

# 1306 Brown Dr

Copperas Cove, TX 76522 | 2 Units

# MATTHEWS™



**\$310,000**

List Price

**\$77,500**

Price Per Unit

**2+1.5**

Unit Mix

**±875 SF**

Per Unit

**\$758**

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.
- Units have washer and dryer connections



**Kevin Diener**

First Vice President

**(214) 663-4236**

[kevin.diener@matthews.com](mailto:kevin.diener@matthews.com)

License No. 699130 (TX)

**Patrick Graham**

Broker of Record

Broker Lic. No. 528005 (TX)

Firm Lic. No. 9005919 (TX)