

For Lease

CBRE

# 440 Plaza Shopping Center

800 S Fort Hood St | Killeen, TX 76541

Directly Across from Fort Hood Military Base in Killeen, TX

6,600 SF (2nd Gen Restaurant) | 7,200 SF (2nd Gen Retail) | 10,000 SF (2nd Gen Plasma Facility) | 30,000 SF (2nd Gen Retail)

Potential Ground Lease Pad Opportunities





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## Market Overview

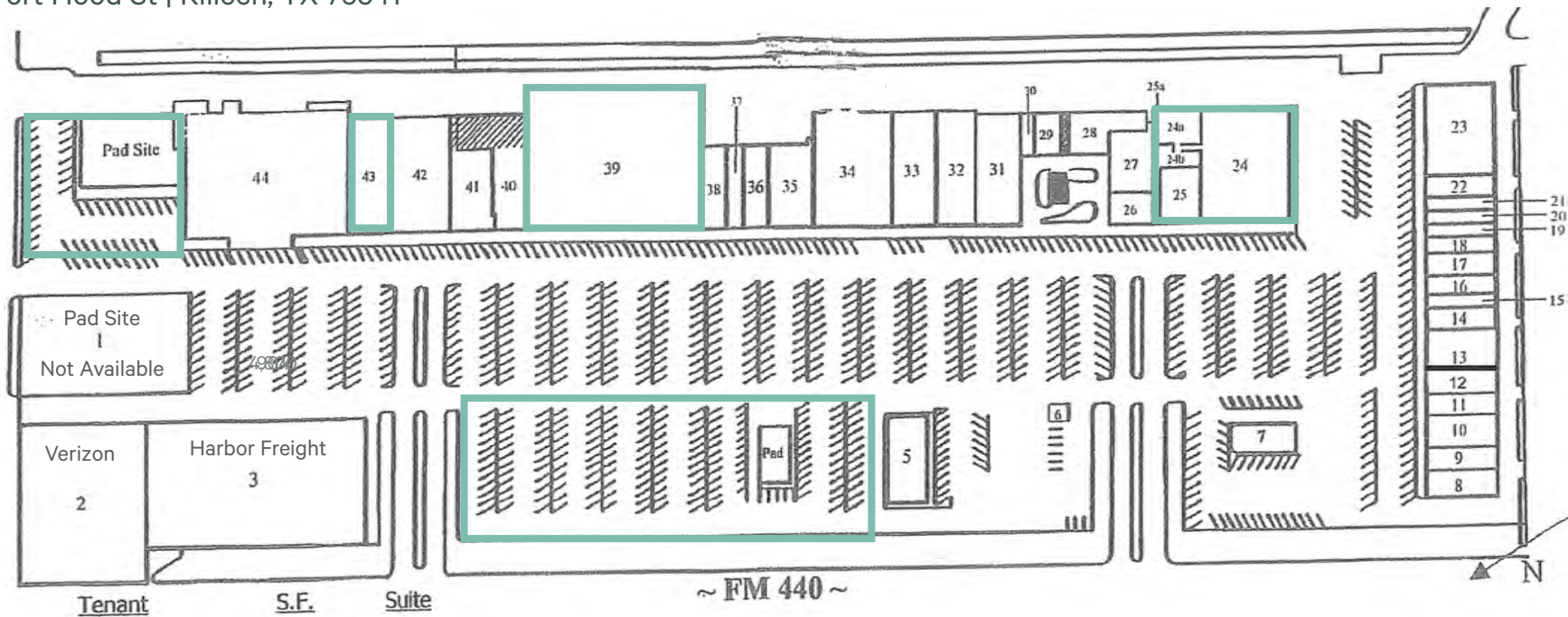
Killeen, TX, is a vibrant city in the heart of Central Texas and the west side of the Texas Triangle. With a short, 70-mile, 1-hour drive to Austin and a 150-mile distance to Dallas, it benefits from being close to the I-35 corridor via the mainthoroughfare U.S. Hwy 190 (Interstate 14). It is continuously ranked as one of the nation's most affordable and fastest-growing cities. With an estimated total city population of over 150,000 residents, it is a hub for the military, civilian, and retirement communities. The city's economy is diverse, with major sectors including healthcare, education, government, and military. From 2000 to 2022, the city's growth exploded, growing 72% from 89,152 to 153,791 residents, with an estimated population growth of 6% in 2027 to 163,003.

One of the key drivers of Killeen's economy is the presence of Fort Hood, the third largest military installation in the world. The base employs over 45,000 service members and civilians, contributing significantly to the local economy and an estimated economic impact to the State of Texas of \$28.8 billion. The military's presence also creates a demand for various industries, including retail, hospitality, and construction.

In addition to the military sector, Killeen has a thriving healthcare industry. The city is home to several hospitals and medical centers: AdventHealth, Seton Medical Center, Baylor Scott & White, Darnall Medical Center, and the Greater Killeen Community Clinic. This sector offers over 2,000 employment opportunities for healthcare and medical professionals.

Education is another important sector in Killeen. The city is served by the Killeen Independent School District, one of Texas's largest school districts. The district employs over 3,500 teachers and staff, which contributes to the local job market. Killeen is also home to Central Texas College, with over 8,000 enrolled students, and Texas A&M University-Central Texas, with over 2,000 enrolled students, providing higher education opportunities.



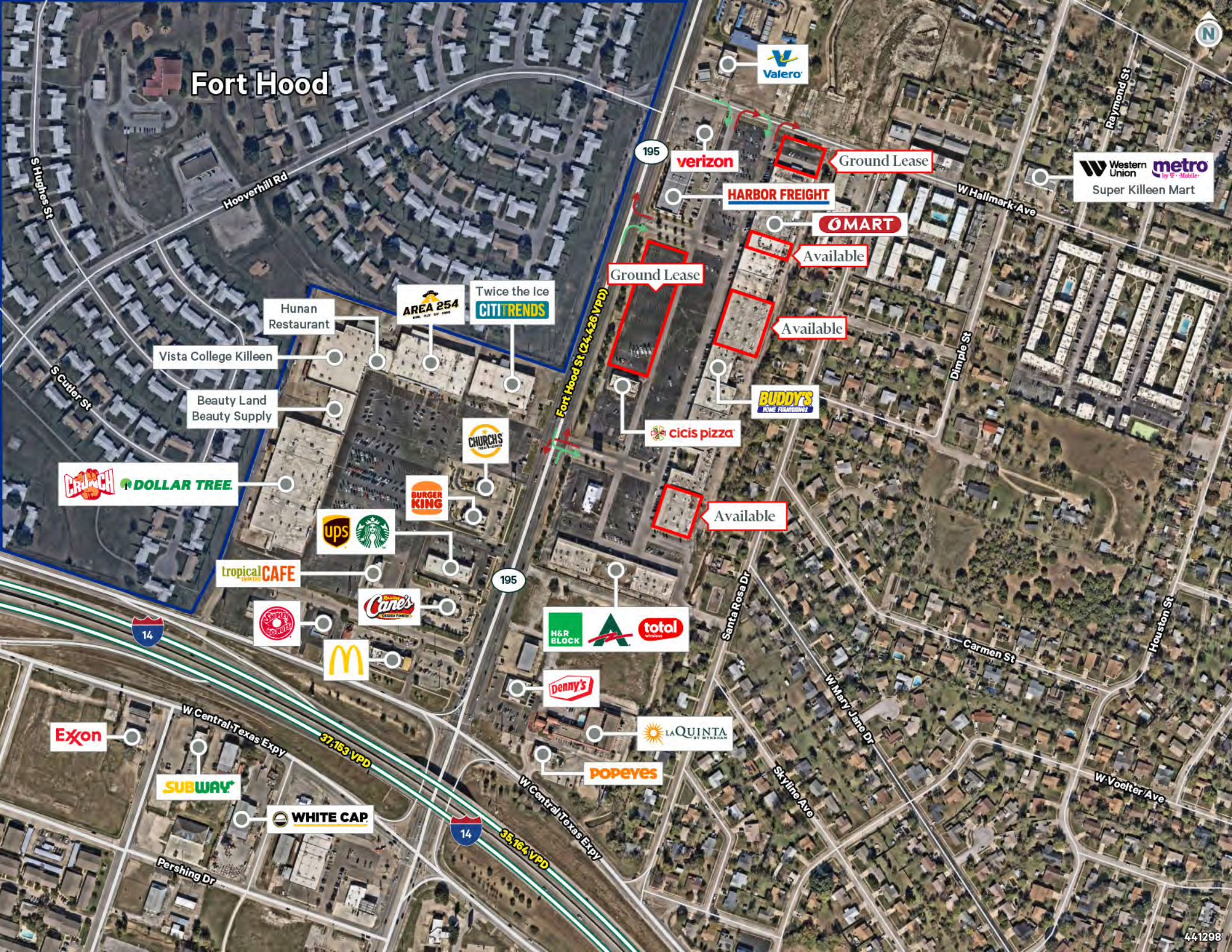


Tenant	SF	Suite
1. Not Available		
2. Verizon Wireless		
3. Harbor Freight		
4. Pad Sites	18,200 SF 65,000 SF	
5. CiCi's Pizza	4,800	832
6. GoldKey ATM	475	
7. El Toro Mexican Restaurant	2,500	904
8. H&R Block	1,600	1058
9. H&R Block	1,600	1056
10. Second to None Tattoos	2,400	1054
11. Hao Hao Chinese Massage	1,600	1054
12. Dee's Daily Deals	2,000	1050
13. Tham Rab Thai Restaurant	4,000	1046
14. Lost Literature Bookstore Cafe & Cocktails	2,000	1044

Tenant	SF	Suite
15. Ace Cash Express	1,200	1040
16. Fade Masterz Barbershop	1,600	1038
17. Total Wireless	2,000	1036
18. Fish Next Door	1,600	1034
19. Leasing Office	1,200	1032
20. Bella House of Beauty Salon	1,200	1030
21. Bella House of Beauty Salon	1,200	1028
22. Tex Rican Restaurant	2,000	1026
23. Rackhouse Sports Bar & Billiards	10,000	1009
24. AVAILABLE	10,000	908
25. AVAILABLE	7,200	902
26. G2G Extreme Computer Repair	1,500	882
27. Social Instance Event Center	3,200	874
28. NMW	2,800	868
29. Kitty's Kakery	1,200	864
30. Kitty's Kakery	600	858

Tenant	SF	Suite
31. Cindies	6,000	840
32. Aces & Arrows Poker Room	6,000	836
33. Bella Pop Beauty Supply	7,200	834
34. Buddy's Home Furnishings	12,000	830
35. NY Fashions	5,200	820
36. Wingtown	2,000	816
37. Lumpia Avenue Restaurant	1,200	814
38. G2G Extreme	2,000	812
39. AVAILABLE	30,000	800
40. Bella Pop Beauty Supply	5,450	734
41. Bella Pop Beauty Supply	3,500	732
42. Fresenius Kidney Care	10,080	726
43. AVAILABLE	6,600	722
44. Omart Asian Market	36,000	714

# Fort Hood



verizon

Ground Lease

HARBOR FREIGHT

OMART

Available

Ground Lease

Available

BUDDY'S  
KID FISHING

cicis pizza

Available

AREA 254  
909-742-02 0000

Twice the Ice  
CITITRENDS

Hunan Restaurant

Vista College Killeen

Beauty Land  
Beauty Supply

CRUNCH  
DOLLAR TREE

CHURCH'S  
STEAK HOUSE

BURGER KING

UPS  
Starbucks

tropical CAFE

SUPPLY  
POS SUPPLY

Chick-fil-A

McDonald's

H&R BLOCK  
total wireless

Denny's

LAQUINTA  
BY HYDROXAN

POPEYES

Exxon

SUBWAY

WHITE CAP

Western Union  
metro  
Super Killeen Mart



195



Third largest U.S. Military installation in the world  
473,000+ Soldiers, Family Members, Civilians,  
Contractors, and Retirees \$39 Billion contributed  
to the Texas economy annually.



Clear Creek Rd

W Range Rd

E Range Rd

FORT HOOD

Legends Wy

E Rancier Ave

Subject Site

KILLEEN

Trimmer Rd

**Fort Hood**  
45,000 Active Service Members



E Rancier Ave



KILLEEN



14,713 VPD



N Twin Creeks Dr

N Roy Reynolds Dr

201

7,790 VPD



LONG JOHN SILVER'S



Dillard's  
The Style of Your Life.

JCPenney



Market Heights



195

16,570 VPD

E Stan Schlueter Loop



201

8,275 VPD



KUMON

KILLEEN-FORT HOOD REGIONAL AIRPORT

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2025 Demographics	1 Mile	3 Miles	5 Miles
Population	12,070	92,996	175,406
Median Age	28.6	28.6	29.1
Average Household Income	\$54,685	\$67,528	\$75,887
Average Household Size	2.38	2.48	2.62
Daytime Population	16,025	91,569	160,501
Total Businesses	542	2,400	3,800
Total Employees	5,742	24,947	40,246

Traffic Counts	
W US HWY 190	97,798 VPD
S Fort Hood St	29,458 VPD
Central TX Expy	96,887 VPD

*Source: Costar*

## Contact Us

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