

MIXED USE FOR SALE & LEASE

25,581 SF MIXED USE FACILITY IN CENTRAL TEXAS

5200 South W S Young Drive, Killeen, TX 76542



SALES PRICE: \$4,500,000

LEASE PRICE: \$37,500/MO

- 3.37 Acres (146,797.20 SF)
- Total Improvements: 25,581.50 SF
- Mixed Use Facility
- Potential Use For: Elder Independent Living, Adult Foster Care, Medical Offices, etc.
- Potential for Assisted Living Facility Conversion
- Individual A/C in Each Bedroom Unit
- Improved WiFi/Internet Functionality
- Sprinkler & Fireproof Rated
- Zoned: B-5 Business District
- West W S Young Drive Frontage: \pm 390'
- Property Depth: \pm 390'
- W S Young Drive: + 6,700 Vehicles/Day (TxDOT: 2020)
- Utilities: Electricity, Sewer, & Water
- 2021 Taxes: \$49,776.65

KW COMMERCIAL
3701 West Waco Drive
Waco, TX 76710

BRAD HARRELL, CCIM
Broker Associate/Senior Director
O: 254.265.7220
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commercial@harrellteam.realestate
TX #363789

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Each Office Independently Owned and Operated harrellcre.com

MIXED USE FOR SALE & LEASE

PROPERTY PHOTOS

5200 South W S Young Drive, Killeen, TX 76542



For Complete Property Information,
Please Visit: HarrellCRE.com

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SPECIAL PURPOSE FOR SALE & LEASE

ADDITIONAL PHOTOS

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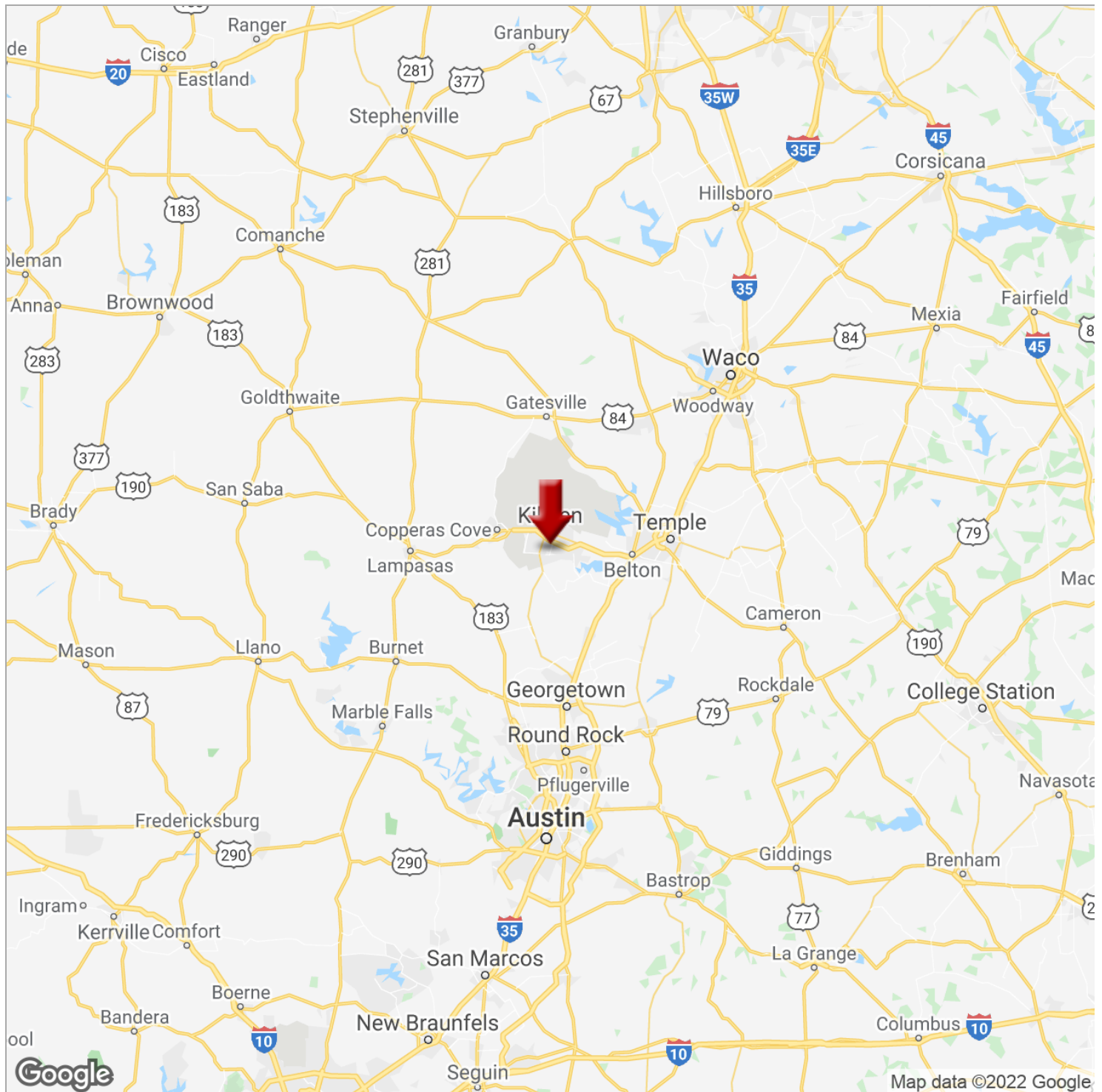
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LOCATION MAP (TEXAS)

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Demographic and Income Comparison Profile

5200 S W S Young Dr
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Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 31.06520
Longitude: -97.72851

	5 miles	10 miles	15 miles
Census 2010 Summary			
Population	145,861	200,326	252,542
Households	53,776	69,563	88,592
Families	38,252	50,840	65,034
Average Household Size	2.69	2.77	2.76
Owner Occupied Housing Units	25,377	33,042	45,478
Renter Occupied Housing Units	28,399	36,521	43,114
Median Age	27.2	26.6	27.5
2021 Summary			
Population	178,001	241,674	304,006
Households	65,719	84,319	107,121
Families	46,472	61,123	77,981
Average Household Size	2.68	2.76	2.75
Owner Occupied Housing Units	32,450	41,746	56,989
Renter Occupied Housing Units	33,269	42,573	50,132
Median Age	29.8	28.9	30.0
Median Household Income	\$51,237	\$52,298	\$53,829
Average Household Income	\$64,531	\$66,912	\$70,570
2026 Summary			
Population	191,844	258,817	325,265
Households	70,839	90,639	114,972
Families	50,016	65,536	83,482
Average Household Size	2.69	2.76	2.75
Owner Occupied Housing Units	36,085	46,198	62,729
Renter Occupied Housing Units	34,754	44,442	52,242
Median Age	29.8	29.1	30.2
Median Household Income	\$54,656	\$55,981	\$57,846
Average Household Income	\$71,981	\$74,695	\$78,767
Trends: 2021-2026 Annual Rate			
Population	1.51%	1.38%	1.36%
Households	1.51%	1.46%	1.42%
Families	1.48%	1.40%	1.37%
Owner Households	2.15%	2.05%	1.94%
Median Household Income	1.30%	1.37%	1.45%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

January 24, 2022



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2021 Households by Income	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	7,977	12.1%	9,727	11.5%	12,103	11.3%
\$15,000 - \$24,999	6,513	9.9%	7,840	9.3%	9,181	8.6%
\$25,000 - \$34,999	7,124	10.8%	9,223	10.9%	11,498	10.7%
\$35,000 - \$49,999	10,170	15.5%	12,889	15.3%	15,772	14.7%
\$50,000 - \$74,999	14,048	21.4%	17,990	21.3%	22,725	21.2%
\$75,000 - \$99,999	8,542	13.0%	11,156	13.2%	14,137	13.2%
\$100,000 - \$149,999	7,153	10.9%	9,591	11.4%	12,814	12.0%
\$150,000 - \$199,999	2,621	4.0%	3,494	4.1%	5,021	4.7%
\$200,000+	1,571	2.4%	2,408	2.9%	3,870	3.6%
Median Household Income	\$51,237		\$52,298		\$53,829	
Average Household Income	\$64,531		\$66,912		\$70,570	
Per Capita Income	\$23,882		\$24,001		\$25,431	

2026 Households by Income	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	7,545	10.7%	9,105	10.0%	11,253	9.8%
\$15,000 - \$24,999	6,211	8.8%	7,446	8.2%	8,692	7.6%
\$25,000 - \$34,999	7,132	10.1%	9,151	10.1%	11,325	9.9%
\$35,000 - \$49,999	10,489	14.8%	13,214	14.6%	16,076	14.0%
\$50,000 - \$74,999	15,340	21.7%	19,534	21.6%	24,587	21.4%
\$75,000 - \$99,999	9,847	13.9%	12,811	14.1%	16,150	14.0%
\$100,000 - \$149,999	8,800	12.4%	11,705	12.9%	15,493	13.5%
\$150,000 - \$199,999	3,472	4.9%	4,637	5.1%	6,592	5.7%
\$200,000+	2,003	2.8%	3,036	3.3%	4,804	4.2%
Median Household Income	\$54,656		\$55,981		\$57,846	
Average Household Income	\$71,981		\$74,695		\$78,767	
Per Capita Income	\$26,618		\$26,763		\$28,375	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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2010 Population by Age	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	15,450	10.6%	21,404	10.7%	25,631	10.1%
Age 5 - 9	12,280	8.4%	17,534	8.8%	21,363	8.5%
Age 10 - 14	10,682	7.3%	14,901	7.4%	18,691	7.4%
Age 15 - 19	10,489	7.2%	14,558	7.3%	18,312	7.3%
Age 20 - 24	16,486	11.3%	24,301	12.1%	28,500	11.3%
Age 25 - 34	29,175	20.0%	39,722	19.8%	47,613	18.9%
Age 35 - 44	19,069	13.1%	25,572	12.8%	32,270	12.8%
Age 45 - 54	15,278	10.5%	19,971	10.0%	27,199	10.8%
Age 55 - 64	9,164	6.3%	12,327	6.2%	17,687	7.0%
Age 65 - 74	4,690	3.2%	6,229	3.1%	9,647	3.8%
Age 75 - 84	2,443	1.7%	3,010	1.5%	4,466	1.8%
Age 85+	656	0.4%	798	0.4%	1,164	0.5%

2021 Population by Age	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	16,730	9.4%	22,895	9.5%	27,317	9.0%
Age 5 - 9	14,967	8.4%	20,599	8.5%	24,992	8.2%
Age 10 - 14	13,348	7.5%	18,089	7.5%	22,413	7.4%
Age 15 - 19	11,265	6.3%	15,706	6.5%	19,488	6.4%
Age 20 - 24	15,216	8.5%	23,706	9.8%	27,782	9.1%
Age 25 - 34	36,053	20.3%	48,635	20.1%	58,639	19.3%
Age 35 - 44	25,984	14.6%	33,989	14.1%	42,372	13.9%
Age 45 - 54	17,324	9.7%	22,027	9.1%	28,984	9.5%
Age 55 - 64	13,891	7.8%	18,366	7.6%	25,610	8.4%
Age 65 - 74	8,486	4.8%	11,504	4.8%	16,917	5.6%
Age 75 - 84	3,649	2.0%	4,814	2.0%	7,460	2.5%
Age 85+	1,088	0.6%	1,344	0.6%	2,034	0.7%

2026 Population by Age	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	18,496	9.6%	25,058	9.7%	29,805	9.2%
Age 5 - 9	15,971	8.3%	21,791	8.4%	26,384	8.1%
Age 10 - 14	14,469	7.5%	19,443	7.5%	24,082	7.4%
Age 15 - 19	12,680	6.6%	17,418	6.7%	21,689	6.7%
Age 20 - 24	16,346	8.5%	25,049	9.7%	29,209	9.0%
Age 25 - 34	36,961	19.3%	49,338	19.1%	59,015	18.1%
Age 35 - 44	29,955	15.6%	38,974	15.1%	48,617	14.9%
Age 45 - 54	17,847	9.3%	22,753	8.8%	29,984	9.2%
Age 55 - 64	13,832	7.2%	18,175	7.0%	25,228	7.8%
Age 65 - 74	9,537	5.0%	13,006	5.0%	19,196	5.9%
Age 75 - 84	4,515	2.4%	6,231	2.4%	9,586	2.9%
Age 85+	1,234	0.6%	1,581	0.6%	2,470	0.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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2010 Race and Ethnicity	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	70,515	48.3%	105,575	52.7%	143,678	56.9%
Black Alone	45,717	31.3%	55,952	27.9%	62,642	24.8%
American Indian Alone	1,248	0.9%	1,848	0.9%	2,328	0.9%
Asian Alone	5,732	3.9%	7,181	3.6%	8,361	3.3%
Pacific Islander Alone	1,877	1.3%	2,570	1.3%	2,956	1.2%
Some Other Race Alone	11,147	7.6%	14,282	7.1%	16,925	6.7%
Two or More Races	9,624	6.6%	12,916	6.4%	15,652	6.2%
Hispanic Origin (Any Race)	32,405	22.2%	42,872	21.4%	51,051	20.2%

2021 Race and Ethnicity	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	76,159	42.8%	113,860	47.1%	156,786	51.6%
Black Alone	61,126	34.3%	74,654	30.9%	83,519	27.5%
American Indian Alone	1,415	0.8%	2,123	0.9%	2,745	0.9%
Asian Alone	7,121	4.0%	8,945	3.7%	10,471	3.4%
Pacific Islander Alone	2,162	1.2%	2,963	1.2%	3,468	1.1%
Some Other Race Alone	16,210	9.1%	20,770	8.6%	25,004	8.2%
Two or More Races	13,808	7.8%	18,359	7.6%	22,012	7.2%
Hispanic Origin (Any Race)	46,793	26.3%	61,972	25.6%	74,579	24.5%

2026 Race and Ethnicity	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	78,535	40.9%	117,079	45.2%	161,998	49.8%
Black Alone	67,695	35.3%	82,308	31.8%	91,830	28.2%
American Indian Alone	1,491	0.8%	2,241	0.9%	2,920	0.9%
Asian Alone	7,708	4.0%	9,670	3.7%	11,349	3.5%
Pacific Islander Alone	2,376	1.2%	3,248	1.3%	3,824	1.2%
Some Other Race Alone	18,112	9.4%	23,161	8.9%	28,071	8.6%
Two or More Races	15,928	8.3%	21,109	8.2%	25,273	7.8%
Hispanic Origin (Any Race)	54,361	28.3%	71,927	27.8%	86,972	26.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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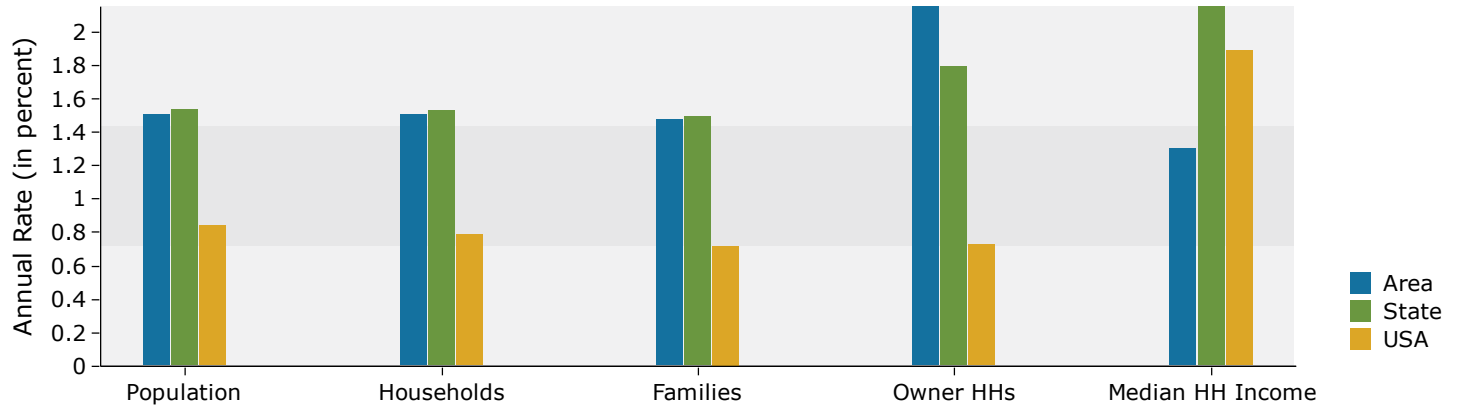
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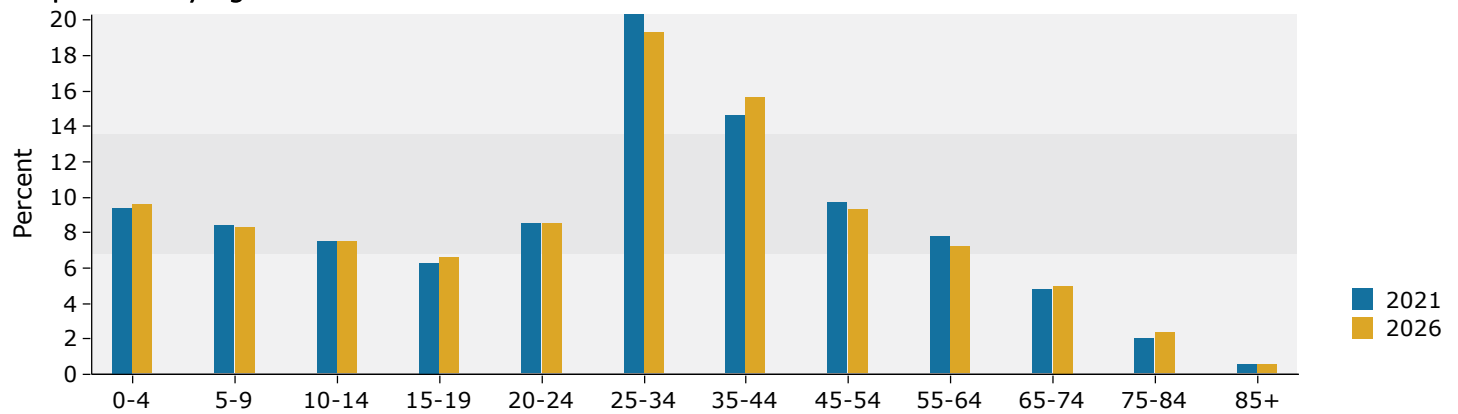
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5 miles

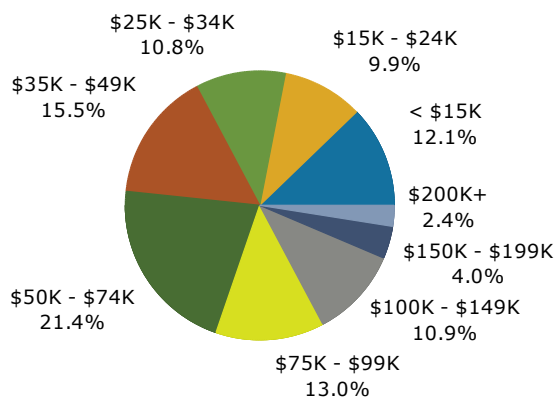
Trends 2021-2026



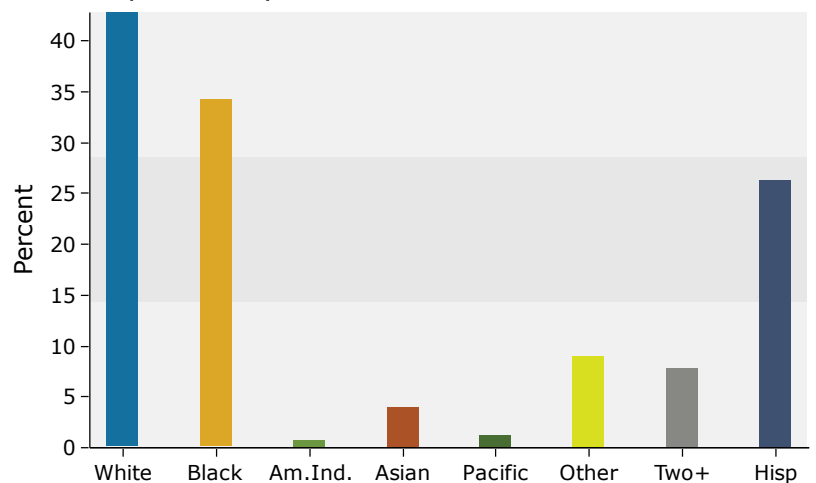
Population by Age



2021 Household Income



2021 Population by Race

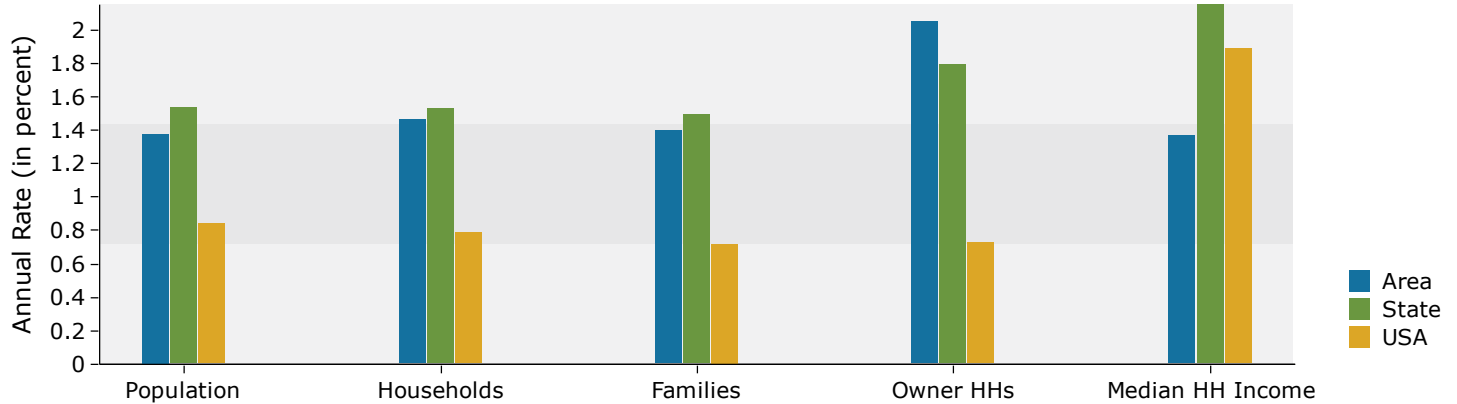


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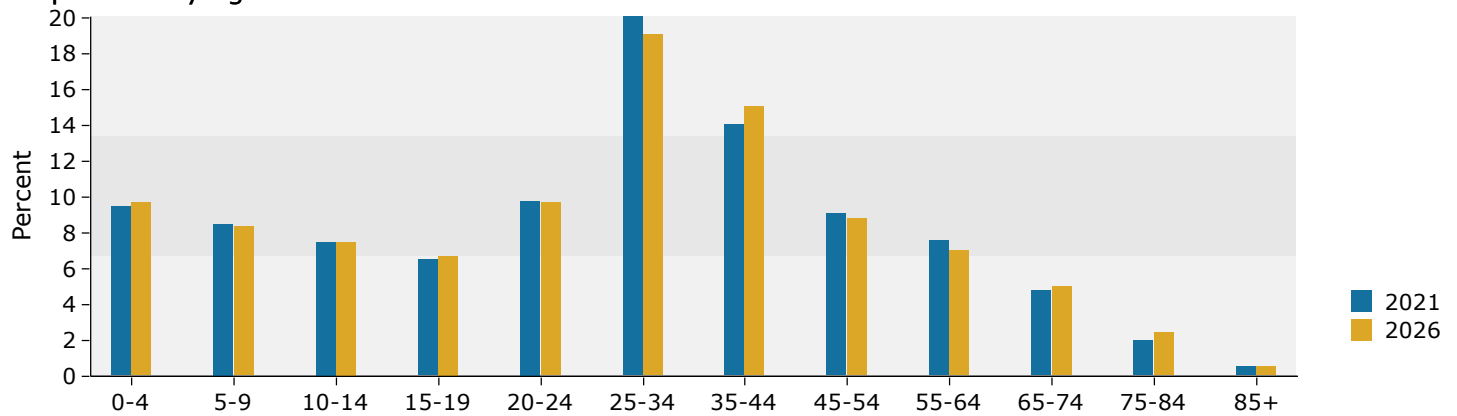
January 24, 2022

10 miles

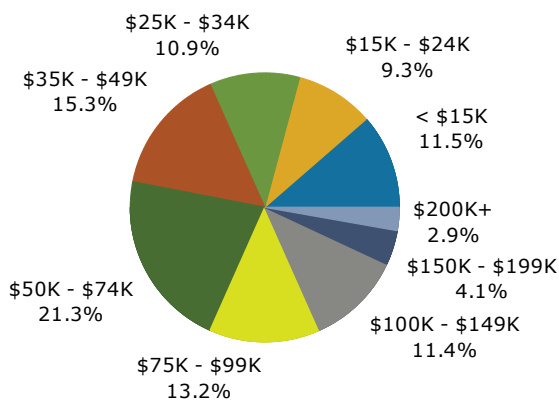
Trends 2021-2026



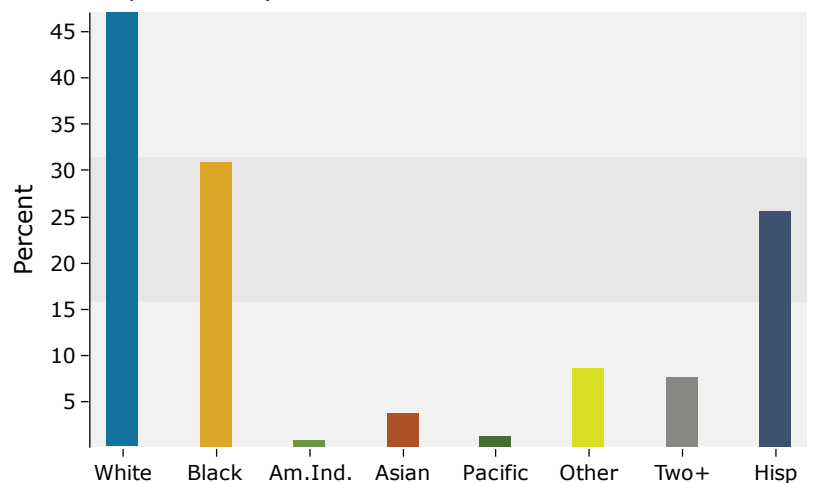
Population by Age



2021 Household Income

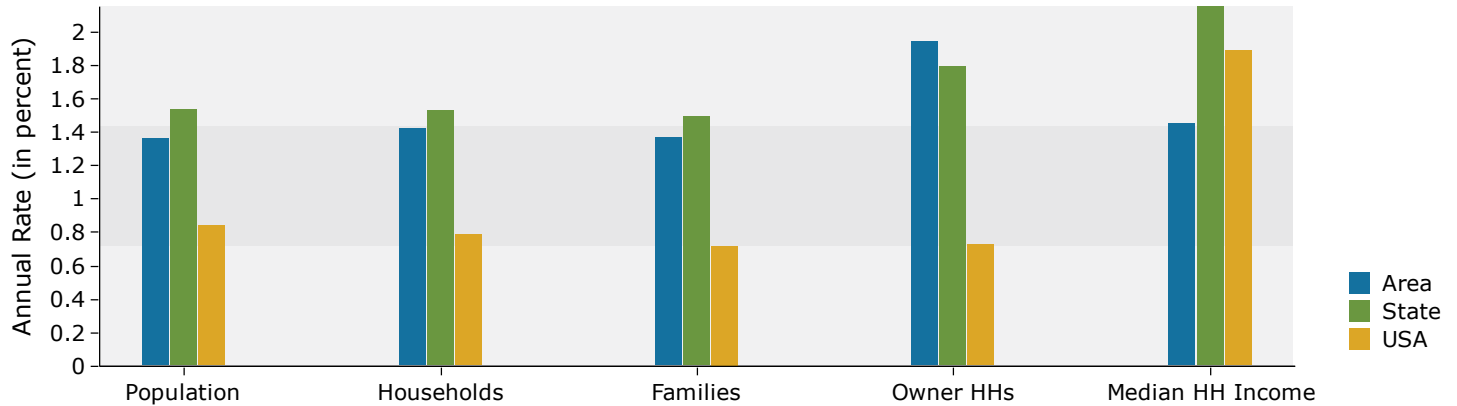


2021 Population by Race

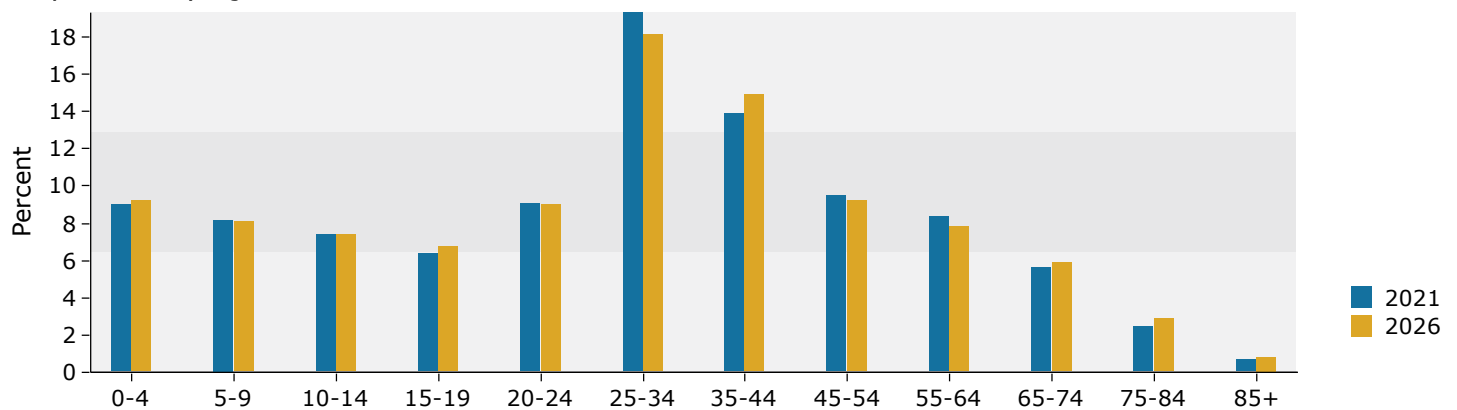


15 miles

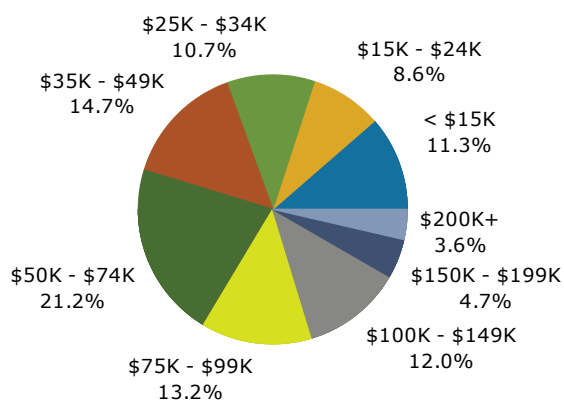
Trends 2021-2026



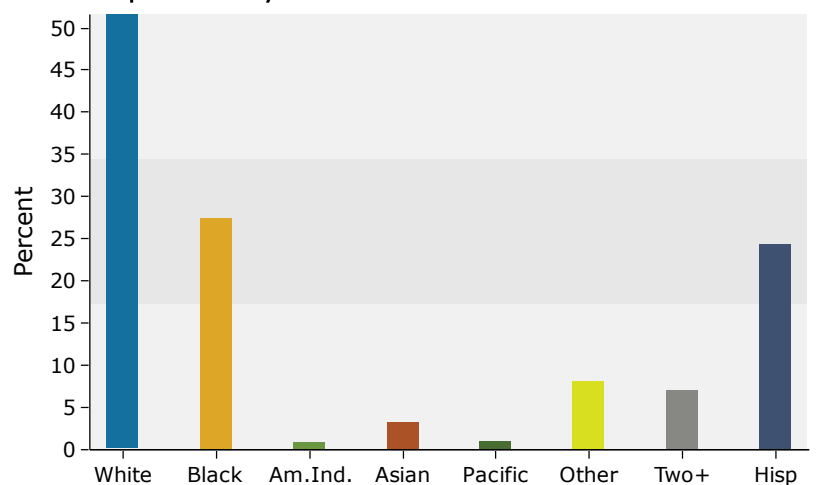
Population by Age



2021 Household Income



2021 Population by Race



KEY FACTS

178,001

Population



2.7

Average Household Size

29.8

Median Age

\$51,237

Median Household Income

EDUCATION

8%

No High School Diploma



24%

High School Graduate



44%

Some College



24%

Bachelor's/Grad/Pr of Degree

BUSINESS



3,944

Total Businesses



40,115

Total Employees

EMPLOYMENT



62%

White Collar



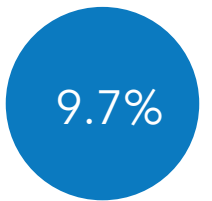
23%

Blue Collar



15%

Services



Unemployment Rate

INCOME



\$51,237

Median Household Income



\$23,882

Per Capita Income



\$30,017

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (21.4%)

The smallest group: \$200,000+ (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	12.1%	+0.3%	
\$15,000 - \$24,999	9.9%	+0.2%	
\$25,000 - \$34,999	10.8%	+0.9%	
\$35,000 - \$49,999	15.5%	+1.9%	
\$50,000 - \$74,999	21.4%	+1.3%	
\$75,000 - \$99,999	13.0%	+0.1%	
\$100,000 - \$149,999	10.9%	-1.5%	
\$150,000 - \$199,999	4.0%	-1.0%	
\$200,000+	2.4%	-2.2%	

Bars show deviation from Bell County

KEY FACTS

241,674

Population



2.8

Average Household Size

28.9

Median Age

\$52,298

Median Household Income

EDUCATION

7%

No High School Diploma



24%

High School Graduate



44%

Some College



24%

Bachelor's/Grad/Pr of Degree

BUSINESS



4,757

Total Businesses



50,919

Total Employees

EMPLOYMENT



63%

White Collar



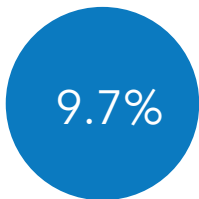
23%

Blue Collar



14%

Services



Unemployment Rate

INCOME



\$52,298

Median Household Income



\$24,001

Per Capita Income




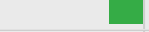







\$31,686

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (21.3%)

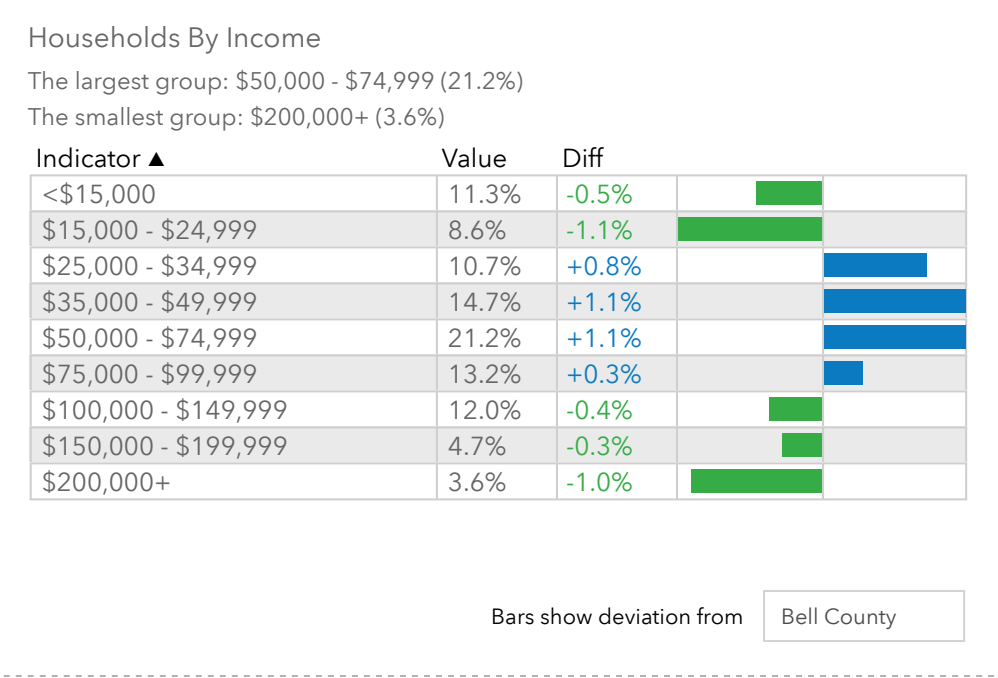
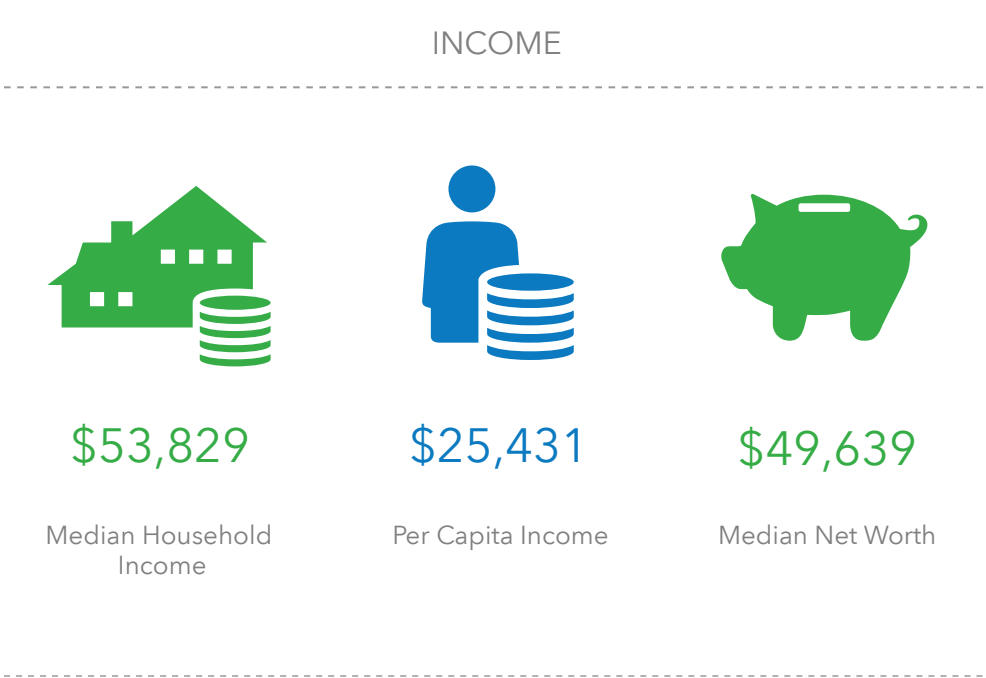
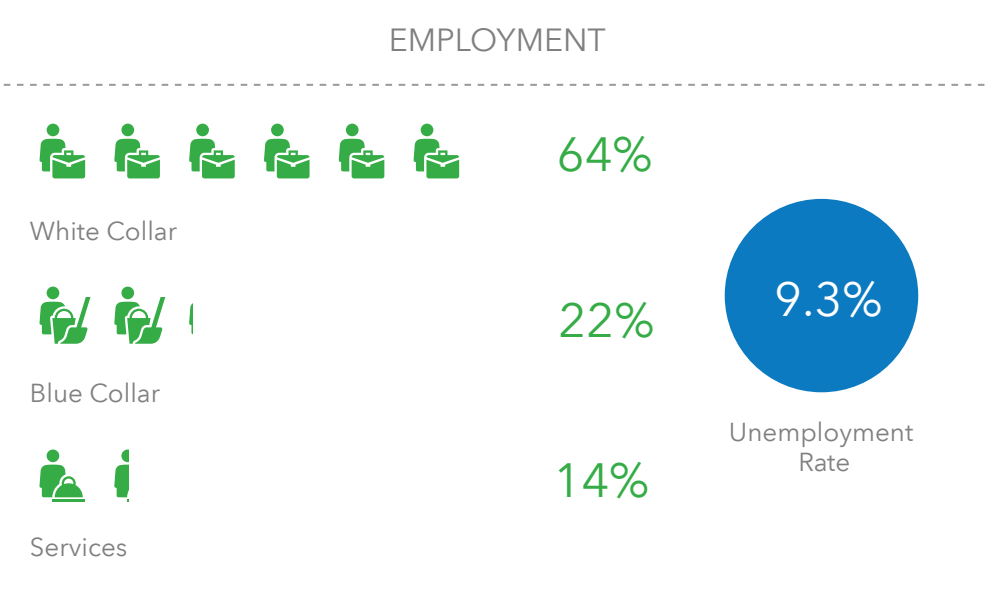
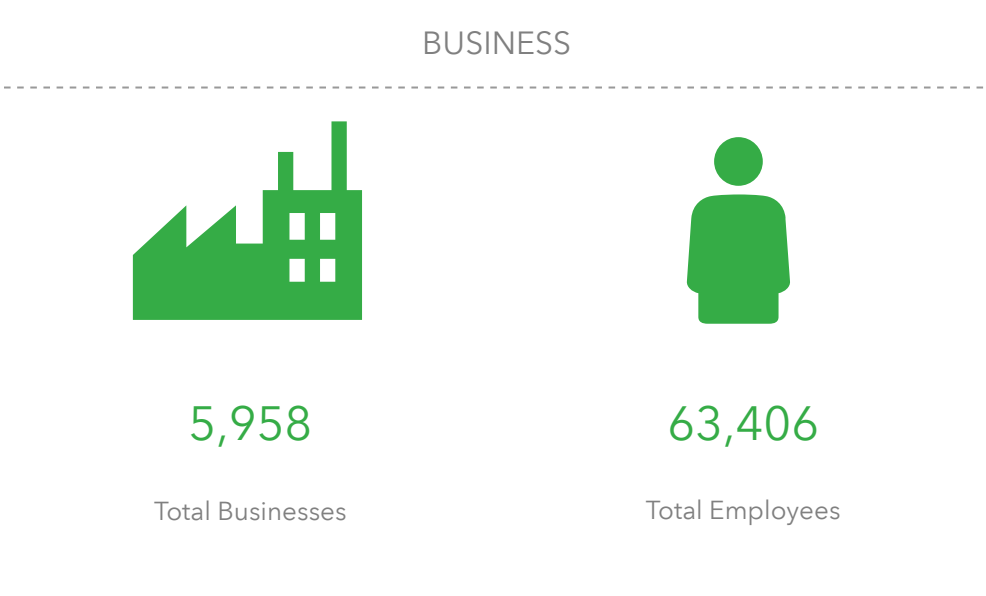
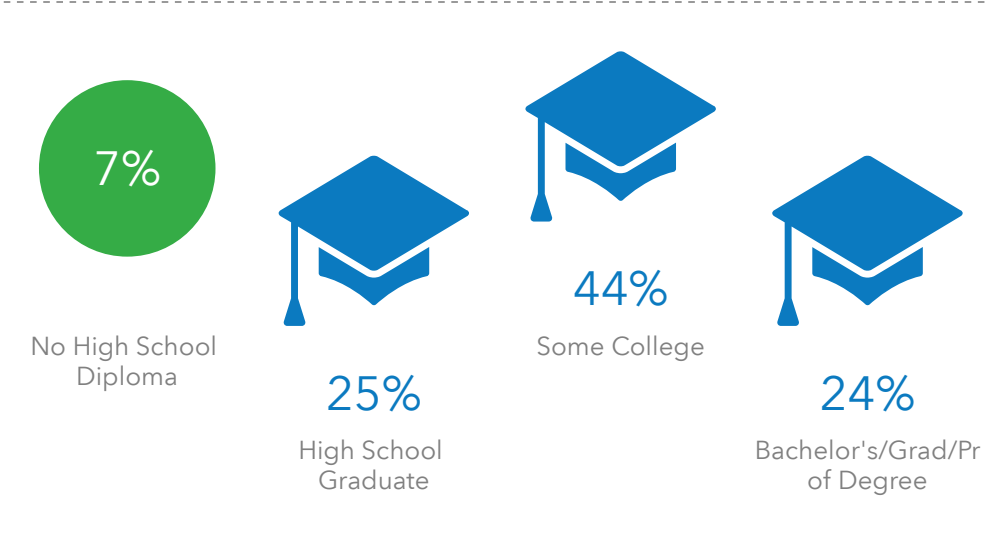
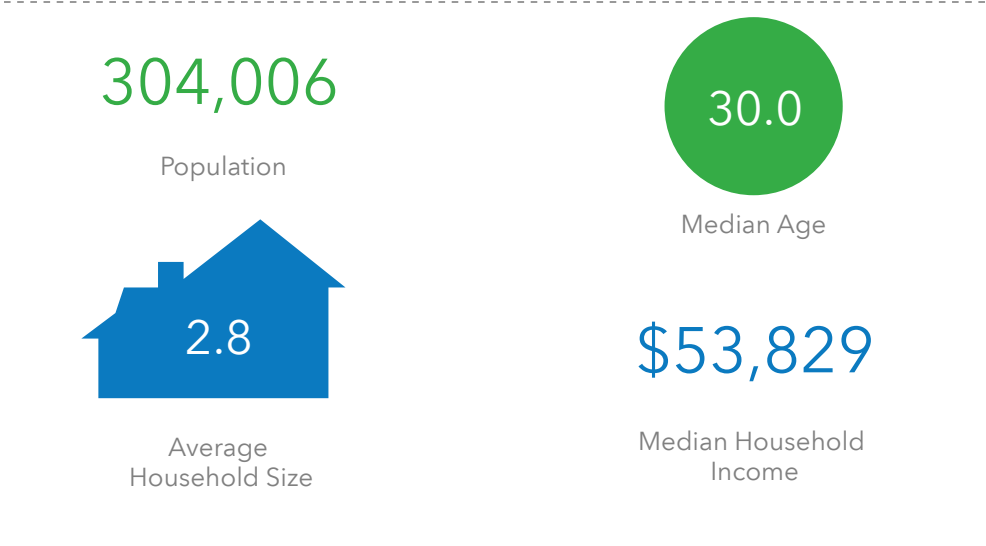
The smallest group: \$200,000+ (2.9%)

Indicator ▲	Value	Diff	
<\$15,000	11.5%	-0.3%	
\$15,000 - \$24,999	9.3%	-0.4%	
\$25,000 - \$34,999	10.9%	+1.0%	
\$35,000 - \$49,999	15.3%	+1.7%	
\$50,000 - \$74,999	21.3%	+1.2%	
\$75,000 - \$99,999	13.2%	+0.3%	
\$100,000 - \$149,999	11.4%	-1.0%	
\$150,000 - \$199,999	4.1%	-0.9%	
\$200,000+	2.9%	-1.7%	

Bars show deviation from Bell County

KEY FACTS

EDUCATION





Demographic and Income Profile

5200 S W S Young Dr
5200 S W S Young Dr, Killeen, Texas, 76542
Ring: 5 mile radius

Prepared by Esri
Latitude: 31.06520
Longitude: -97.72851

Summary	Census 2010		2021		2026		
Population	145,861		178,001		191,844		
Households	53,776		65,719		70,839		
Families	38,252		46,472		50,016		
Average Household Size	2.69		2.68		2.69		
Owner Occupied Housing Units	25,377		32,450		36,085		
Renter Occupied Housing Units	28,399		33,269		34,754		
Median Age	27.2		29.8		29.8		
Trends: 2021-2026 Annual Rate	Area		State		National		
Population	1.51%		1.54%		0.71%		
Households	1.51%		1.53%		0.71%		
Families	1.48%		1.49%		0.64%		
Owner HHs	2.15%		1.79%		0.91%		
Median Household Income	1.30%		2.15%		2.41%		
Households by Income			2021		2026		
			Number	Percent	Number	Percent	
	<\$15,000		7,977	12.1%	7,545	10.7%	
	\$15,000 - \$24,999		6,513	9.9%	6,211	8.8%	
	\$25,000 - \$34,999		7,124	10.8%	7,132	10.1%	
	\$35,000 - \$49,999		10,170	15.5%	10,489	14.8%	
	\$50,000 - \$74,999		14,048	21.4%	15,340	21.7%	
	\$75,000 - \$99,999		8,542	13.0%	9,847	13.9%	
	\$100,000 - \$149,999		7,153	10.9%	8,800	12.4%	
	\$150,000 - \$199,999		2,621	4.0%	3,472	4.9%	
	\$200,000+		1,571	2.4%	2,003	2.8%	
Median Household Income		\$51,237		\$54,656			
Average Household Income		\$64,531		\$71,981			
Per Capita Income		\$23,882		\$26,618			
Population by Age	Census 2010		2021		2026		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	15,450	10.6%	16,730	9.4%	18,496	9.6%
	5 - 9	12,280	8.4%	14,967	8.4%	15,971	8.3%
	10 - 14	10,682	7.3%	13,348	7.5%	14,469	7.5%
	15 - 19	10,489	7.2%	11,265	6.3%	12,680	6.6%
	20 - 24	16,486	11.3%	15,216	8.5%	16,346	8.5%
	25 - 34	29,175	20.0%	36,053	20.3%	36,961	19.3%
	35 - 44	19,069	13.1%	25,984	14.6%	29,955	15.6%
	45 - 54	15,278	10.5%	17,324	9.7%	17,847	9.3%
	55 - 64	9,164	6.3%	13,891	7.8%	13,832	7.2%
	65 - 74	4,690	3.2%	8,486	4.8%	9,537	5.0%
	75 - 84	2,443	1.7%	3,649	2.0%	4,515	2.4%
	85+	656	0.4%	1,088	0.6%	1,234	0.6%
	Race and Ethnicity	Census 2010		2021		2026	
		Number	Percent	Number	Percent	Number	Percent
White Alone		70,515	48.3%	76,159	42.8%	78,535	40.9%
Black Alone		45,717	31.3%	61,126	34.3%	67,695	35.3%
American Indian Alone		1,248	0.9%	1,415	0.8%	1,491	0.8%
Asian Alone		5,732	3.9%	7,121	4.0%	7,708	4.0%
Pacific Islander Alone		1,877	1.3%	2,162	1.2%	2,376	1.2%
Some Other Race Alone		11,147	7.6%	16,210	9.1%	18,112	9.4%
Two or More Races		9,624	6.6%	13,808	7.8%	15,928	8.3%
Hispanic Origin (Any Race)		32,405	22.2%	46,792	26.3%	54,361	28.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

January 24, 2022

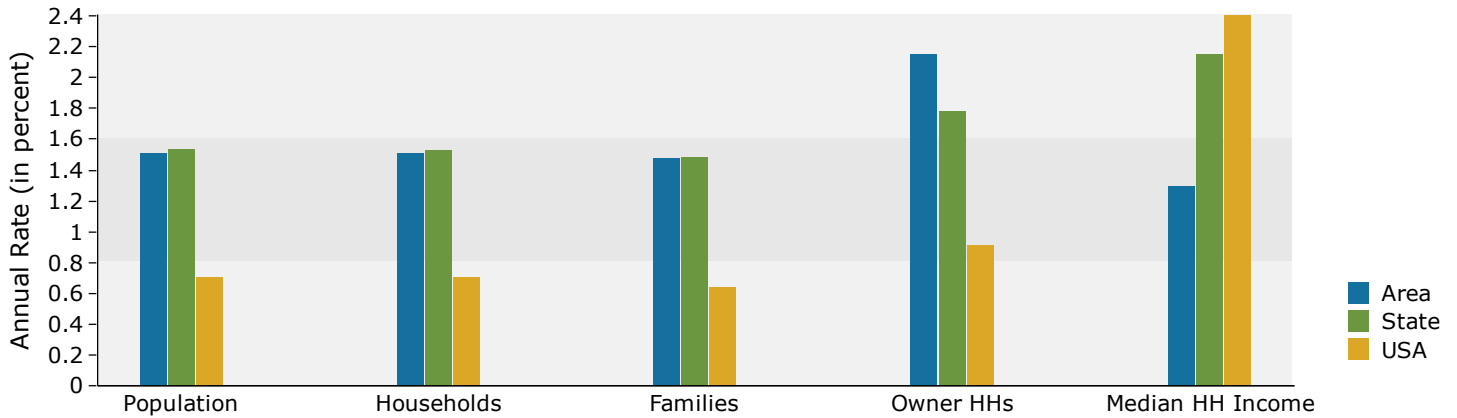


Demographic and Income Profile

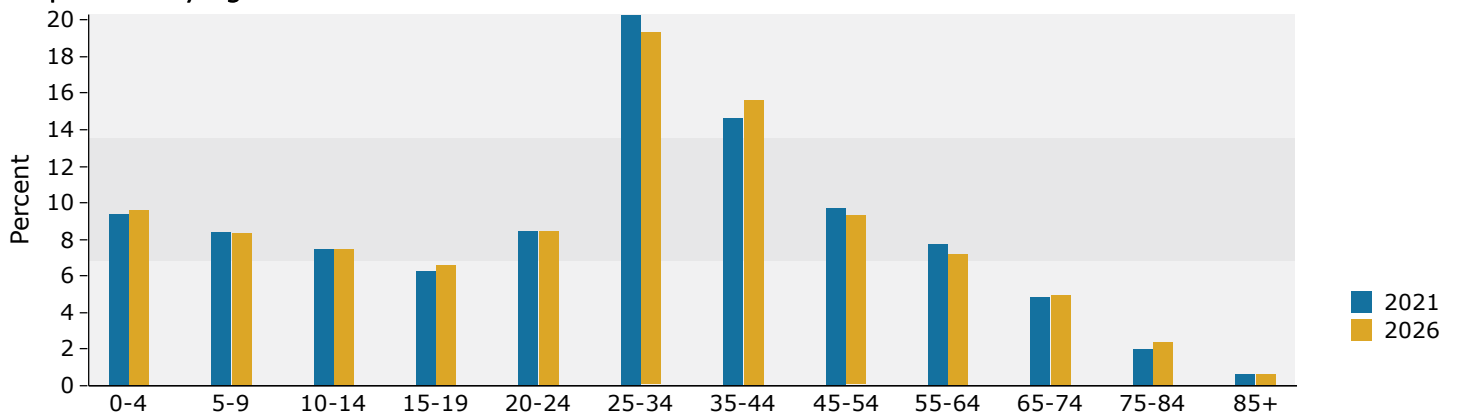
5200 S W S Young Dr
5200 S W S Young Dr, Killeen, Texas, 76542
Ring: 5 mile radius

Prepared by Esri
Latitude: 31.06520
Longitude: -97.72851

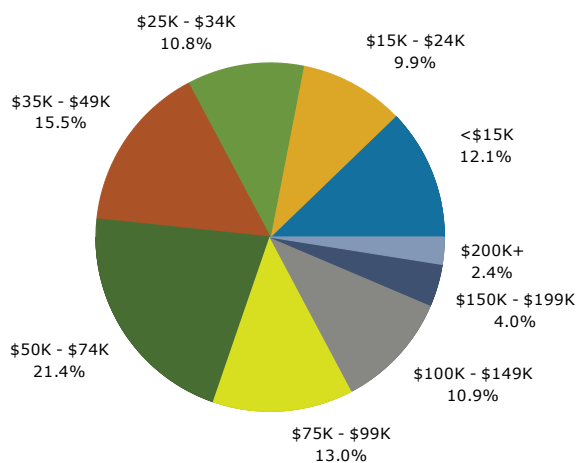
Trends 2021-2026



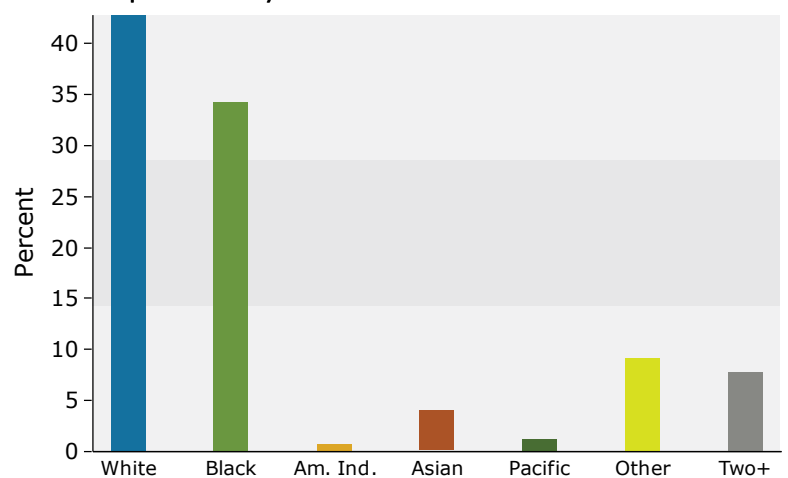
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 26.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

January 24, 2022



Demographic and Income Profile

5200 S W S Young Dr
5200 S W S Young Dr, Killeen, Texas, 76542
Ring: 10 mile radius

Prepared by Esri
Latitude: 31.06520
Longitude: -97.72851

Summary	Census 2010		2021		2026		
Population	200,326		241,674		258,817		
Households	69,563		84,319		90,639		
Families	50,840		61,123		65,536		
Average Household Size	2.77		2.76		2.76		
Owner Occupied Housing Units	33,042		41,746		46,198		
Renter Occupied Housing Units	36,521		42,573		44,442		
Median Age	26.6		28.9		29.1		
Trends: 2021-2026 Annual Rate	Area		State		National		
Population	1.38%		1.54%		0.71%		
Households	1.46%		1.53%		0.71%		
Families	1.40%		1.49%		0.64%		
Owner HHs	2.05%		1.79%		0.91%		
Median Household Income	1.37%		2.15%		2.41%		
Households by Income			2021		2026		
			Number	Percent	Number	Percent	
	<\$15,000		9,727	11.5%	9,105	10.0%	
	\$15,000 - \$24,999		7,840	9.3%	7,446	8.2%	
	\$25,000 - \$34,999		9,223	10.9%	9,151	10.1%	
	\$35,000 - \$49,999		12,889	15.3%	13,214	14.6%	
	\$50,000 - \$74,999		17,990	21.3%	19,534	21.6%	
	\$75,000 - \$99,999		11,156	13.2%	12,811	14.1%	
	\$100,000 - \$149,999		9,591	11.4%	11,705	12.9%	
	\$150,000 - \$199,999		3,494	4.1%	4,637	5.1%	
	\$200,000+		2,408	2.9%	3,036	3.3%	
	Median Household Income		\$52,298		\$55,981		
Average Household Income		\$66,912		\$74,695			
Per Capita Income		\$24,001		\$26,763			
Population by Age	Census 2010		2021		2026		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	21,404	10.7%	22,895	9.5%	25,058	9.7%
	5 - 9	17,534	8.8%	20,599	8.5%	21,791	8.4%
	10 - 14	14,901	7.4%	18,089	7.5%	19,443	7.5%
	15 - 19	14,558	7.3%	15,706	6.5%	17,418	6.7%
	20 - 24	24,301	12.1%	23,706	9.8%	25,049	9.7%
	25 - 34	39,722	19.8%	48,635	20.1%	49,338	19.1%
	35 - 44	25,572	12.8%	33,989	14.1%	38,974	15.1%
	45 - 54	19,971	10.0%	22,027	9.1%	22,753	8.8%
	55 - 64	12,327	6.2%	18,366	7.6%	18,175	7.0%
	65 - 74	6,229	3.1%	11,504	4.8%	13,006	5.0%
	75 - 84	3,010	1.5%	4,814	2.0%	6,231	2.4%
	85+	798	0.4%	1,344	0.6%	1,581	0.6%
	Race and Ethnicity	Census 2010		2021		2026	
Number		Percent	Number	Percent	Number	Percent	
White Alone		105,575	52.7%	113,860	47.1%	117,079	45.2%
Black Alone		55,952	27.9%	74,654	30.9%	82,308	31.8%
American Indian Alone		1,848	0.9%	2,123	0.9%	2,241	0.9%
Asian Alone		7,181	3.6%	8,945	3.7%	9,670	3.7%
Pacific Islander Alone		2,570	1.3%	2,963	1.2%	3,248	1.3%
Some Other Race Alone		14,282	7.1%	20,770	8.6%	23,161	8.9%
Two or More Races		12,916	6.4%	18,359	7.6%	21,109	8.2%
Hispanic Origin (Any Race)		42,872	21.4%	61,972	25.6%	71,927	27.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

January 24, 2022

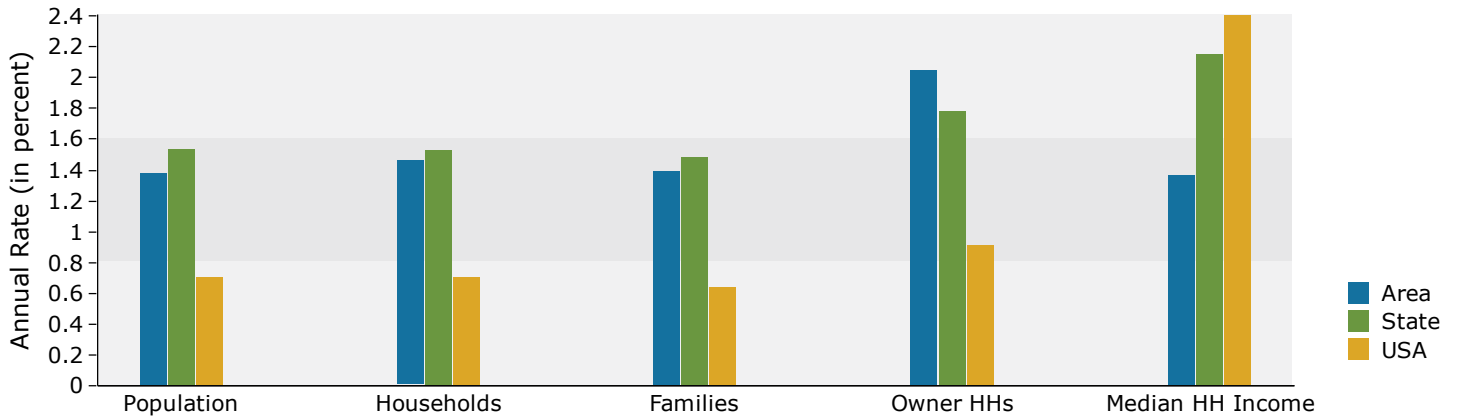


Demographic and Income Profile

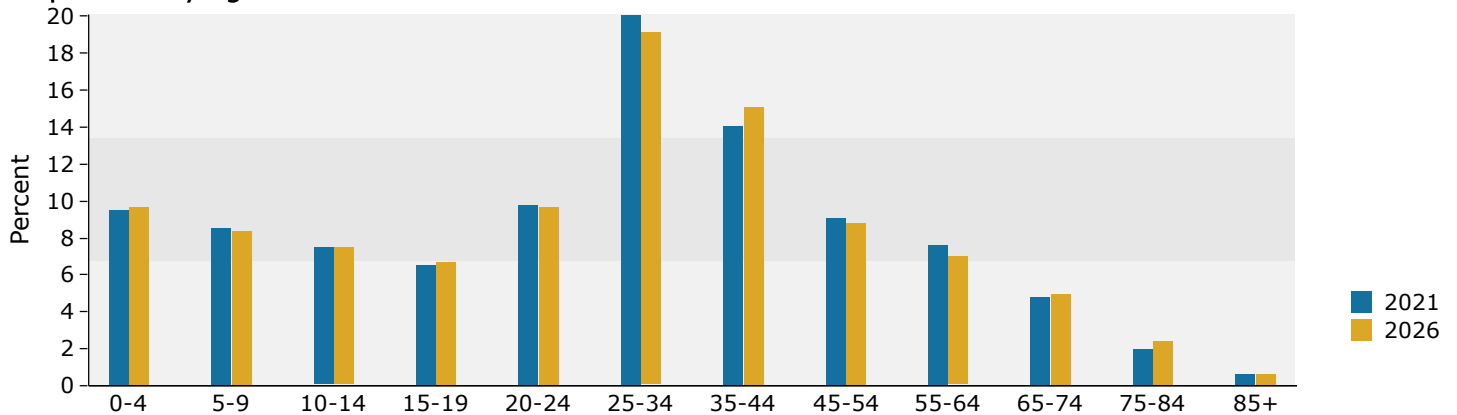
5200 S W S Young Dr
5200 S W S Young Dr, Killeen, Texas, 76542
Ring: 10 mile radius

Prepared by Esri
Latitude: 31.06520
Longitude: -97.72851

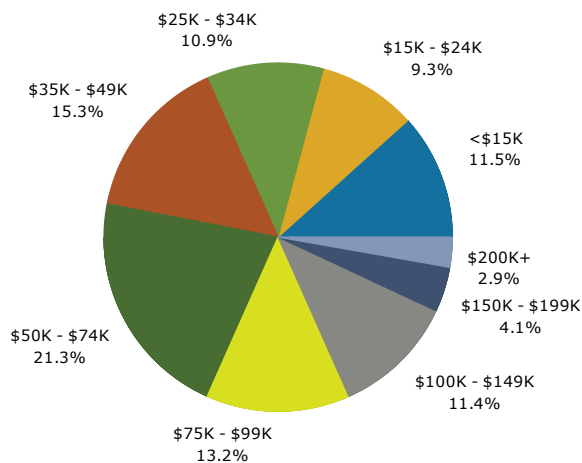
Trends 2021-2026



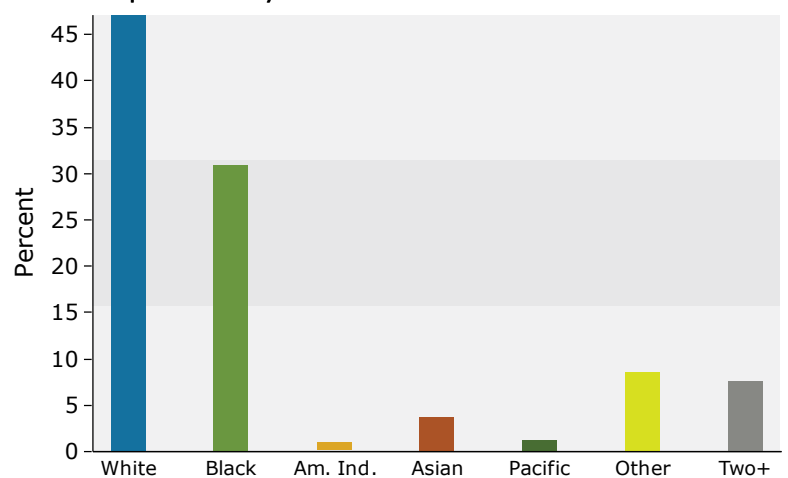
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 25.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

January 24, 2022



Demographic and Income Profile

5200 S W S Young Dr
5200 S W S Young Dr, Killeen, Texas, 76542
Ring: 15 mile radius

Prepared by Esri
Latitude: 31.06520
Longitude: -97.72851

Summary	Census 2010		2021	2026
Population	252,542		304,006	325,265
Households	88,592		107,121	114,972
Families	65,034		77,981	83,482
Average Household Size	2.76		2.75	2.75
Owner Occupied Housing Units	45,478		56,989	62,729
Renter Occupied Housing Units	43,114		50,132	52,242
Median Age	27.5		30.0	30.2
Trends: 2021-2026 Annual Rate	Area	State	National	
Population	1.36%	1.54%	0.71%	
Households	1.42%	1.53%	0.71%	
Families	1.37%	1.49%	0.64%	
Owner HHs	1.94%	1.79%	0.91%	
Median Household Income	1.45%	2.15%	2.41%	
Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	12,103	11.3%	11,253	9.8%
\$15,000 - \$24,999	9,181	8.6%	8,692	7.6%
\$25,000 - \$34,999	11,498	10.7%	11,325	9.9%
\$35,000 - \$49,999	15,772	14.7%	16,076	14.0%
\$50,000 - \$74,999	22,725	21.2%	24,587	21.4%
\$75,000 - \$99,999	14,137	13.2%	16,150	14.0%
\$100,000 - \$149,999	12,814	12.0%	15,493	13.5%
\$150,000 - \$199,999	5,021	4.7%	6,592	5.7%
\$200,000+	3,870	3.6%	4,804	4.2%
Median Household Income	\$53,829		\$57,846	
Average Household Income	\$70,570		\$78,767	
Per Capita Income	\$25,431		\$28,375	
Population by Age	Census 2010		2021	2026
	Number	Percent	Number	Percent
0 - 4	25,631	10.1%	27,317	9.0%
5 - 9	21,363	8.5%	24,992	8.2%
10 - 14	18,691	7.4%	22,413	7.4%
15 - 19	18,312	7.3%	19,488	6.4%
20 - 24	28,500	11.3%	27,782	9.1%
25 - 34	47,613	18.9%	58,639	19.3%
35 - 44	32,270	12.8%	42,372	13.9%
45 - 54	27,199	10.8%	28,984	9.5%
55 - 64	17,687	7.0%	25,610	8.4%
65 - 74	9,647	3.8%	16,917	5.6%
75 - 84	4,466	1.8%	7,460	2.5%
85+	1,164	0.5%	2,034	0.7%
Race and Ethnicity	Census 2010		2021	2026
	Number	Percent	Number	Percent
White Alone	143,678	56.9%	156,786	51.6%
Black Alone	62,642	24.8%	83,519	27.5%
American Indian Alone	2,328	0.9%	2,745	0.9%
Asian Alone	8,361	3.3%	10,471	3.4%
Pacific Islander Alone	2,956	1.2%	3,468	1.1%
Some Other Race Alone	16,925	6.7%	25,004	8.2%
Two or More Races	15,652	6.2%	22,012	7.2%
Hispanic Origin (Any Race)	51,051	20.2%	74,579	24.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

January 24, 2022

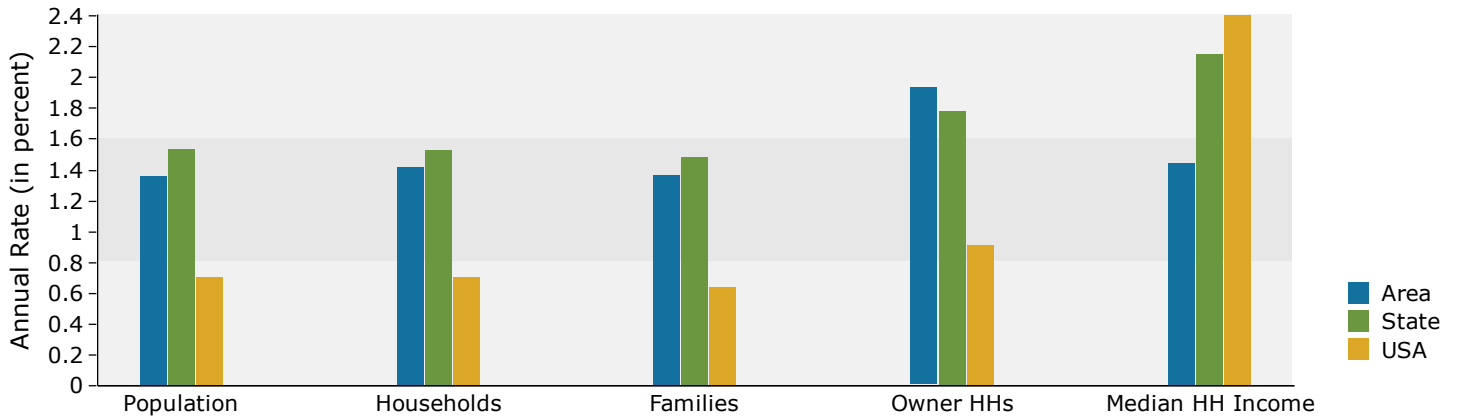


Demographic and Income Profile

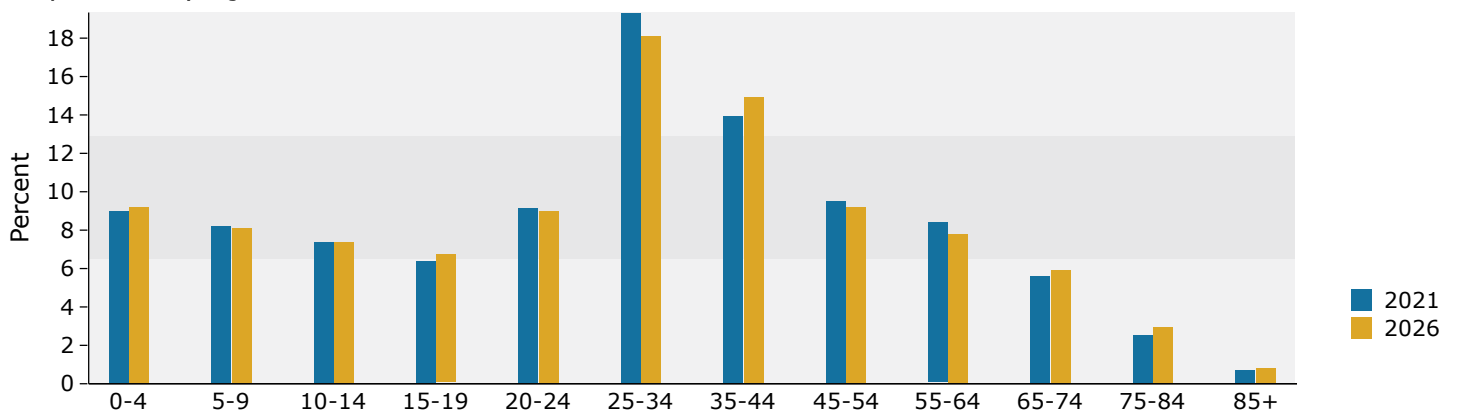
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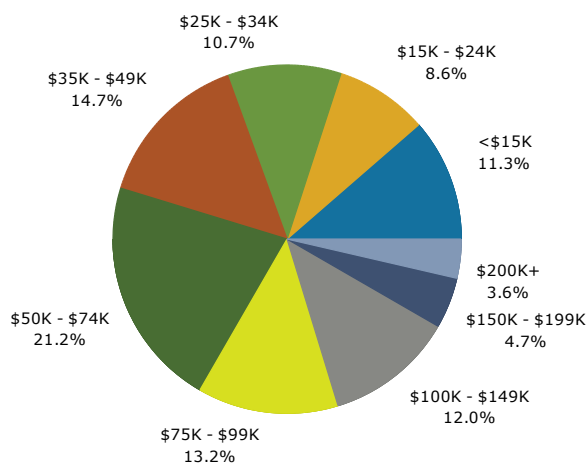
Trends 2021-2026



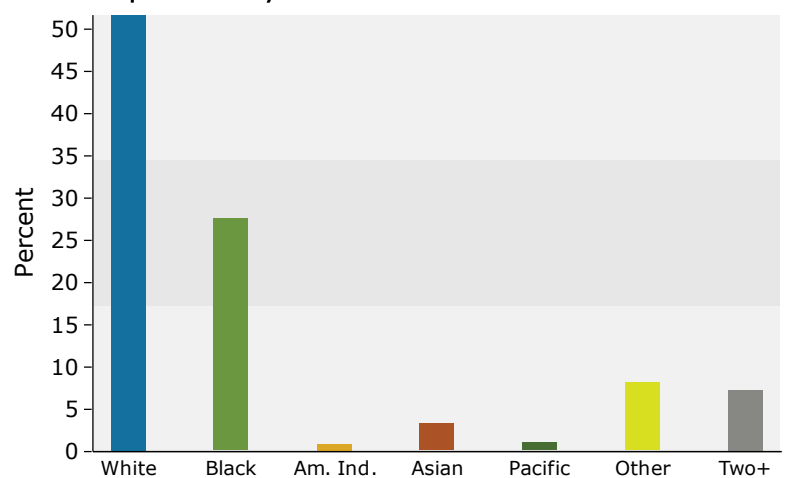
Population by Age



2021 Household Income



2021 Population by Race



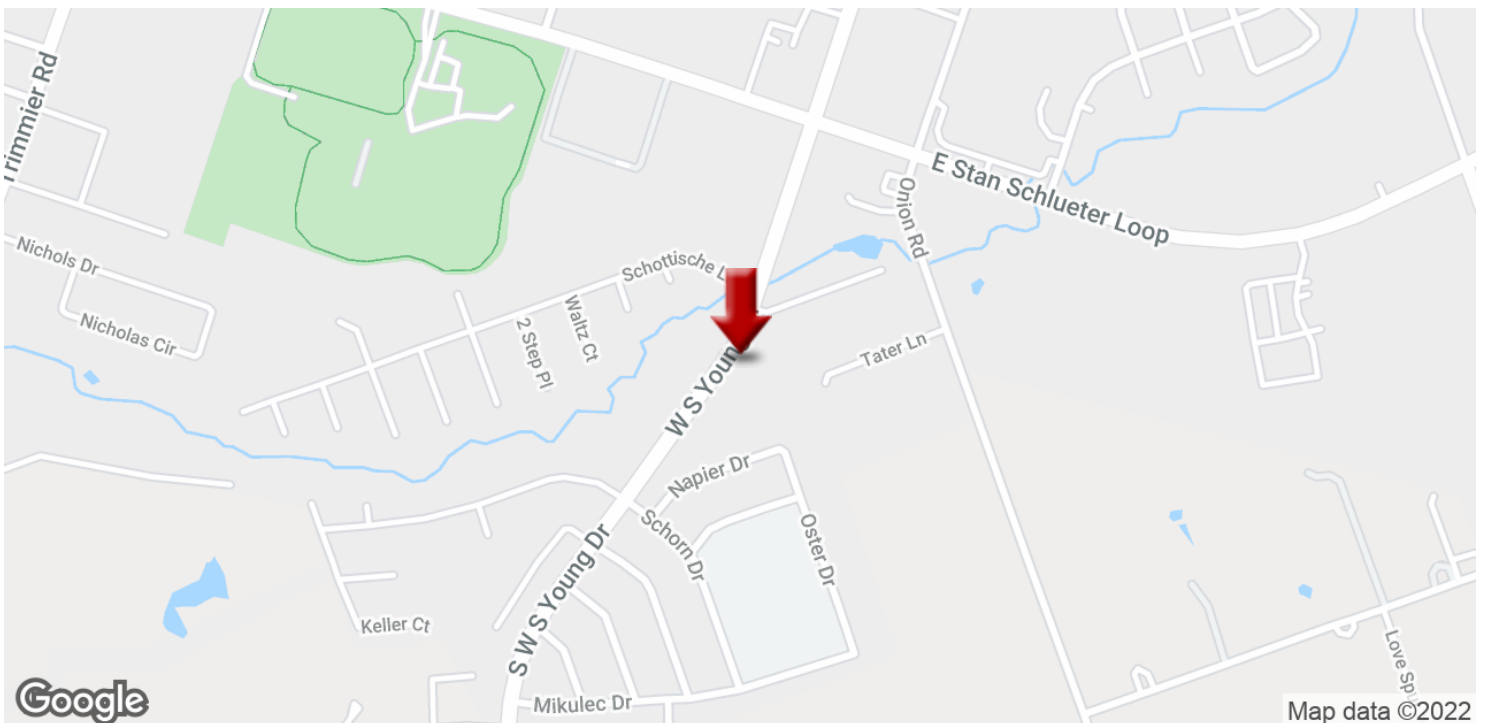
2021 Percent Hispanic Origin: 24.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

January 24, 2022

LOCATION MAPS (LOCAL)

5200 South W S Young Drive, Killeen, TX 76542



KW COMMERCIAL
3701 West Waco Drive
Waco, TX 76710

BRAD HARRELL, CCIM
Broker Associate/Senior Director
O: 254.265.7220
C: 254.870.0060
commercial@harrellteam.realestate
TX #363789

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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MIXED USE FOR SALE & LEASE

PROPERTY BOUNDARIES

5200 South W S Young Drive, Killeen, TX 76542



KW COMMERCIAL
3701 West Waco Drive
Waco, TX 76710

BRAD HARRELL, CCIM
Broker Associate/Senior Director
O: 254.265.7220
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commercial@harrellteam.realestate
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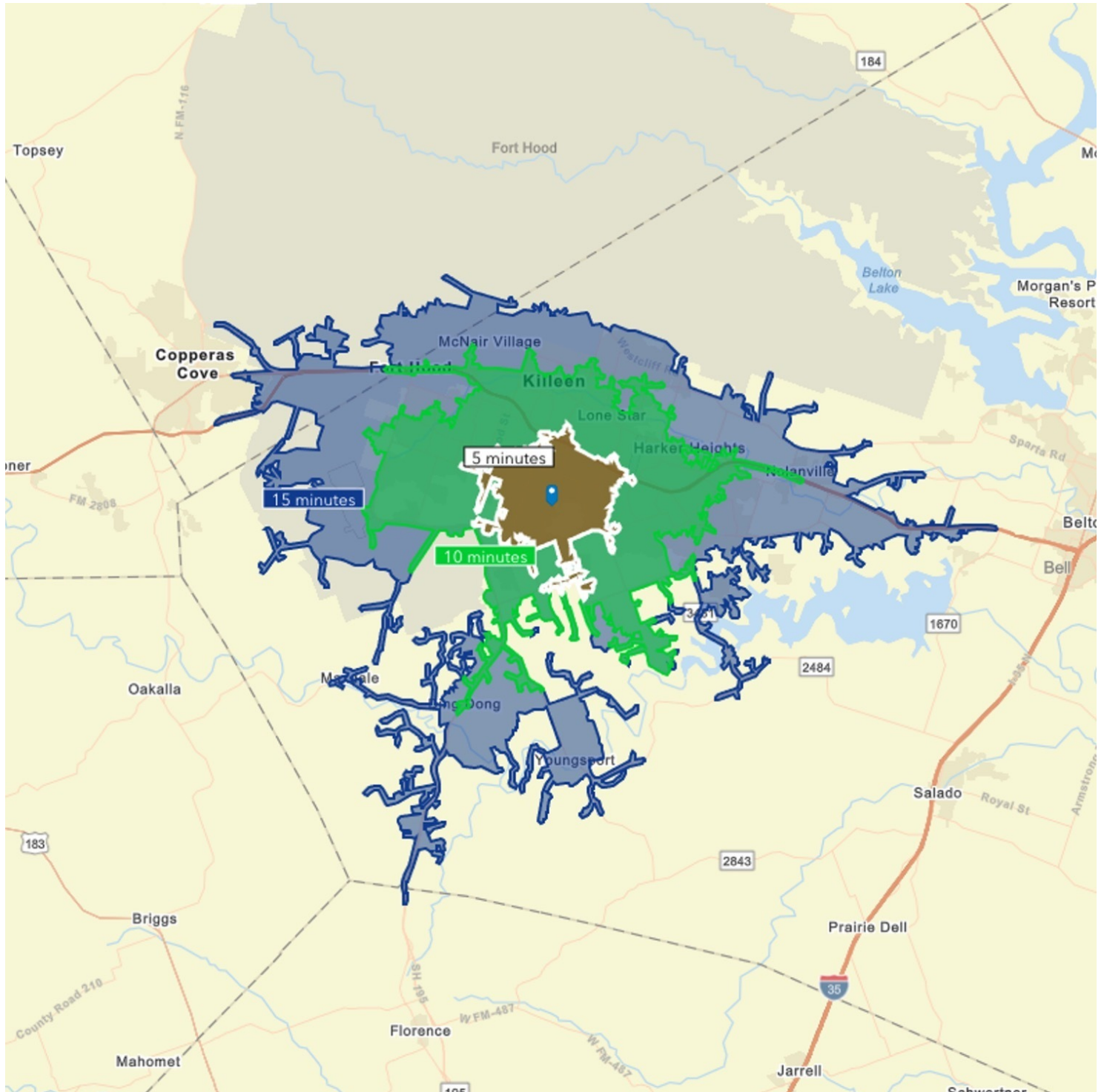
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MIXED USE FOR SALE & LEASE

DRIVE TIME DISTANCE MAP

5200 South W S Young Drive, Killeen, TX 76542



KW COMMERCIAL
3701 West Waco Drive
Waco, TX 76710

BRAD HARRELL, CCIM
Broker Associate/Senior Director
O: 254.265.7220
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commercial@harrellteam.realestate
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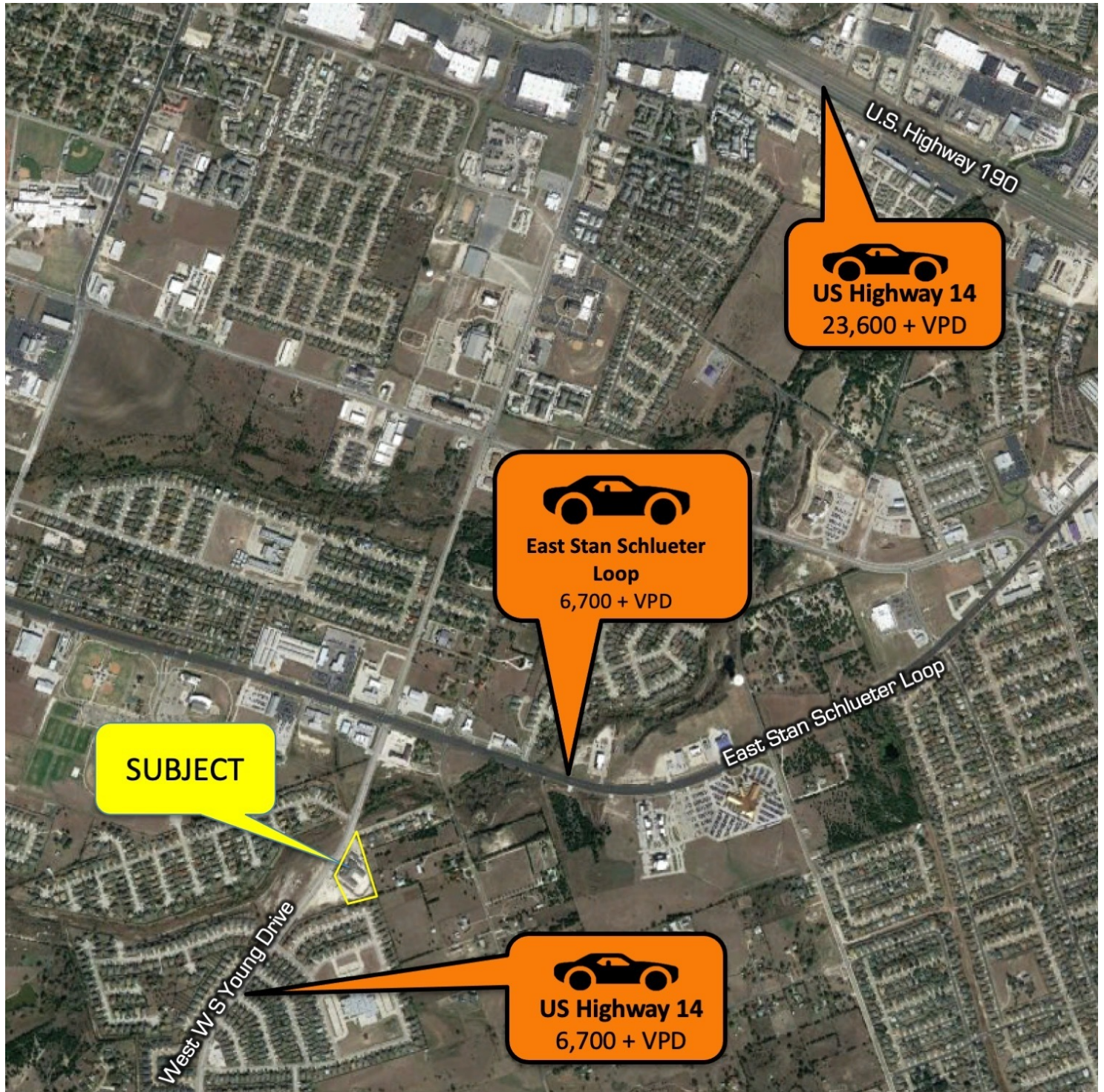
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MIXED USE FOR SALE & LEASE

TXDOT MAP (2020)

5200 South W S Young Drive, Killeen, TX 76542



KW COMMERCIAL
3701 West Waco Drive
Waco, TX 76710

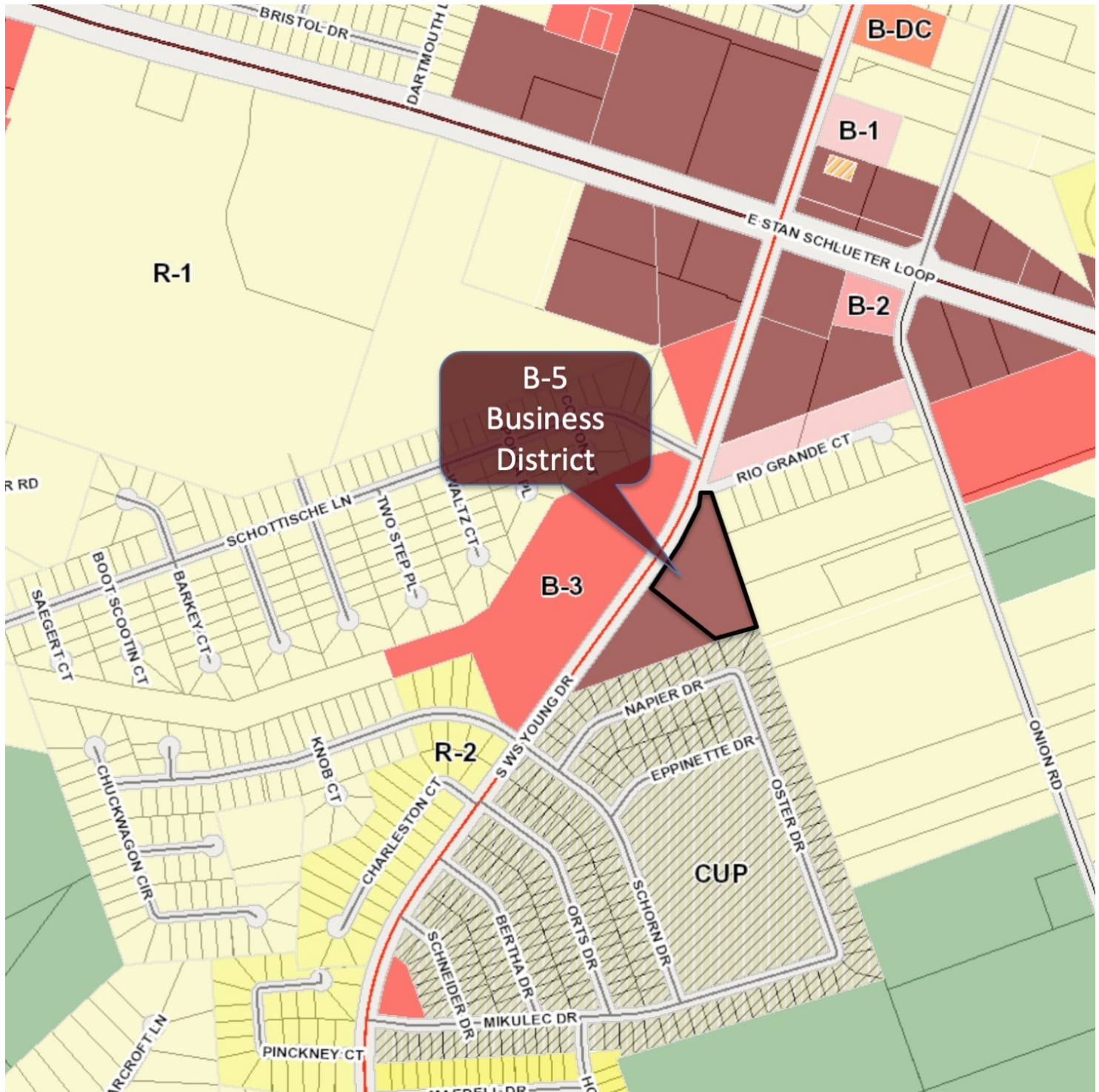
BRAD HARRELL, CCIM
Broker Associate/Senior Director
O: 254.265.7220
C: 254.870.0060
commercial@harrellteam.realestate
TX #363789

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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ZONING MAP

5200 South W S Young Drive, Killeen, TX 76542



KW COMMERCIAL
3701 West Waco Drive
Waco, TX 76710

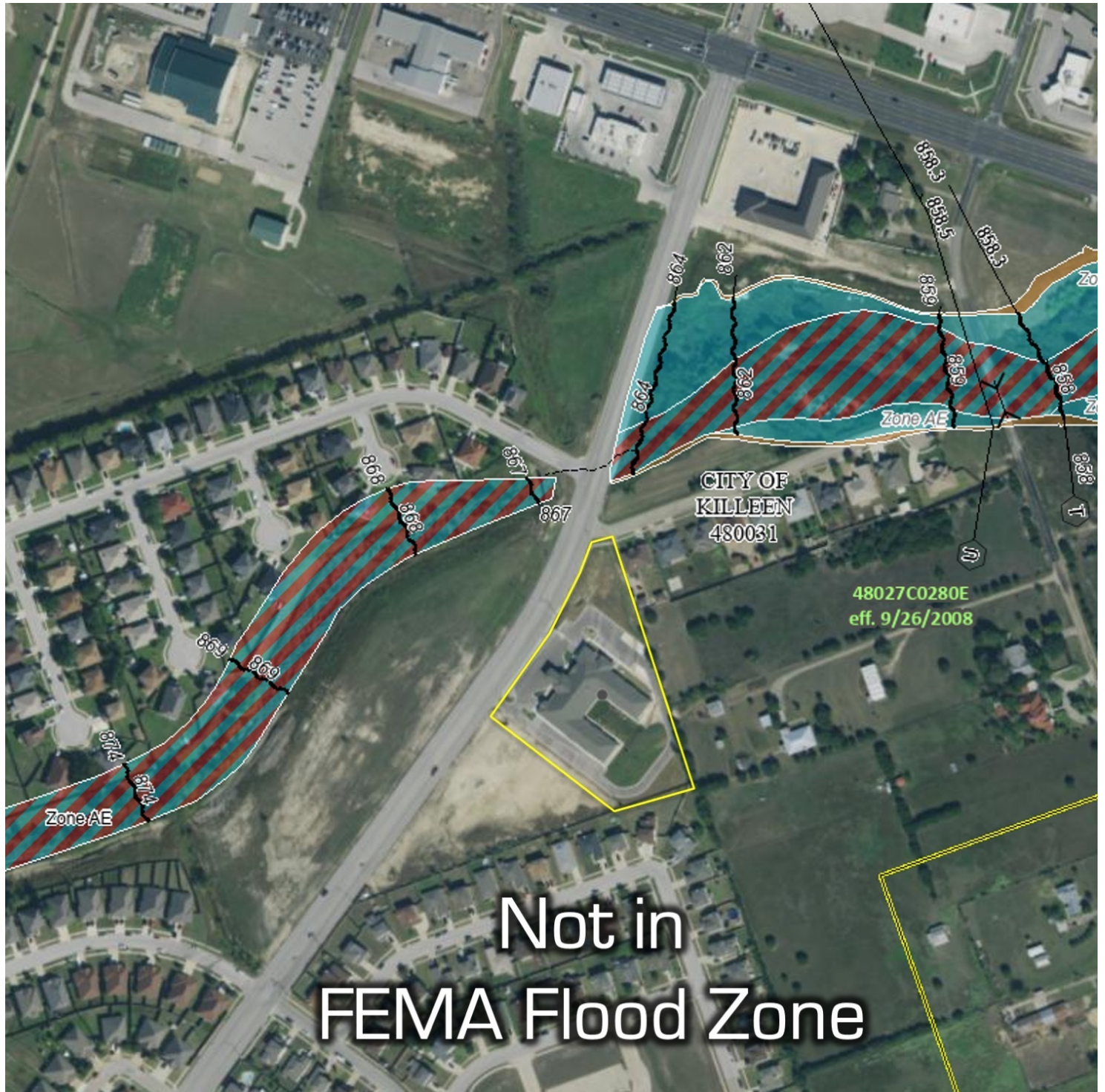
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FEMA FLOOD MAP

5200 South W S Young Drive, Killeen, TX 76542



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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.

11-2-2015



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.

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.

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.

Keller Williams Realty Waco Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003002 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Al Rincon Designated Broker of Firm	525285 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Amanda LaRue Licensed Supervisor of Sales Agent/ Associate	543380 License No.	klrw553@kw.com Email	(254) 751-7900 Phone
Brad Harrell Sales Agent/Associate's Name	363789 License No.	brad@harrellteam.realestate Email	(254) 870-9769 Phone

Buyer/Tenant/Seller/Landlord Initials

Date