

Fort Hood Crossing Retail Center

For Sale

- Located at NEQ of 190 & 195 Crossing. Killeen Forthood Corridor
- 3.66 Acres/43,200 SF/4 buildings
- 3 building fully occupied, 1 building vacant
- Flex Building with retail with storage

Location - 921 - 1115 W Veterans Memorial Blvd, Killeen, TX 76541, Contact - jessee@jbgoodwin.com, 512-670-6336

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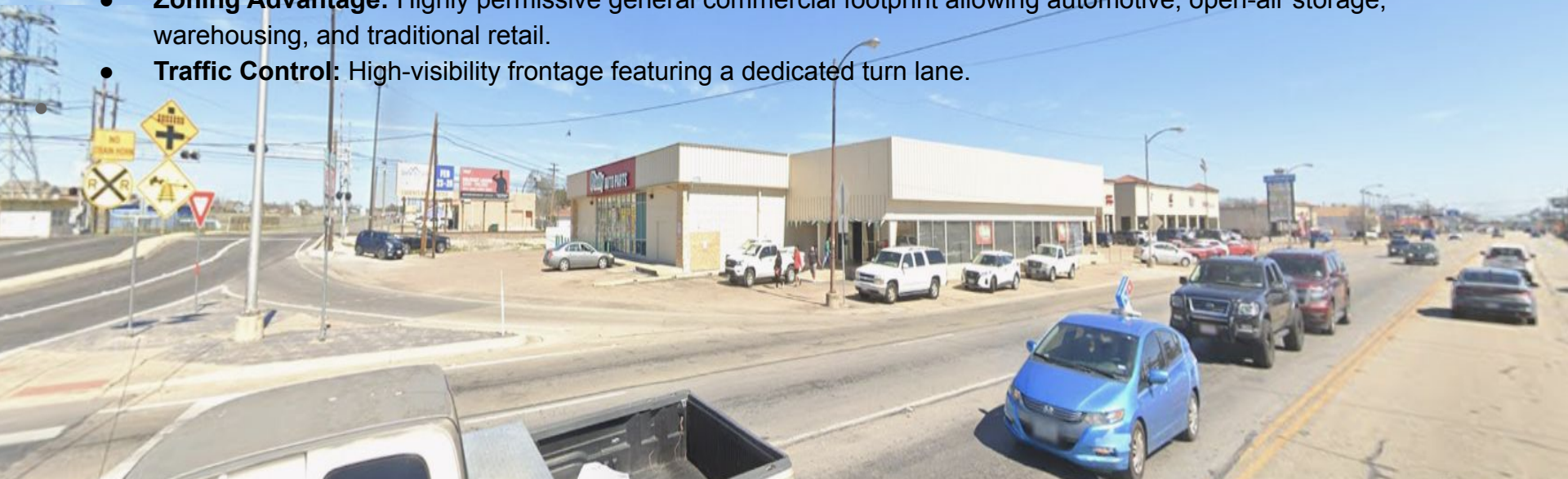


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Solomon Shopping Mall at Fort Hood Crossing

1115 W Veterans Memorial Blvd, Killeen, TX 76541

- **Property Type:** Highly Adaptable Retail / Specialty / Auto-Dealership Space
- **Total GLA:** ±27,520 SF (Divisible to 2,400 SF for multi-tenant conversion)
- **Lot Acreage:** 0.77 Acres (Generous 5.45 / 1,000 SF Parking Ratio)
- **Location Superiority:** Minutes from Fort Cavazos, I-14, and Downtown Killeen
- **Zoning Advantage:** Highly permissive general commercial footprint allowing automotive, open-air storage, warehousing, and traditional retail.
- **Traffic Control:** High-visibility frontage featuring a dedicated turn lane.



Details

Property	A	B	C	D	Total
Street No.	1115	1113	1103	921	
Land Acre	0.774	0.380	1.609	0.892	3.655
Land SF	33,694	16,548	70,075	38,856	159,173
Total Building SF	17,520	6,728	12,071	6,880	43,199
Warehouse SF	12,920	2,640	4,620	0	20,180
Retail SF	4,600	4,088	7,451	6,880	23,019
Open Porch SF	600	360	505	575	2,040
Asphalt/Concrete SF	4,700	9,820	45,000	27750	87,270
Built	1963	1963W/2011R	1963W/2011R	2011	1963W/2011R

Offering Summary

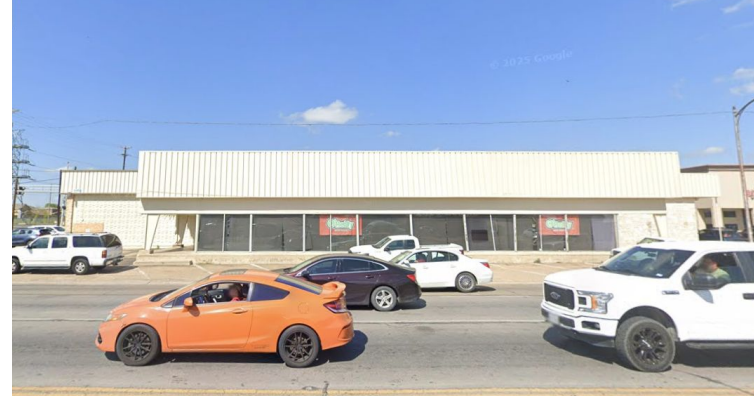
Selling Price: \$1,750,000

Property Improvement - Building

Description: SHOWROOM **Type:** COMMERCIAL **Living Area:** 17520.0 sqft '

Type	Description	Year Built	SQFT
WHE	WAREHOUSE	1963	15120
OP.	OPEN PORCH	1963	240
ASPH	ASPHALT PAVING	1963	4700
STORE	RETAIL OR DISCOUNT AREA	1963	2400
OP.	OPEN PORCH	1963	360

Demographic Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
Current Population	13,707	87,445	167,189
Projected Population (5-Yr Growth)	14,683 (+7.12%)	92,575 (+5.87%)	176,468 (+5.55%)
Median Age	31.0 years old	32.0 years old	32.0 years old
Total Households	5,111	31,663	59,322
Projected Household Growth	+7.87%	+6.41%	+5.93%
Median Household Income	\$40,121	\$49,129	\$58,053
Average Household Size	2.40 people	2.40 people	2.60 people
Median Home Value	\$77,631	\$157,836	\$199,391



Traffic_VPD & Travel Time

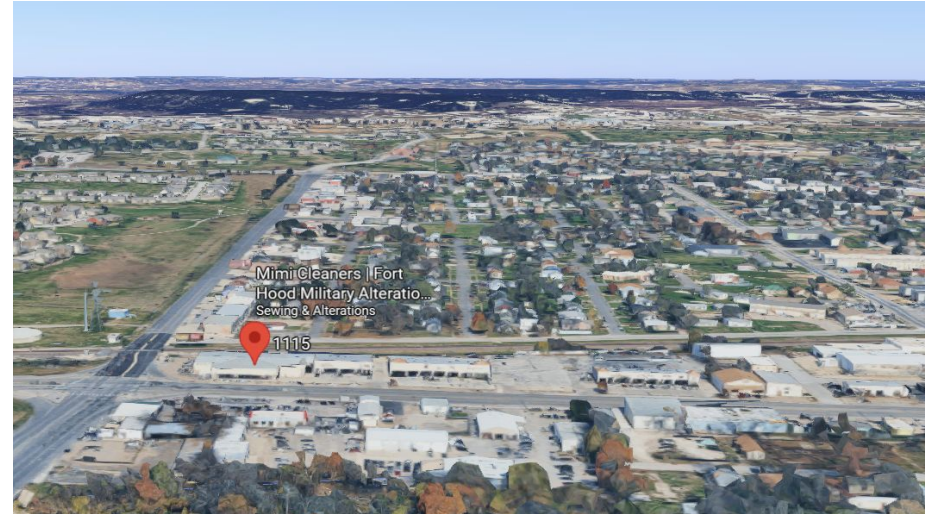
- **W Veterans Memorial Blvd (Direct Frontage):** approximately **15,300 to 16,500+ Vehicles Per Day (VPD)** traveling right past the storefront.
- **Fort Hood Street (Immediate Intersection):** Located just blocks away from a major north-south retail cross-street, which captures an additional **22,522+ VPD**.
- **Interstate 14 / U.S. 190 (Parallel Freeway Corridor):** For regional visibility, the main parallel interstate service corridor just south of the property experiences massive volume, ranging from **56,950 to 89,000+ VPD**.

Key Location / Landmark	Category	Distance (Miles)	Auto Travel Time (Est.)
Historic Downtown Killeen Core	Civic / Commerce	1.0 Mile	2 Minutes
Interstate 14 (I-14 / U.S. Hwy 190)	Transportation	1.1 Miles	2–3 Minutes
Killeen Mall / Civic & Conference Center	Commerce / Retail Hub	2.5 Miles	5–7 Minutes
Fort Cavazos Main Gate (Bernie Beck Center)	Military Base	3.2 Miles	6–8 Minutes
Killeen Skylark Field (Municipal Airport)	Aviation / Logistics	5.2 Miles	11 Minutes
Carl R. Darnall Army Medical Center	Healthcare / Federal	6.1 Miles	10–12 Minutes
Central Texas College (CTC)	Higher Education	6.8 Miles	10–12 Minutes
Texas A&M University – Central Texas	Higher Education	8.5 Miles	12–14 Minutes
Killeen-Fort Hood Regional Airport (GRK)	Commercial Aviation	10.4 Miles	18–20 Minutes

1. Premier Location & Logistics Connectivity

The most critical asset of this property is its strategic placement within the Killeen-Temple-Fort Hood MSA.

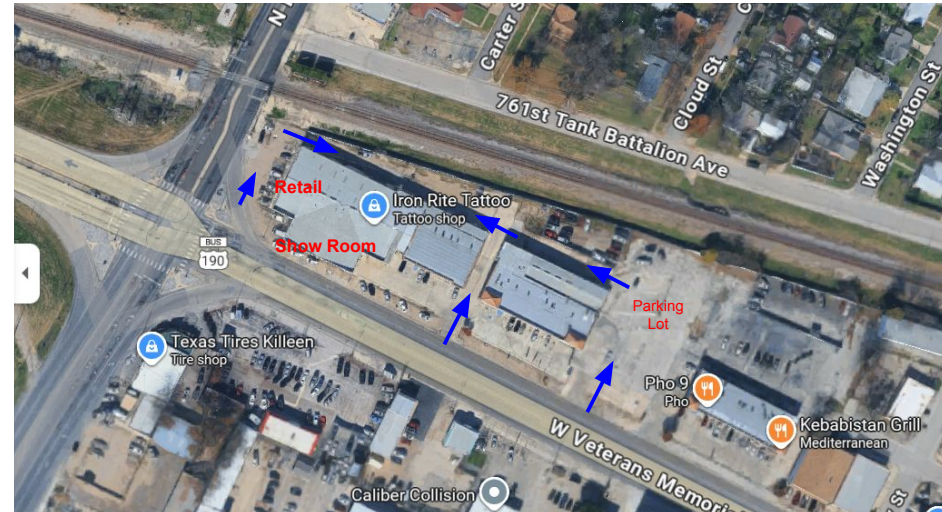
- **The Fort Cavazos Direct Corridor:** Located on W Veterans Memorial Blvd, the building sits directly in the path of daily commuter traffic moving between downtown Killeen and Fort Cavazos. This guarantees a built-in, highly resilient consumer base dominated by military personnel, defense contractors, and their families.
- **Rapid Highway Access:** The property is positioned for effortless logistics, sitting just moments away from **Interstate 14 (I-14)** and **U.S. Highway 190**, allowing swift transit across Central Texas toward Austin or Temple.
- **High Visibility Access:** Features a **dedicated center turn lane** on Veterans Memorial Blvd, ensuring that eastbound and westbound traffic can safely and easily enter the property without friction.



2. Unmatched Zoning & Land-Use Flexibility

Unlike heavily restricted retail nodes, this property boasts incredibly permissive general commercial/retail zoning rules. This broad range of legal uses opens the property up to a massive pool of diverse buyer types:

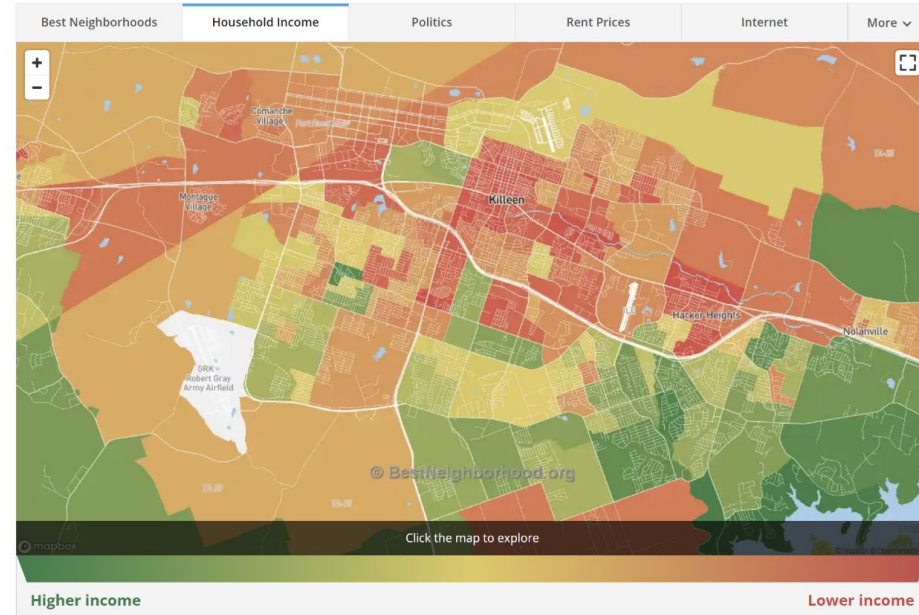
- **Outside Storage Permitted:** The property allows for outside storage, which is highly sought after and rare for core retail corridors.
- **Automotive & Specialty Dominance:** The site has historically excelled in the automotive sector (associated with auto parts distribution and dealership infrastructure). The zoning explicitly allows for auto dealerships, mobile home sales, tire recapping, and even properly screened impound/fleet yards.
- **Mixed-Use Capabilities:** The building is structurally and legally cleared for a massive variety of operations, including building material/lumber sales, large storage warehouses, veterinary clinics, pet kennels, or traditional high-volume retail stores.



4. Robust Submarket Demographics

Killeen boasts highly stable economic insulation due to the federal spending and employment backing of the military base.

- **Excellent Density:** The immediate 3-mile radius encompasses a dense population of over 87,000 residents, expanding to over 167,000 residents within a 5-mile radius.
- **Steady Growth Metrics:** The local population consistently projects a upward 5% upward growth trend, ensuring that consumer demand and localized retail spending will scale cleanly alongside the investor's horizon.





hood Military Alterations
ter Works Dr

Carter St

Cloud St

761st Tank Battalion Ave



Iron Rite Tattoo

A

B

C

D

Pho 9



Caliber Collision

BUS
190

BUS
190

as Tires Killeen

Ke

W Veterans Memorial Blvd



A



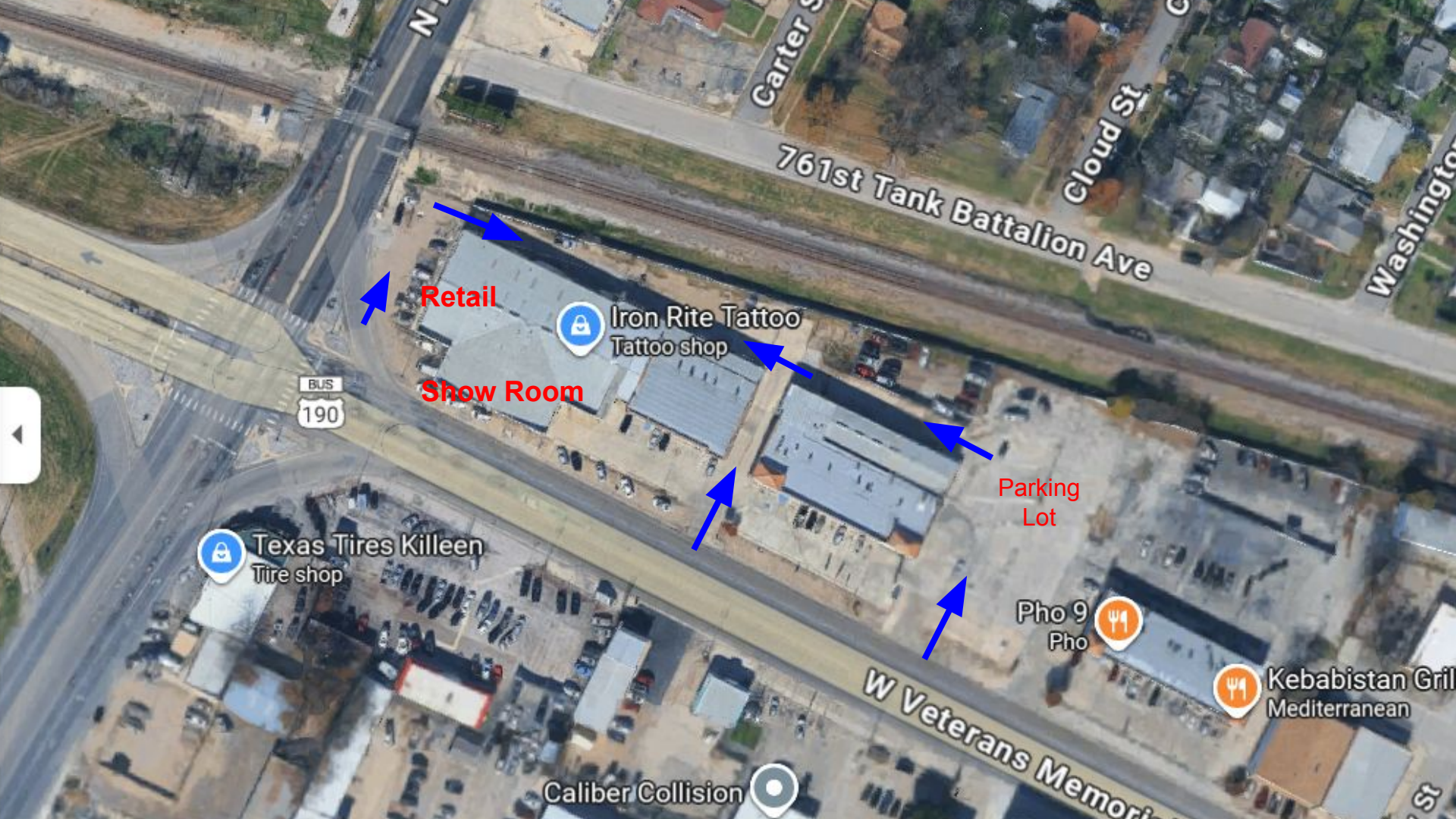
Iron Rite Tattoo
Tattoo shop

B

I Love Sushi Be

BUS
190

W Vot



Retail

Show Room



Iron Rite Tattoo
Tattoo shop



Texas Tires Killeen
Tire shop



Pho 9
Pho



Kebabistan Grill
Mediterranean



Caliber Collision

Parking
Lot

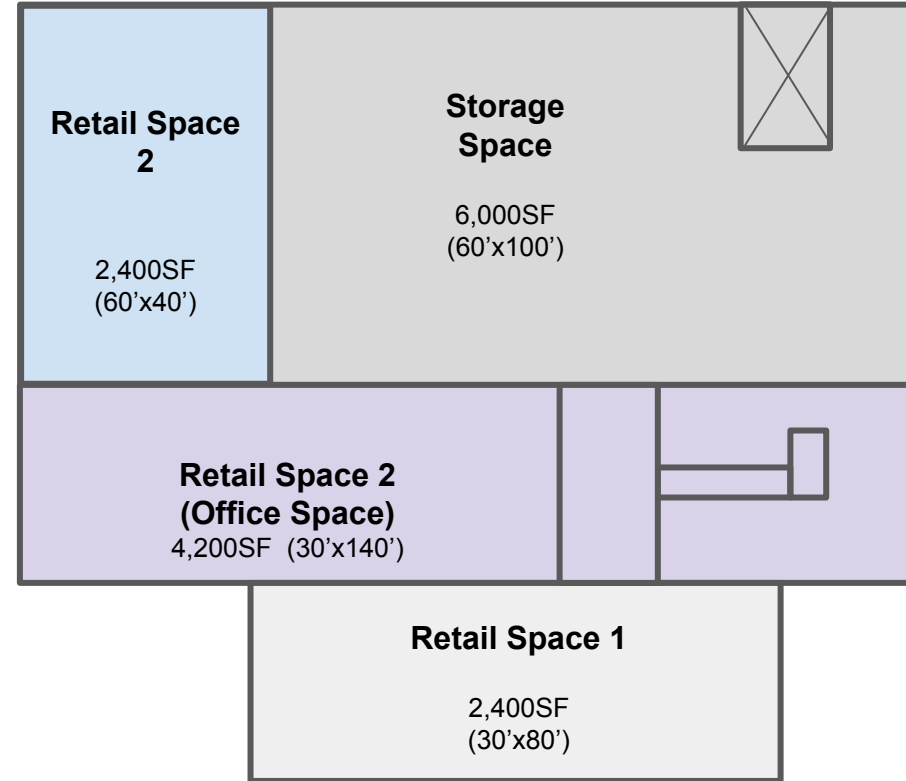
Building A



3. Substantial Building Footprint & Scalability

- **Expansive Square Footage:** Boasting a gross leasable area (GLA) of up to **27,520 SF**, this asset offers the rare scale required for mid-box retail, regional distribution hubs, or corporate flagship centers.
- **Value-Add Multi-Tenant Potential:** The layout is highly divisible (down to 2,400 SF segments). An investor can easily reposition this as a multi-tenant retail strip center to diversify risk, or an owner-user can operate out of one dominant section while leasing out the remaining bays to cash-flow the mortgage.
- **Strong Parking Infrastructure:** Sitting on a **0.77-acre lot**, the property offers an exceptional parking ratio of **5.45 spaces per 1,000 SF**. This abundant parking capacity easily supports high-turnover retail, medical clinics, or fleet-heavy operations.

Building A Floor Plan



Building B

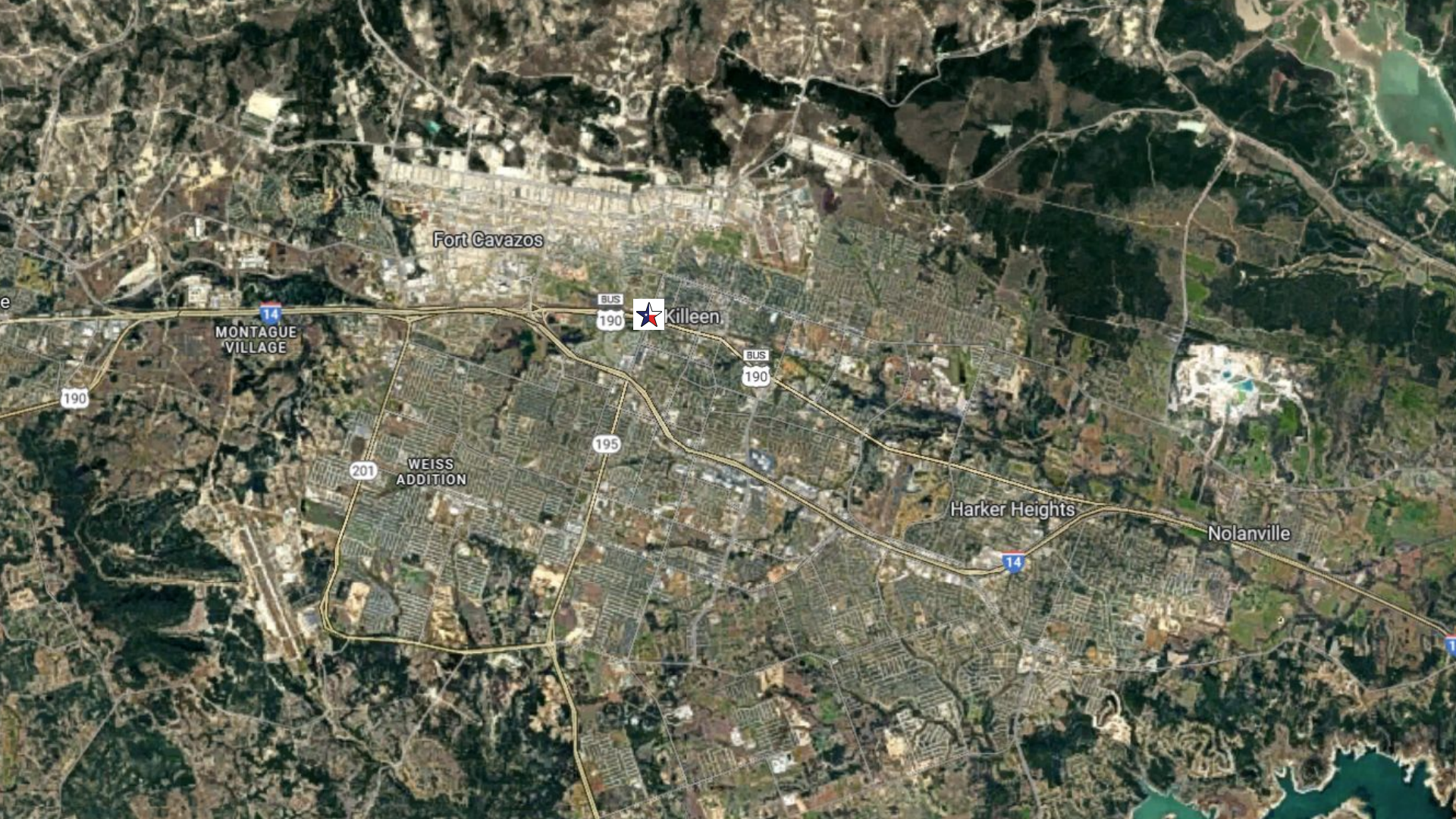


Building C



Building D





Fort Cavazos

14
MONTAGUE
VILLAGE

BUS
190



Killeen

BUS
190

195

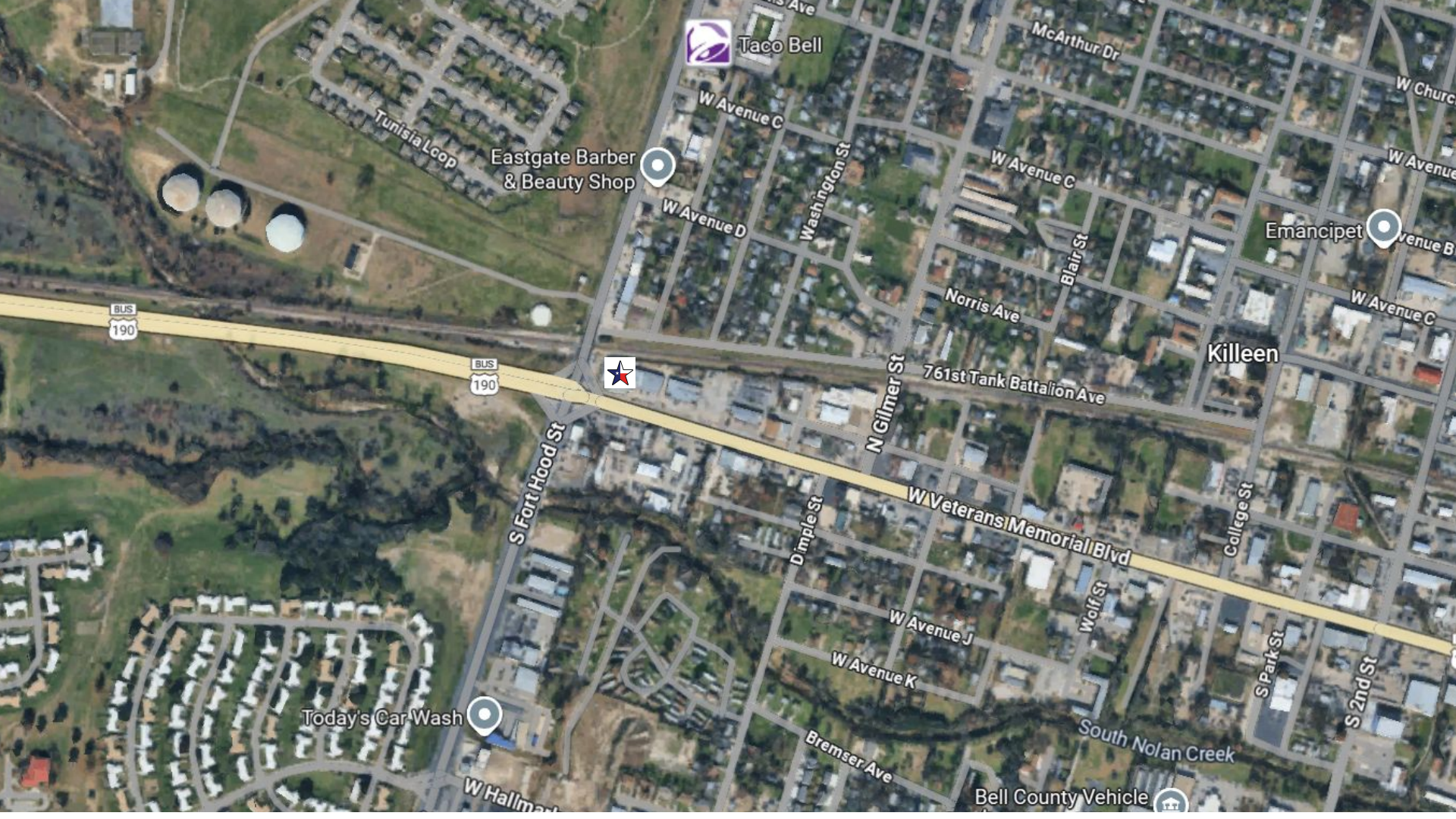
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WEISS
ADDITION

Harker Heights

14

Nolanville



Taco Bell

McArthur Dr

W Church

W Avenue C

Emancipet

W Avenue C

Killeen

761st Tank Battalion Ave

W Veterans Memorial Blvd

College St

S 2nd St

South Nolan Creek

Bell County Vehicle

Bremser Ave

W Avenue K

W Avenue J

Dimple St

N Gilmer St

Norris Ave

Blair St

W Avenue C

Washington St

W Avenue C

W Avenue D

Eastgate Barber & Beauty Shop

Tunisia Loop

BUS 190

BUS 190

S Fort Hood St

W Hallmark

Today's Car Wash

Mimi Cleaners | Fort
Hood Military Alterations

Carter St

Cloud St

761st Tank Battalion Ave

439



BUS
190

W Veterans Memorial Blvd



Texas Tires Killeen

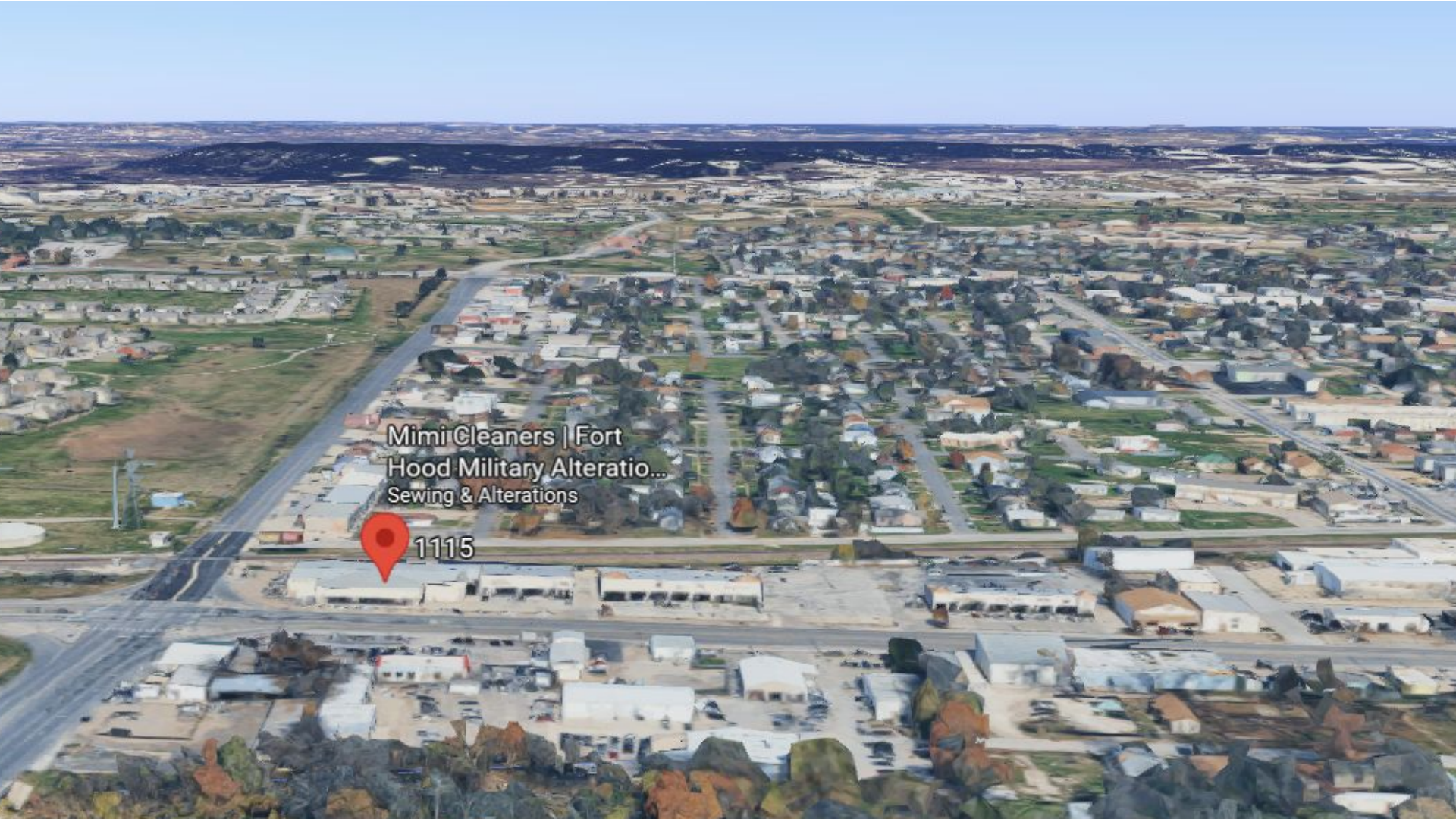


Caliber Collision

BUS
190

Happy St

W Vetera

An aerial photograph of a suburban neighborhood. A red location pin is placed on a street, with the number '1115' next to it. The text 'Mimi Cleaners | Fort Hood Military Alteratio... Sewing & Alterations' is overlaid on the image. The neighborhood consists of many houses with green lawns and trees. A large road runs horizontally across the middle of the image, and another road runs vertically through the center. The background shows a flat landscape with some distant hills under a clear blue sky.

Mimi Cleaners | Fort
Hood Military Alteratio...
Sewing & Alterations



1115