

**MATTHEWS™**

# IOS FOR SALE/LEASE

4301 E Stan Schlueter Loop, Killeen, TX 76542



±89,633 VPD 

±34,861 VPD East Stan Schlueter Loop

# EXCLUSIVELY LISTED BY



**Michael Kelleher**  
Associate Vice President  
(512) 535-1655  
michael.kelleher@matthews.com  
License No. 764467 (TX)



**Jeff Miller**  
VP & Associate Director  
(512) 535-5310  
jeff.miller@matthews.com  
License No. 797536 (TX)

**Patrick Graham**  
Broker of Record  
Broker Lic No. 528005 (TX)  
Firm Lic No. 9005919 (TX)

**MATTHEWS™**



# 4301 E Stan Schlueter Loop, Killeen, TX

## Property Highlights

- ±27,289 SF site situated on ±6.15 acres in a high-growth commercial corridor of Killeen, Texas
- Flexible layout with ample parking, multiple access points, and strong site circulation
- Excellent visibility with approximately 685 feet of frontage along East Stan Schlueter Loop
- Located just off Interstate 14 / US Highway 190 with direct connectivity to Fort Cavazos, Temple, Belton, and the greater Central Texas region
- Traffic counts along Stan Schlueter Loop range from approximately ±34,861 VPD, with nearby I-14 corridors approaching ±90,000 VPD
- Zoned M-1 Commercial (Manufacturing District) allows for a broad range of usages including light manufacturing and assembly, automotive, heavy equipment, warehouse, distribution, and all additional use within B-5 district zoning.
- Surrounded by major national retailers including H-E-B Plus, Walmart, Lowe's, Home Depot, Starbucks, Ross, Kohl's, Academy Sports + Outdoors, Walgreens, PetSmart, and Best Buy
- Strong demographics and proximity to Fort Cavazos support long-term tenant demand and stability





### Fort Hood

One of the largest military installations in the world by population.  
±38,600 Active-Duty Military  
±5,600 Civilian Personnel

### Killeen Industrial Park

BELL COUNTY GLASS COMPANY, INC.

**Central** TRANSPORTATION SYSTEMS  
AN APPLETON MOVING COMPANY

**WARD** MOVING | STORAGE | DISTRIBUTION

**Zekelman**



INTERSTATE 14 ±87,704 VPD

**Skylark Field Airport**  
Killeen's dedicated general aviation and reliever airport



**BNSF** RAILWAY  
**BNSF Railway**  
this network moves heavy industrial materials, manufacturing components, and agricultural goods.

190 ±18,000 VPD

±89,633 VPD

**Killeen Regional Airport**  
230+ aircraft operations per day  
Top Outbound Routes include Dallas/Fort Worth International and Houston Intercontinental

**Walmart Supercenter**

**H-E-B**

**ALDI**

**LOWE'S**

**HOBBY LOBBY**

**Subject Property**



±32,754 VPD

**Proximity to the "Texas Triangle"**  
Killeen is situated on the western edge of the Texas Triangle—the mega-region anchored by Dallas-Fort Worth, Houston, and San Antonio/Austin  
This gives access to 70% of the Texas population within a single day's drive.



**±3,093 SF**  
1 Story Building

**±14,310 SF**  
1 Story Building

**±2,520 SF**  
1 Story Building

**±7,366 SF**  
2 Story Building

Bacon Ranch Rd

E Stan Schlueter Loop ± 34,861 VPD

**4301 East Stan Schlueter Loop**  
Killeen, TX 76542

## Contact Broker

Sale Price & Lease Rate

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**Total Building Square Feet** ±27,289 SF

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**Building 1 Office and Showroom** ±7,366 SF

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**Building 2 Office** ±2,520 SF

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**Building 3 Office and Warehouse** ±14,310 SF

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**Building 4 Warehouse** ±3,093 SF

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**Lot Acres** ±6.15 AC

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**Lot Square Feet** ±267,894 SF

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**Building/Lot Coverage** 10%

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**Grade Level Doors** 8+



# AERIAL PHOTOS



# PROPERTY PHOTOS



# OFFICE PHOTOS



# INTERIOR PHOTOS



# KILLEEN, TX MSA

**500,000**  
Total Population

**\$70,000**  
Median HH Income

**178,000**  
# of Households



## Local Market Overview

Killeen is a Central Texas community shaped by sustained in-migration, regional connectivity, and a stable economic base. Positioned along key transportation corridors and within reach of major employment centers in the Texas Triangle, the city benefits from accessibility while maintaining a more attainable cost structure than larger metros. Residential growth has followed expanding infrastructure and retail development, reinforcing Killeen’s role as a practical and well-located housing market for a broad range of residents. Ongoing public and private investment continues to support neighborhood development, commercial services, and quality-of-life amenities.

The local economy is anchored by a large federal military installation, which provides long-term employment stability and supports demand across housing, retail, healthcare, and service sectors. This institutional presence, combined with expanding healthcare and education assets, contributes to consistent economic activity and resilience across cycles. Killeen’s workforce depth and diversified consumer base have encouraged continued interest from investors and developers seeking exposure to Central Texas growth without direct dependence on major urban cores. The city’s combination of scale, stability, and strategic location positions it as an increasingly relevant market within the broader regional landscape.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,576	78,370	170,355
Current Year Estimate	8,771	78,248	170,876
2020 Census	9,040	78,996	168,997
Growth Current Year-Five-Year	-2.23%	0.16%	-0.31%
Growth 2020-Current Year	-2.98%	-0.95%	1.11%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,324	30,077	64,109
Current Year Estimate	3,384	29,997	64,160
2020 Census	3,333	29,233	61,658
Growth Current Year-Five-Year	-1.77%	0.27%	-0.08%
Growth 2020-Current Year	1.53%	2.61%	4.06%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$86,296	\$84,076	\$80,245



# ECONOMIC OVERVIEW

## Local Economy

Killeen, TX serves as a regional employment hub in Central Texas, with economic activity driven by Fort Cavazos, healthcare, education, and retail services. The area maintains a sizable civilian workforce alongside a military presence, contributing to consistent household formation and housing turnover.

Median household incomes remain below statewide averages, reinforcing renter preferences while supporting demand for value-oriented housing options. Proximity to Austin and Waco expands employment access without the cost structure of larger metros.

From a multifamily perspective, these conditions support occupancy levels fueled by workforce renters and military households. Communities offering efficient layouts, competitive pricing, and access to major corridors are positioned to capture demand as new supply remains limited.

## Local Demand Drivers

Killeen, TX benefits from several localized demand drivers tied to Fort Hood, one of the largest military installations in the world, which supports steady housing demand from service members, civilian employees, and contractors. The base generates consistent turnover and short- to mid-term housing needs throughout the year.

Beyond the military presence, Killeen offers access to regional healthcare facilities, Central Texas College, and Texas A&M University—Central Texas, all of which contribute to student and workforce housing demand. Retail corridors along US-190 and proximity to Belton Lake further enhance the area's livability.

Together, these attractions support sustained rental demand, particularly for multifamily properties located near employment centers, educational institutions, and major transportation routes.

# FORT HOOD ARMY INSTALLATION

## Economic Impact

Fort Cavazos serves as one of the primary economic drivers in Central Texas, generating consistent demand for industrial outdoor storage, contractor yards, fleet parking, and logistics-oriented uses throughout the Killeen market. Military operations, civilian employment, equipment movement, construction activity, and third-party support vendors create ongoing need for functional industrial space positioned near major transportation corridors and the installation itself. The area's expanding population and business growth further support demand from service providers, building trades, transportation companies, and equipment operators requiring outdoor storage capabilities.

The region's affordability and strategic Central Texas location continue attracting contractors, infrastructure-related businesses, and operational users seeking lower occupancy costs than Austin and other major Texas metros. Access to I-14/US 190 provides connectivity to regional distribution routes while supporting military mobility and commercial transportation throughout the corridor.

From an industrial outdoor storage perspective, the market benefits from limited supply of functional yard space combined with steady demand from local and regional operators. Properties offering secured outdoor storage, trailer parking, fleet staging, equipment storage, and convenient access to major roadways are positioned to capitalize on sustained industrial and service-sector activity in the region.

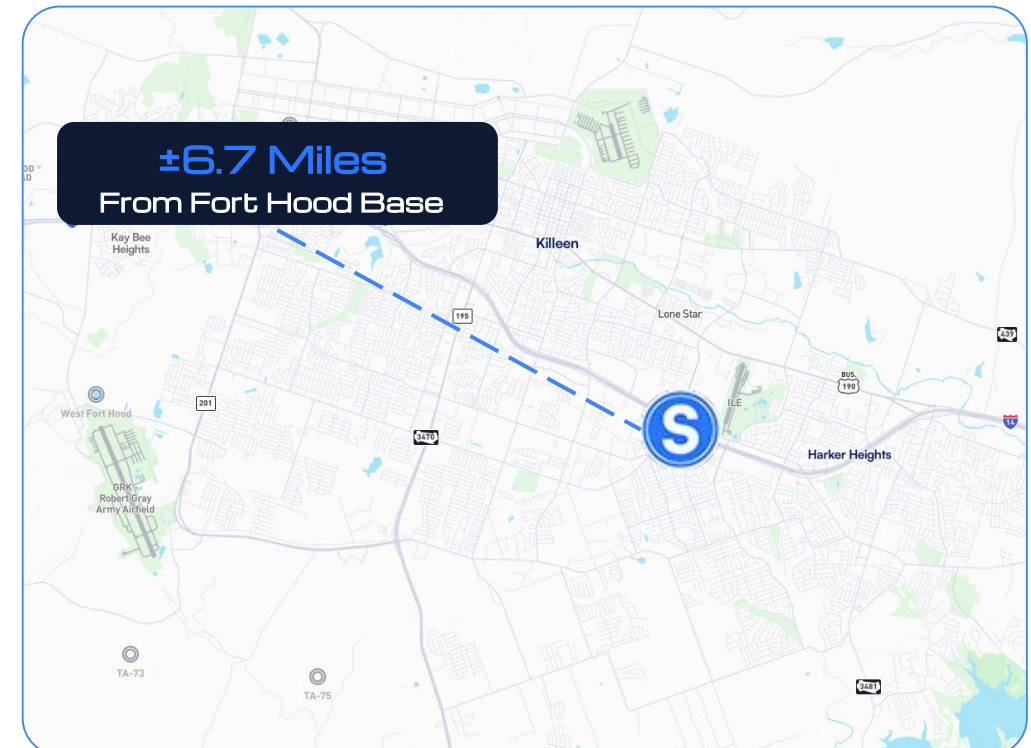
**The base hosts 38,600+ soldiers and over 65,000 family members. It is the largest active-duty armored post in the U.S. Armed Forces, covering 340 square miles in Central Texas.**

1,000+  
ANNUAL TRANSFERS

38,600+  
ACTIVE-DUTY  
SOLDIERS

\$128B+  
ECONOMIC IMPACT

70%  
HOUSING DEMAND



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4301 East Stan Schlueter Loop, Killeen, TX, 76542** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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