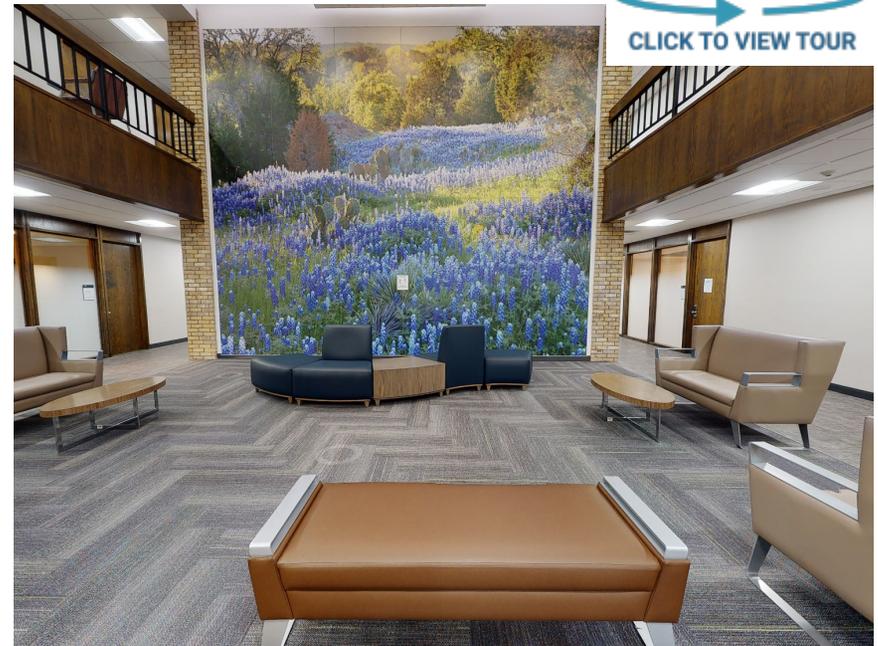
- Suite 112 - 2,436 SF
- Suite 122 - 1,564 SF
- Suite 204 - 2,305 SF
- Suite 212 - 1,270 SF

Building Information:

- Rental Rate: \$18.00 NNN
- OpEx: \$10.89 + Electric (2025 Est.)
- Parking: 5.68/1000 - Surface & Free

Amenities:

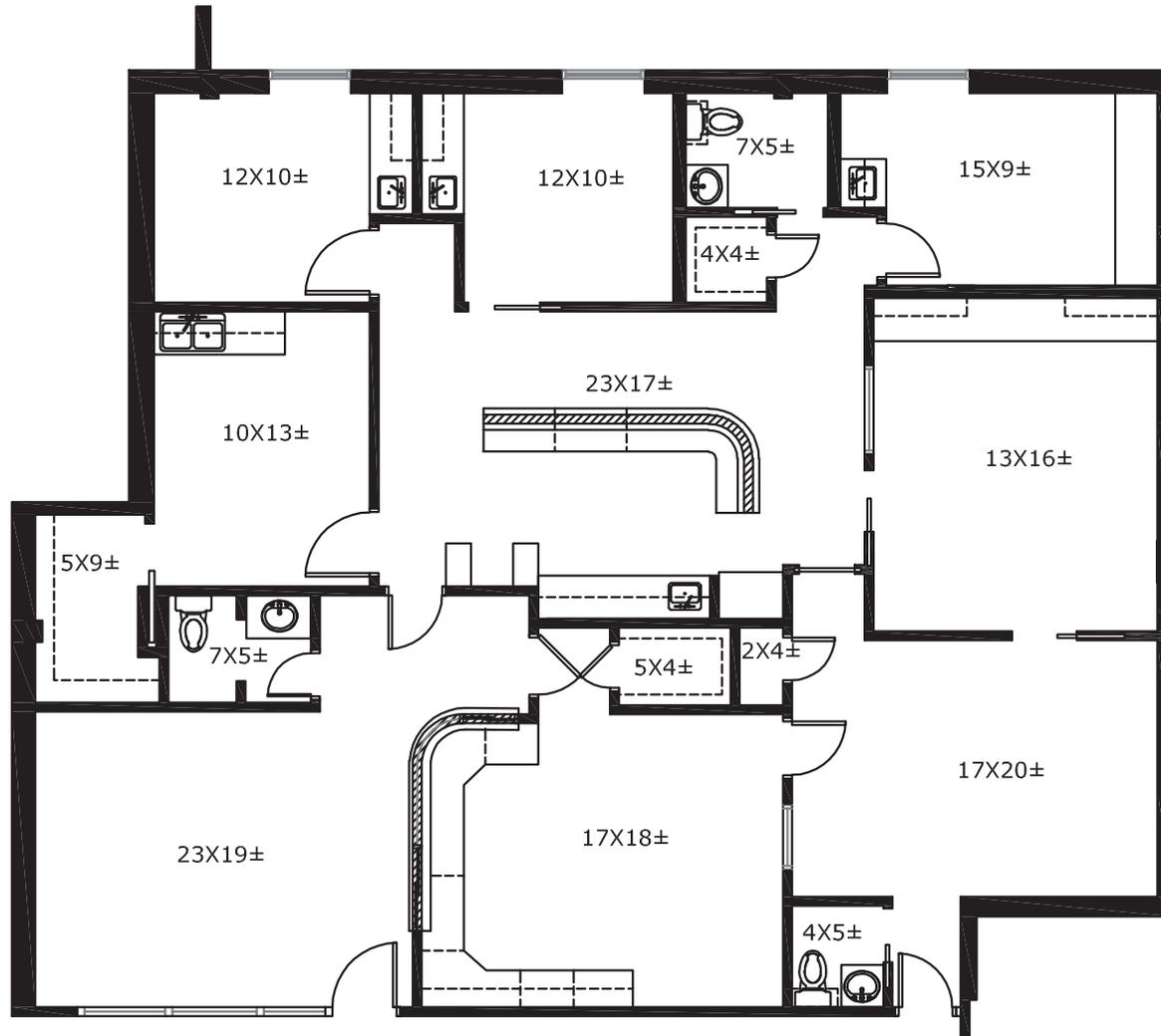
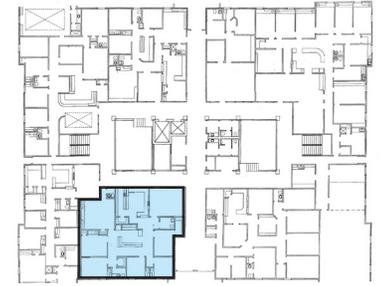
- Covered Patient Drop Off Area
- New Common Area and Restroom Finishes
- Proximity to Retail and Restaurants
- Adjacent to Advent Health Central Texas Hospital



2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

Suite 112 - 2,436 SF



Virtual Conceptual Tours:

Test-Fit A

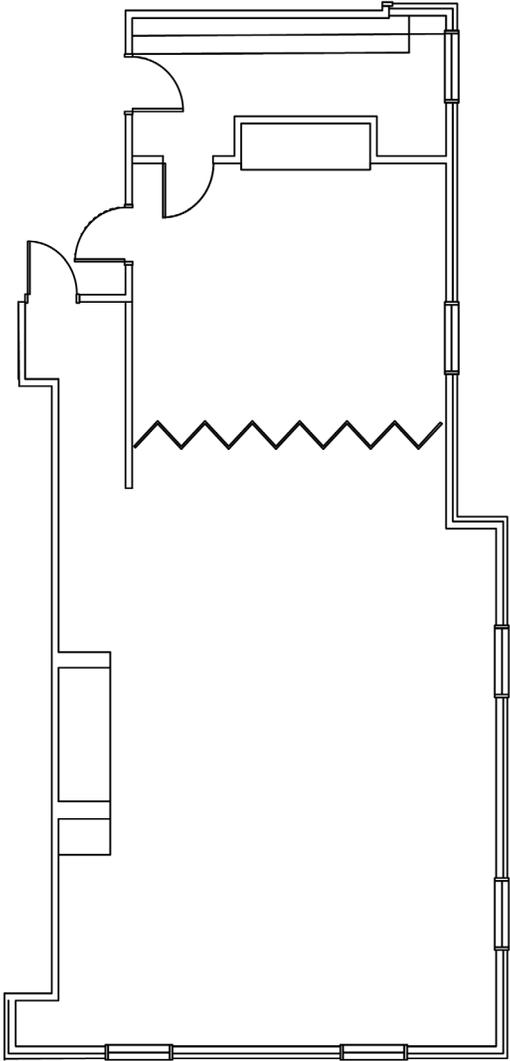
Test-Fit B

Flythrough

2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

Suite 122 - 1,564 SF



2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

Suite 122 - 1,564 SF

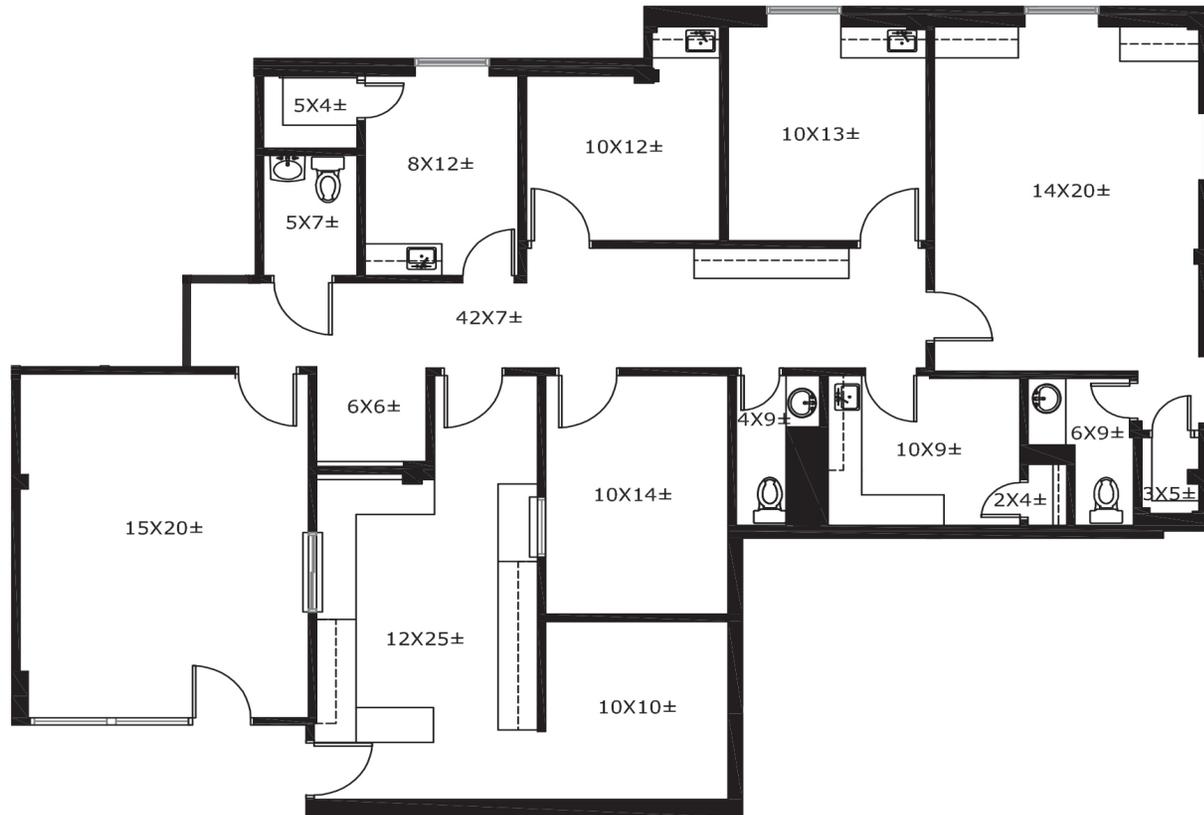
Concept Plan



2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

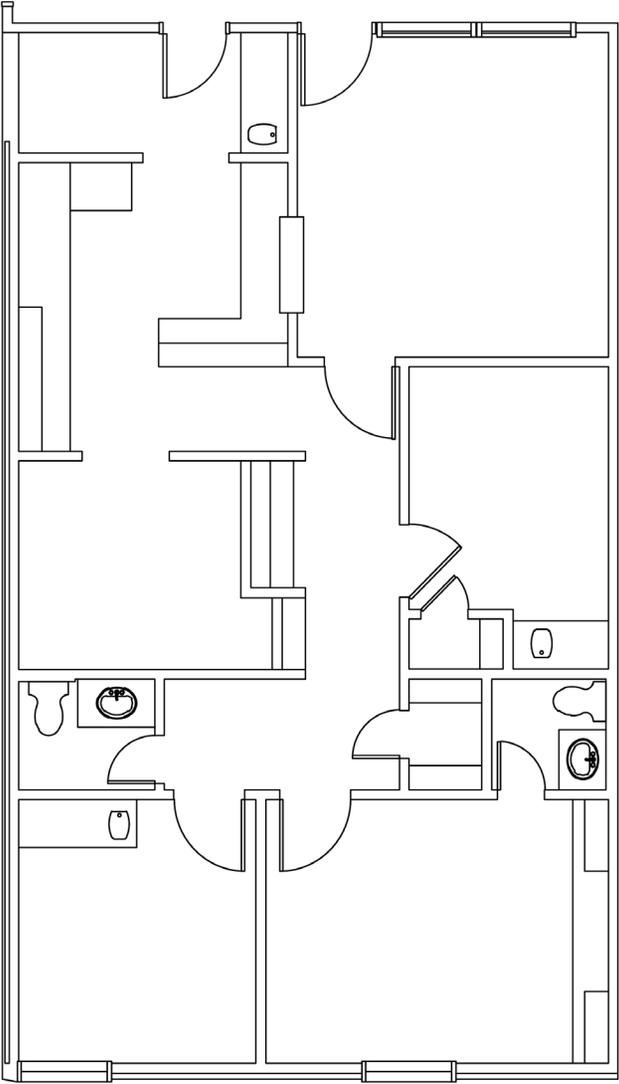
Suite 204 - 2,305 SF



2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

Suite 212 - 1,270 SF



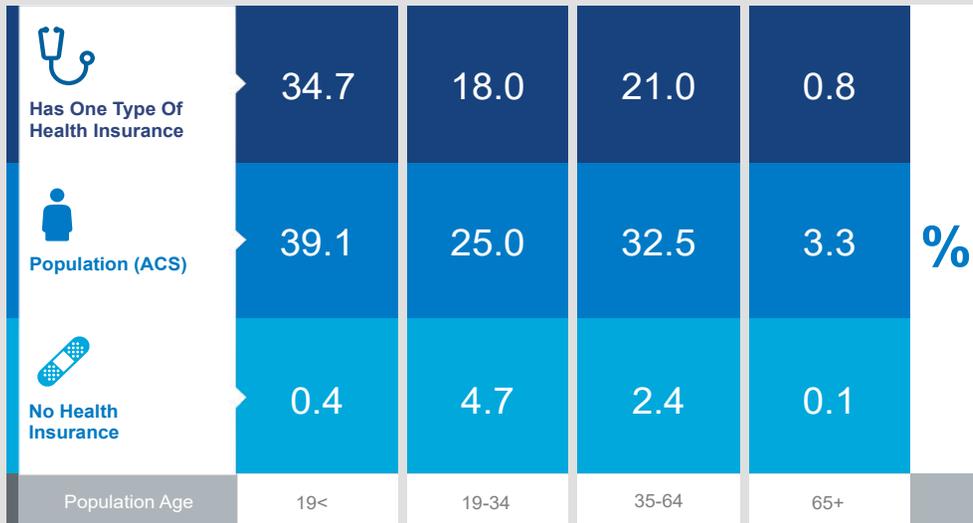
2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

Health Care & Insurance

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

Learn more about this data: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>



Health Care Expenditure



60
Medicare Only

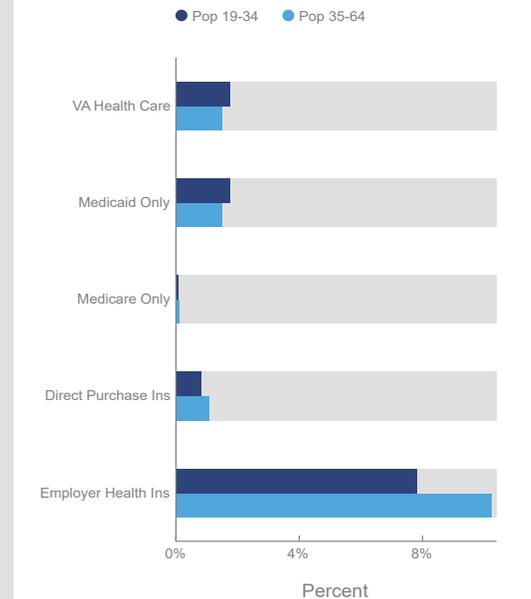
11
Direct-Purch & Medicare

13
Employer & Medicare

41
Medicare & Medicaid

| Health Care (Consumer Spending) | Annual Expenditure |
|----------------------------------|--------------------|
| Blue Cross/Blue Shield | \$794.1 |
| Medicare Payments | \$398.9 |
| Physician Services | \$191.5 |
| Dental Services | \$287.4 |
| Eyecare Services | \$47.5 |
| Lab Tests/X-rays | \$50.0 |
| Hospital Room & Hospital Service | \$177.0 |
| Convalescent/Nursing Home Care | \$16.6 |

Health Insurance Coverage (ACS)



15,752
2022 Total Population (Esri)

MY INFOGRAPHIC

42%
2022 Visited Dentist Last 12 Mo (%)

76%
2022 Visited Doctor Last 12 Mo (%)

TRANSWESTERN REAL ESTATE SERVICES

TRANSWESTERN REAL ESTATE SERVICES

Marshall Thurmond | 512.314.5211 | marshall.thurmond@transwestern.com

Owned & Managed by: **Well tower**

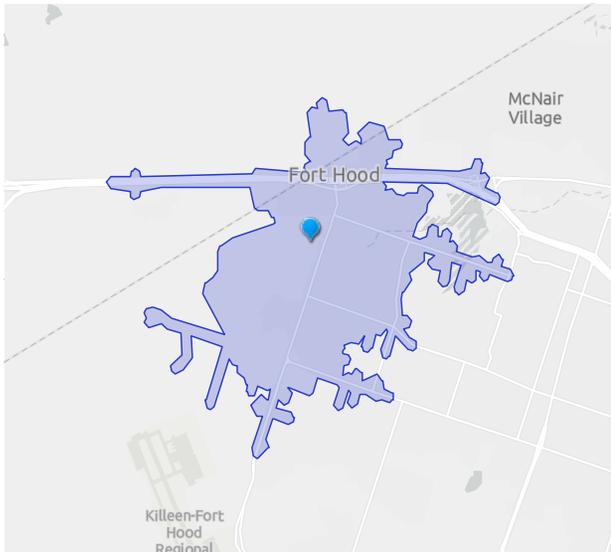
Will Stewart | 512.314.3574 | will.stewart@transwestern.com

2301 MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

POPULATION TRENDS AND KEY INDICATORS

2301 Clear Creek Rd, Apt S, Killeen, Texas, 76549
Drive time of 5 minutes



| | | | | | | | | |
|---------------|--------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 15,752 | 5,140 | 3.00 | 26.4 | \$55,240 | \$166,678 | 39 | 130 | 84 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

MORTGAGE INDICATORS



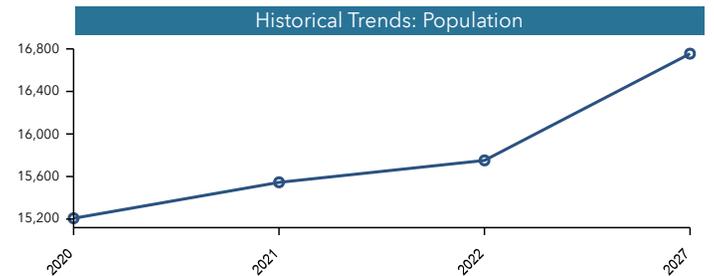
\$7,213

Avg Spent on Mortgage & Basics

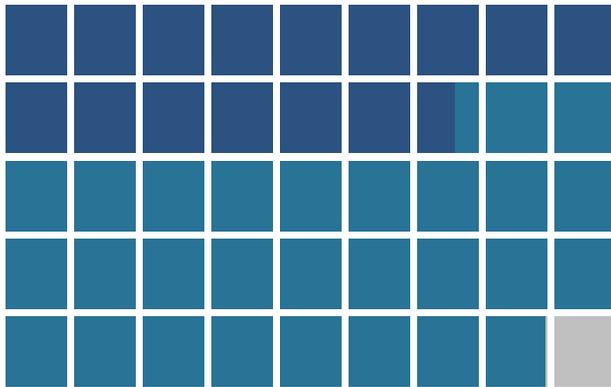


15.9%

Percent of Income for Mortgage



POPULATION BY AGE



■ Under 18 (34.7%) ■ Ages 18 to 64 (63.0%) ■ Aged 65+ (2.3%)

POPULATION BY GENERATION



0.5%

Greatest Gen:
Born 1945/Earlier



4.3%

Baby Boomer:
Born 1946 to 1964



12.7%

Generation X:
Born 1965 to 1980



38.2%

Millennial:
Born 1981 to 1998



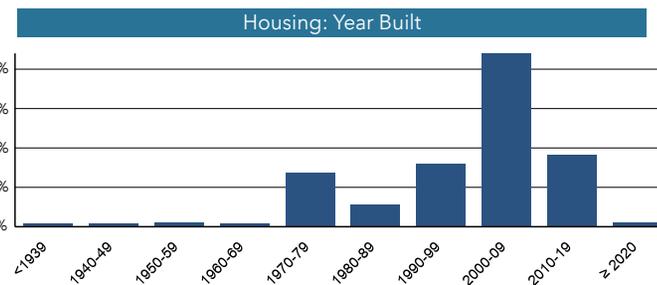
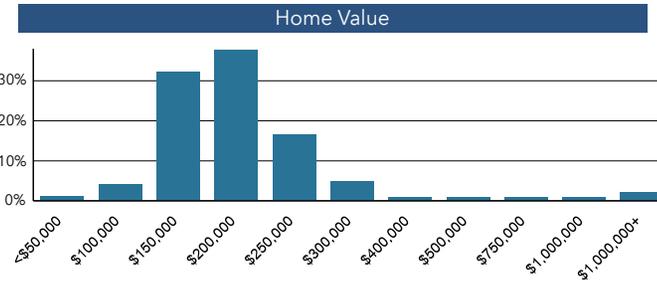
30.6%

Generation Z:
Born 1999 to 2016



13.7%

Alpha: Born
2017 to Present



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2017-2021
© 2023 Esri





2301

Will Stewart
(512) 314.3574
will.stewart@transwestern.com

Marshall Thurmond
(512) 314.5211
marshall.thurmond@transwestern.com

