

1203 Willow Springs Rd

Killeen, TX 76549 | 3 Units

MATTHEWS™



\$255,000
List Price

\$85,000
Price Per Unit

(2) 1+1
(1) 2+ 2
Unit Mix

±703 SF
Avg SF/ Unit

\$733
Rental Rate

Property Highlights

- Significant value-add opportunity with potential to increase rents by 10%+ through strategic renovations and operational enhancements, and 20% with light unit renovations.
- Desirable unit mix consisting of one bed one bathroom catering to a broad tenant demographic.
- Located in Killeen, home to Fort Hood (formerly Fort Cavazos), one of the largest U.S. military installations—providing a stable and consistent tenant base driven by active-duty military personnel. Fort Hood is home to over 50k+ employees.
- Killeen benefits from strong in-migration trends supported by its relative housing affordability compared to major Texas metros.
- Offered at an attractive cost basis, presenting upside potential for long-term value appreciation.
- Market supported by solid local demographics, including a median household income of approximately \$60,000.



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