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MEDICAL OFFICE SPACE  
**FOR LEASE**

Click or Scan Below



*For Information:*

**MATT YOUNG**

Regional Director, Leasing

469.822.7743

[myoung@welltower.com](mailto:myoung@welltower.com)

**MetroPlex Medical Plaza**

2301 S CLEAR CREEK | KILLEEN, TX

[medicaloffice.welltower.com](http://medicaloffice.welltower.com)



# EXECUTIVE SUMMARY

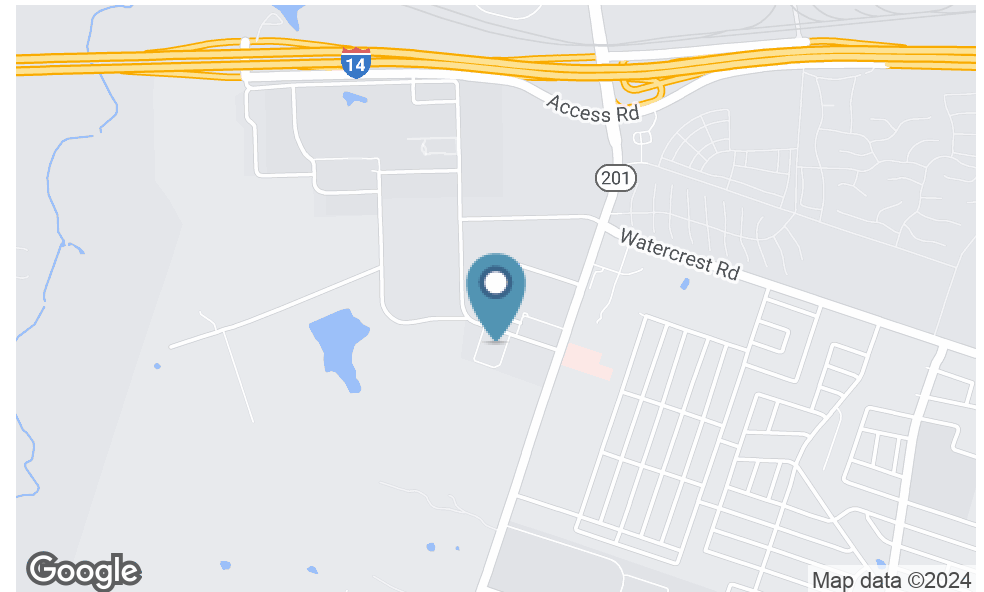


## Location Description

Highly sought after medical office space in Killeen, TX.

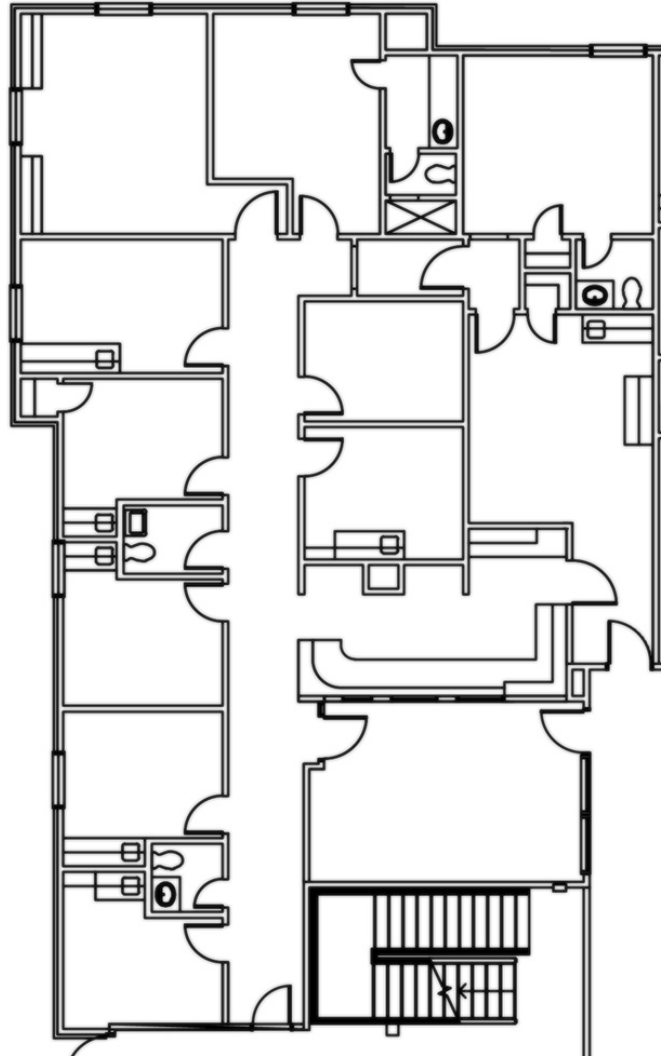
## Property Highlights

- Now offering 6 months of free rent on new Lease over 60 months with moving expense allowance
- Generous Tenant Improvement packages
- Newly renovated common areas



# FLOOR PLANS

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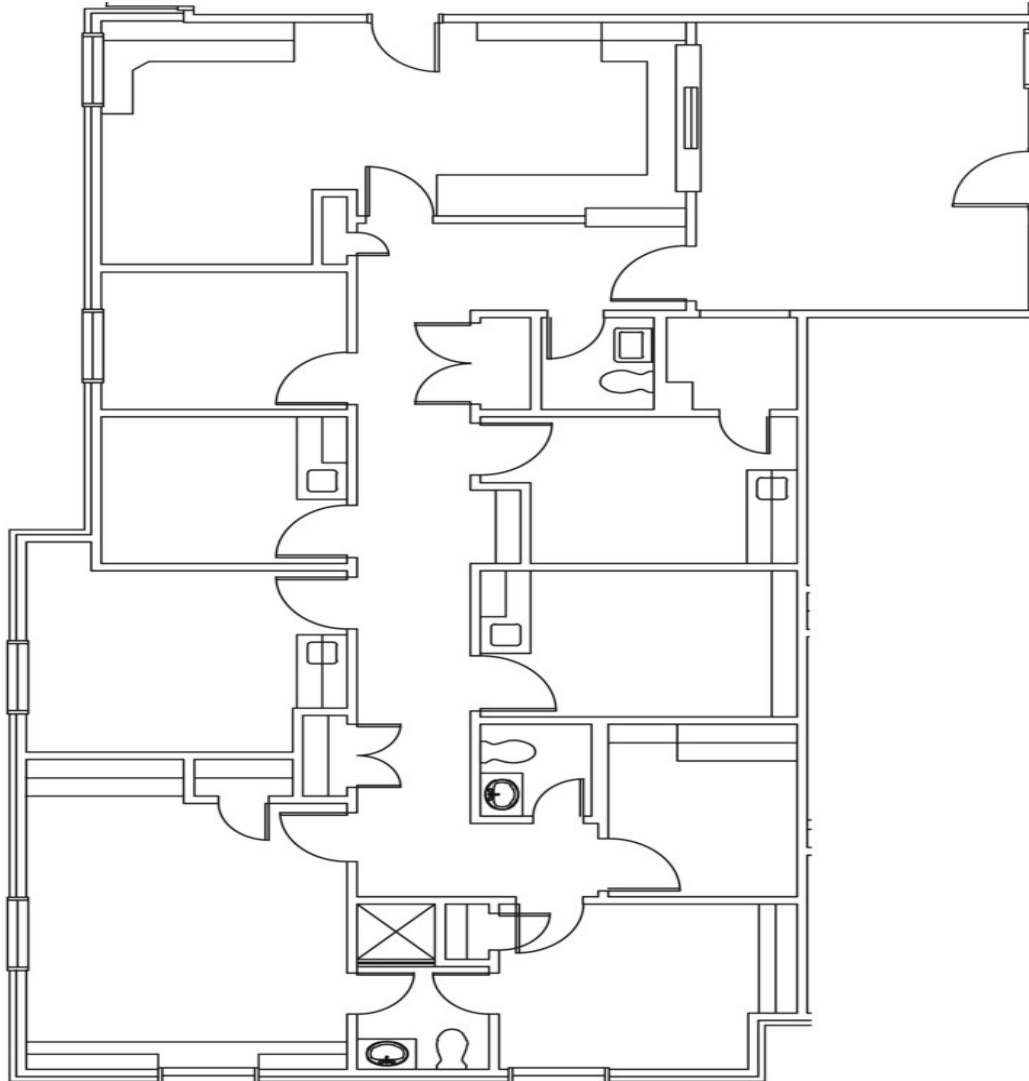
2,436 RSF

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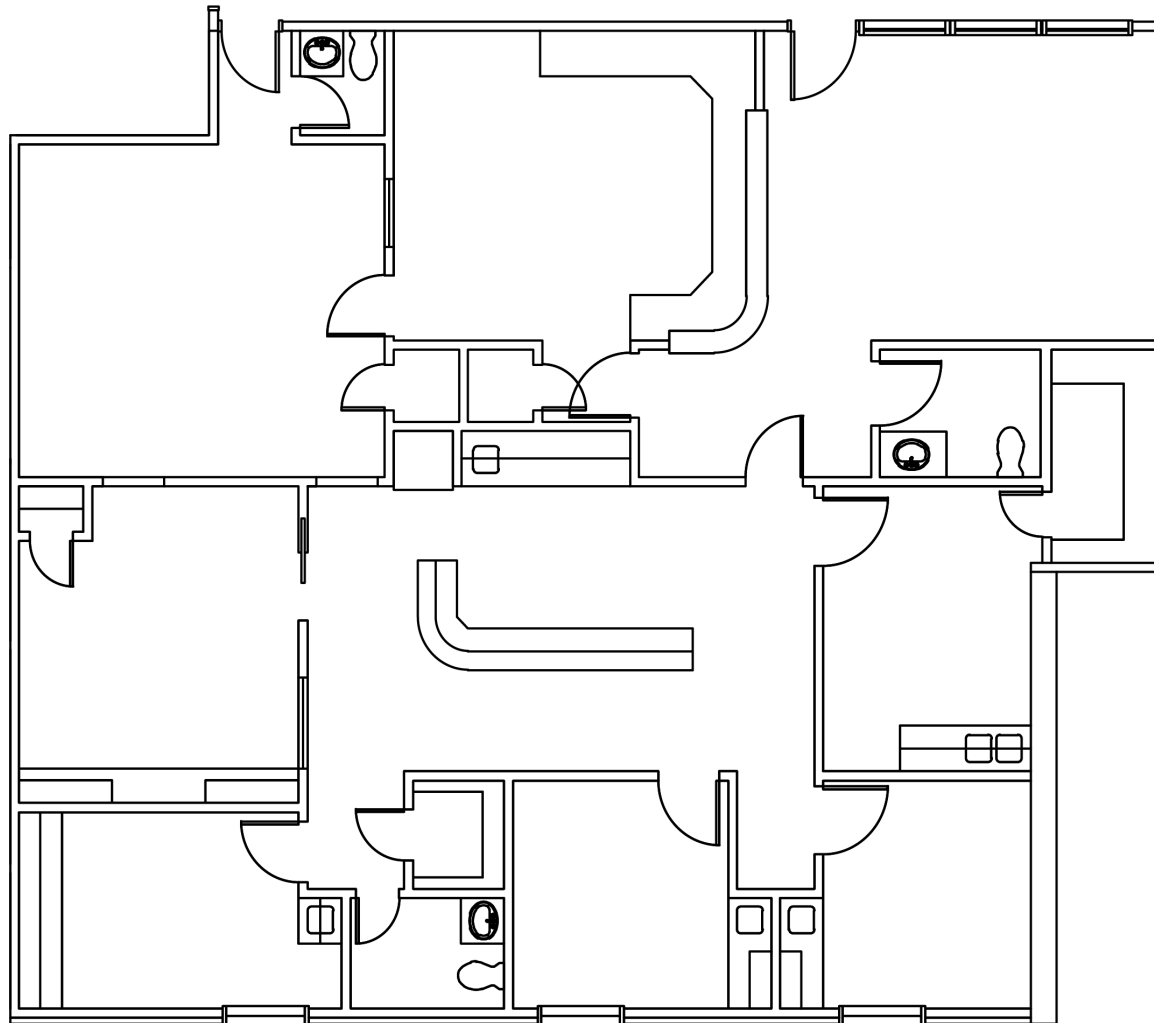
1,530 RSF

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Floor Plan Information

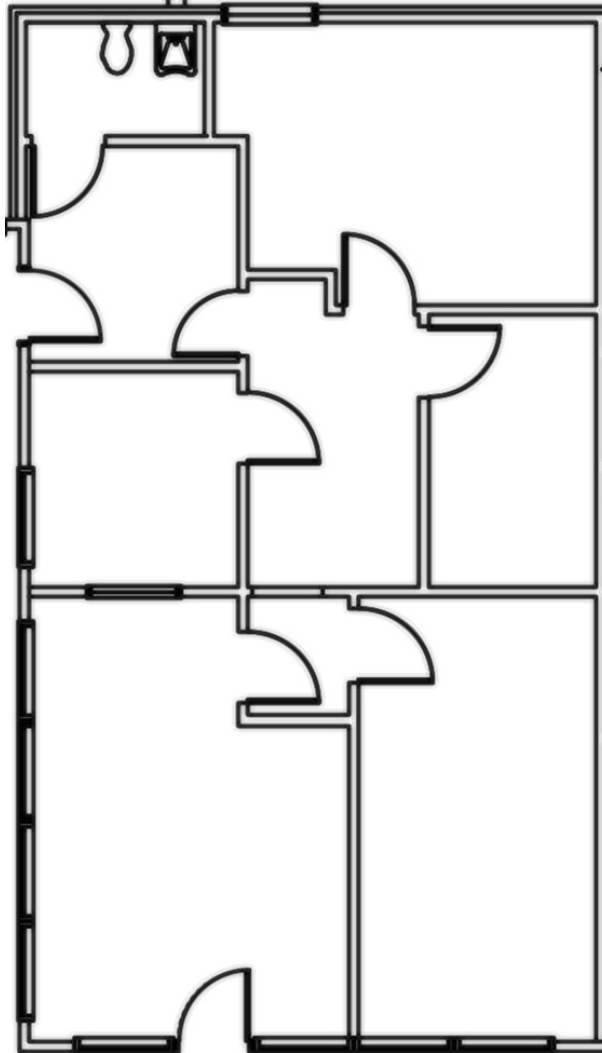
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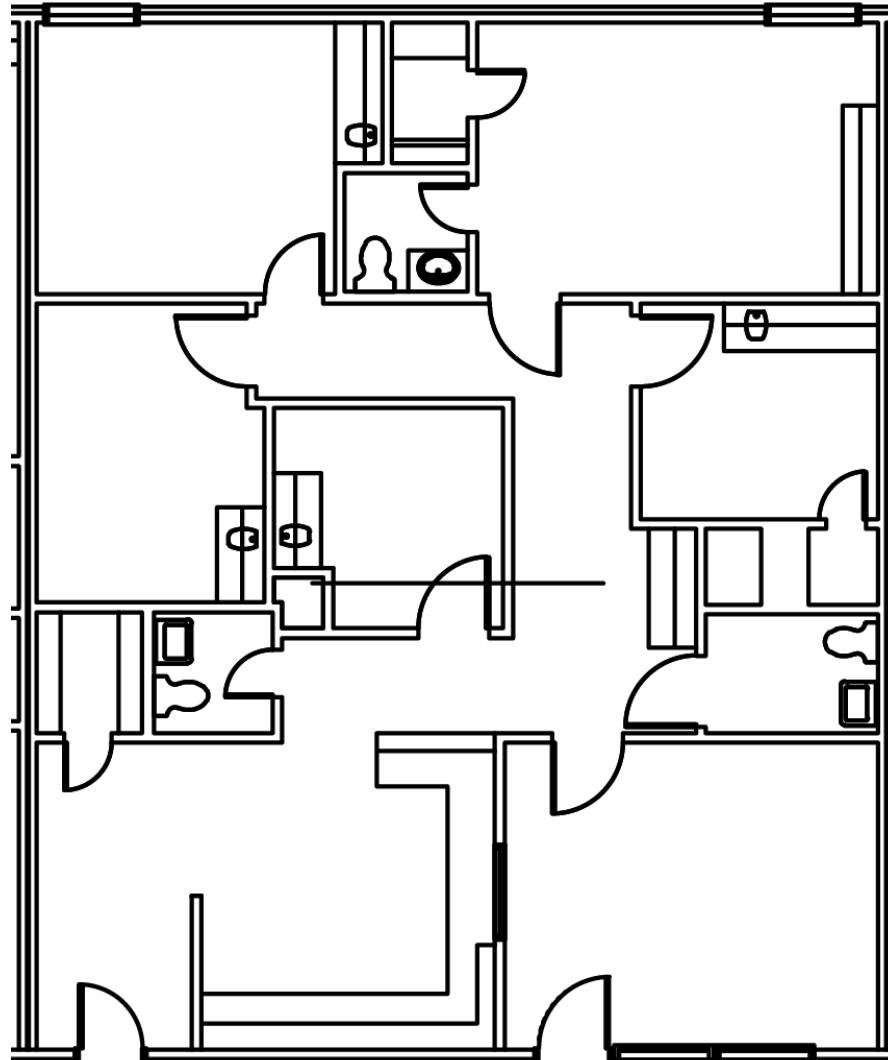
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Floor Plan Information

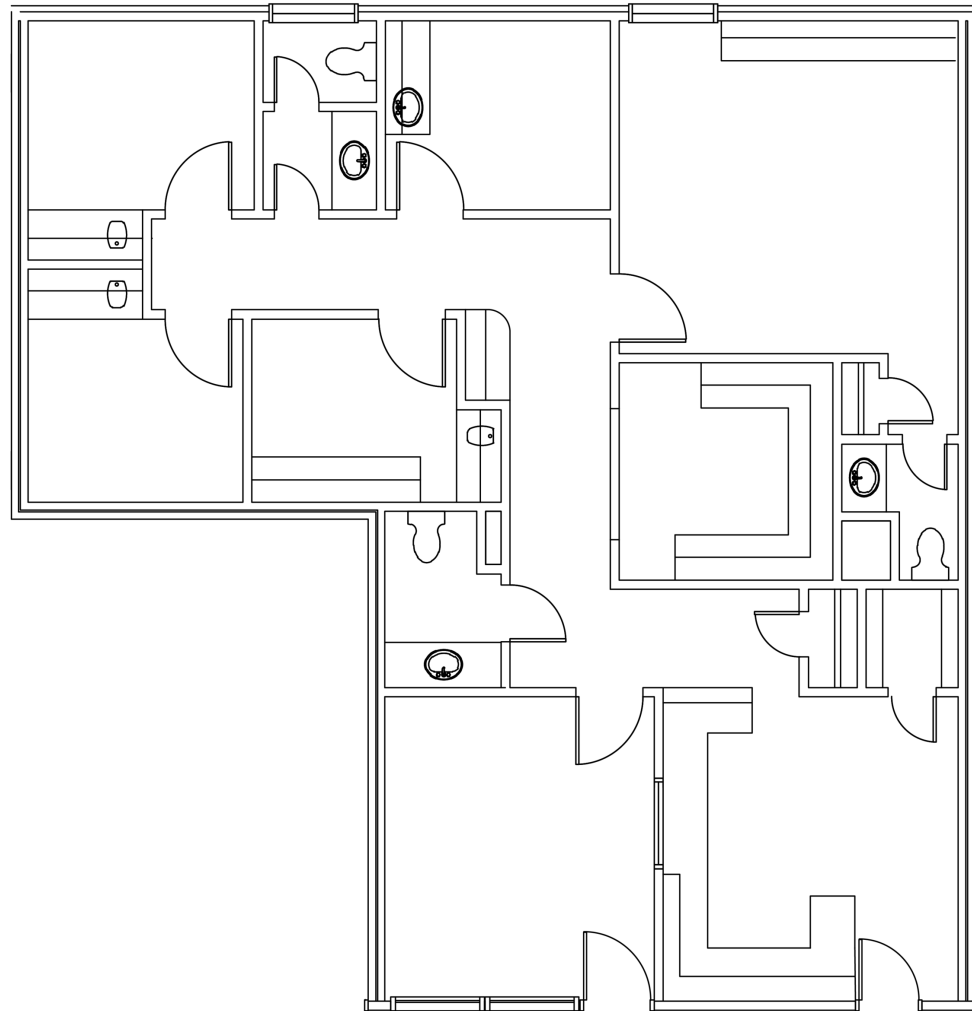
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Floor Plan Information

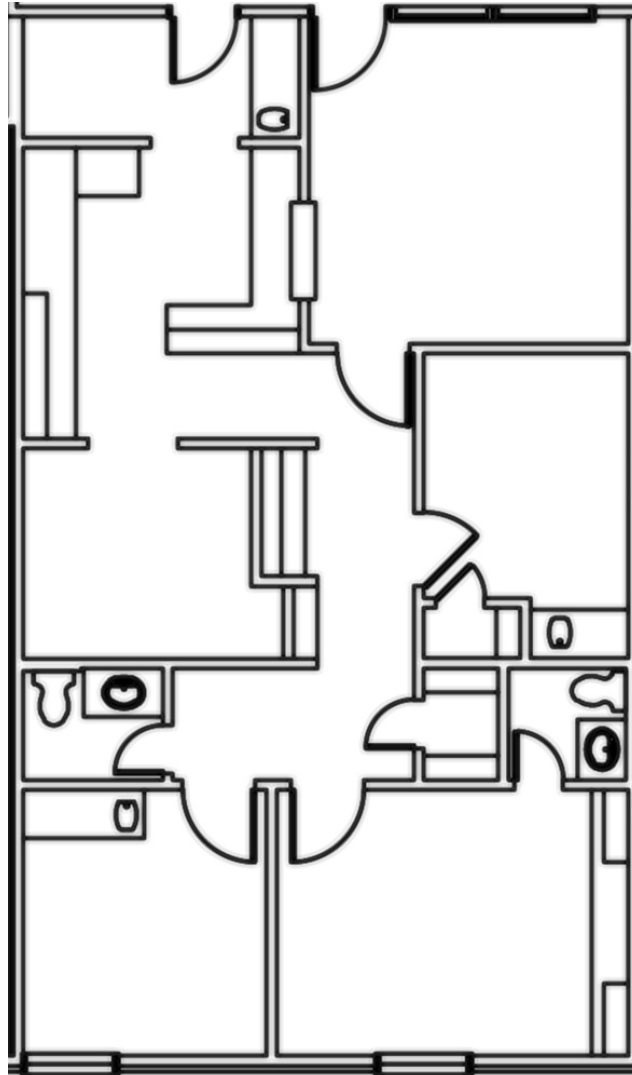
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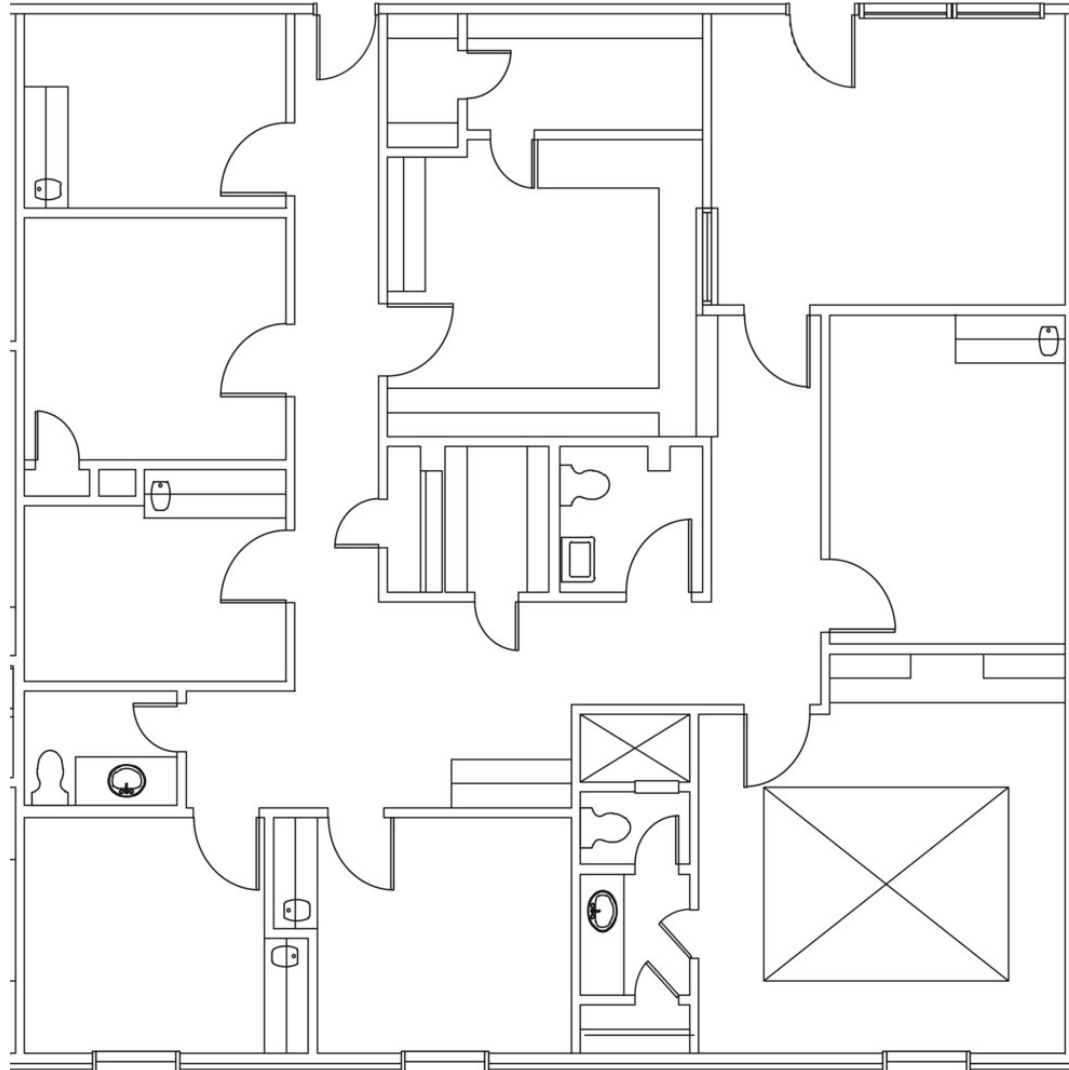
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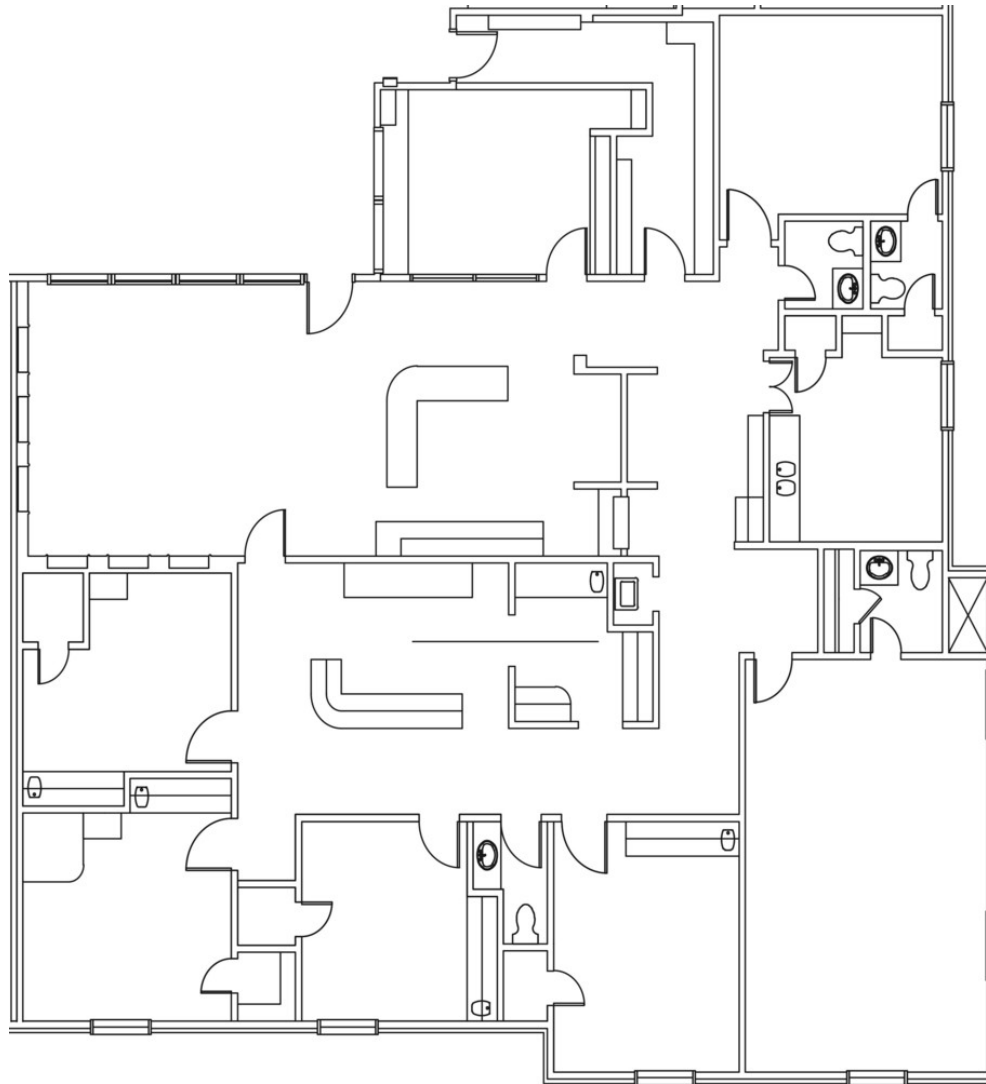
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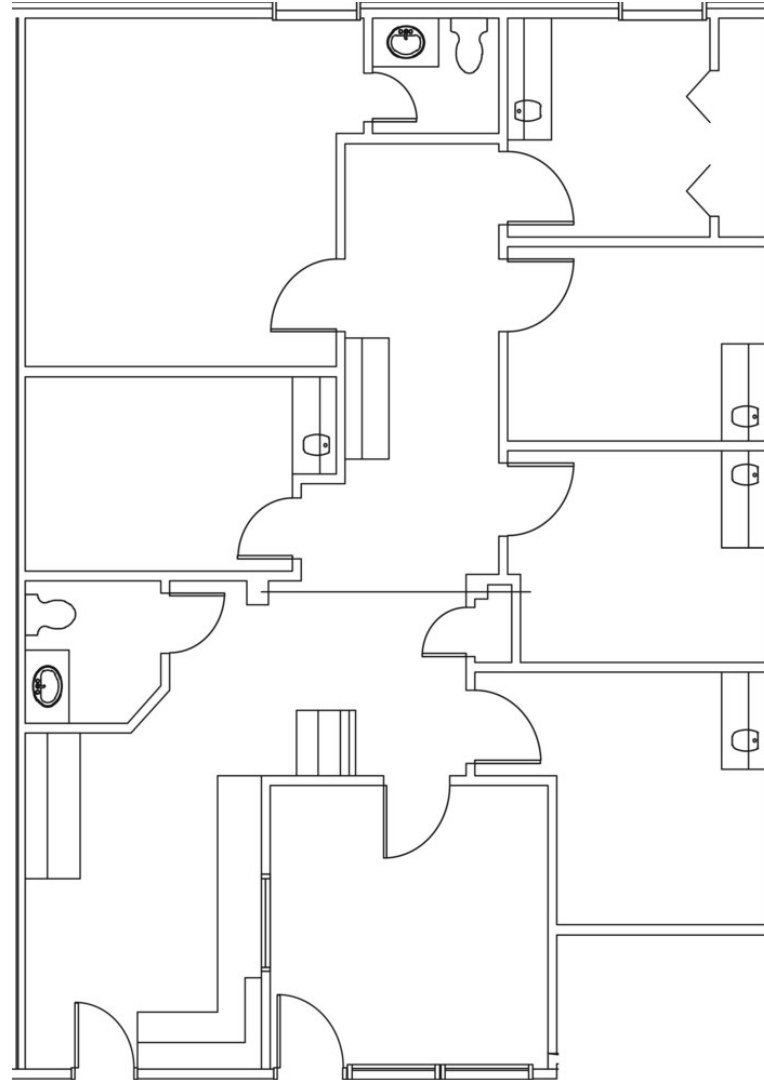
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# DEMOGRAPHICS MAP & REPORT



| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 8,041  | 58,971  | 101,477 |
| Average Age          | 23.5   | 23.1    | 24.4    |
| Average Age (Male)   | 23.5   | 21.9    | 23.0    |
| Average Age (Female) | 23.4   | 23.9    | 25.6    |

| Households & Income | 1 Mile   | 3 Miles   | 5 Miles   |
|---------------------|----------|-----------|-----------|
| Total Households    | 2,211    | 15,247    | 29,707    |
| # of Persons per HH | 3.6      | 3.9       | 3.4       |
| Average HH Income   | \$54,538 | \$51,772  | \$50,155  |
| Average House Value |          | \$118,620 | \$116,703 |

| Race              | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|
| % White           | 49.5%  | 52.7%   | 54.2%   |
| % Black           | 34.7%  | 32.2%   | 31.7%   |
| % Asian           | 2.3%   | 3.4%    | 3.3%    |
| % Hawaiian        | 0.8%   | 1.4%    | 1.7%    |
| % American Indian | 0.4%   | 0.6%    | 0.5%    |
| % Other           | 4.6%   | 3.9%    | 3.2%    |

2020 American Community Survey (ACS)

