

FOR SALE

INDUSTRIAL / FLEX FACILITY



81,600 SF
BUILDING AREA

5.99 AC
LAND

B-5
ZONING

1985
YEAR BUILT

5401 E VETERANS MEMORIAL BLVD, KILLEEN, TX 76543



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Lee Ellison lee@cipaustin.com

512 682 1000
ciptexas.com

FOR SALE

SUMMARY

5401 E Veterans Memorial Blvd | Killeen, TX 76543

MULTI-BUILDING INDUSTRIAL / FLEX FACILITY - CITY OF KILLEEN

LOCATION:	North side of E Veterans Memorial Blvd (US Hwy 190 corridor), at Rio Blvd, Killeen, TX 76543
PROPERTY TYPE:	Industrial warehouse, office and storage
BUILDING AREA:	±81,600 SF across four warehouse buildings plus a smaller maintenance shop
LAND SIZE:	±5.99 acres (legal acreage)
YEAR BUILT:	1985 per tax appraisal roll
ZONING:	B-5 Business District, City of Killeen
OCCUPANCY:	Currently owner occupied (Apple Moving); single or multi-tenant use possible
LOADING:	12 grade-level roll-up doors, 1 dock-high door, 3 docks with multiple ramps
CLEAR HEIGHT:	12' to 18' eave height (up to 22' in 5303 A and B per floor plan)
SITE:	Paved road frontage, three entrances, stabilized yard base, 120,000 lb truck scale, on-site fire hydrant
PRICE:	Call Brokers for pricing

For More Information Contact:

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Lee Ellison, ALC | Senior Vice President | lee@cipaustin.com | 512 682 1008



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INVESTMENT OVERVIEW

5401 E Veterans Memorial Blvd | Killeen, TX 76543

5401 E Veterans Memorial Blvd is a multi-tenant capable industrial value-add opportunity in Killeen. The property has $\pm 81,600$ square feet spread across four warehouse buildings and a smaller maintenance shop on ± 5.99 acres, about 2 miles from Fort Hood, one of the largest US Army installations in the country. Killeen sits roughly 58 miles south of Waco, 60 miles north of Austin and about 125 miles from both Dallas and San Antonio.

The site fronts E Veterans Memorial Blvd with three entrances, good visibility and easy access to the US 190 / Central Texas Expressway corridor. Harker Heights and the surrounding area continue to grow, and the site has its own fire hydrant on the property with a second one just outside the fence line.

Flex Industrial

- Light manufacturing, auto repair, storage or maker space
- Open floor plates suited to warehousing or small-scale production

Distribution

- Local delivery hub or e-commerce storage
- Close to major roads for logistics and distribution
- Mix of office and warehouse space with grade-level and dock loading

Highlights

- B-5 zoning allows retail, office, warehouse and flex uses
- 120,000 lb truck scale on site
- Owner-measured floor plans for each building included in this package



Please note: Seller will not entertain offers from businesses in the moving and storage industry.

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AREA AERIAL

5401 E Veterans Memorial Blvd | Killeen, TX 76543



Area aerial: site along E Veterans Memorial Blvd (US 190), north of Skylark Field



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PROPERTY DETAILS

5401 E Veterans Memorial Blvd | Killeen, TX 76543

PROPERTY DETAILS

PROPERTY TYPE: Industrial warehouse / office / storage

BUILDINGS: 4 warehouses plus maintenance shop

OFFICES: +/- 8

EAVE HEIGHT: 12' to 18'

FLOORS: 1

FOUNDATION: Slab

ROOF TYPE: Gable, TPO

YARD: Stabilized yard base

ROAD FRONTAGE: Paved

TENANCY: Single or multiple tenants possible



Building Breakdown

Building	Area (SF)	Height
5301 and 5303C	20,640	18'
5303 A and B	34,000	22'
5401 (A through F)	20,515	10' to 18'
5309 / 5307 Whse/ Office	10,984	10' to 18'
Total per floor plans	86,139	

Areas are from the owner-measured floor plans. The marketed building area of ±81,600 SF is the figure shown on the seller's materials.

Amenities

- 120,000 lb truck scale on site
- 12 grade-level roll-up doors
- 1 dock-high door
- 3 docks including multiple ramps
- Smaller maintenance shop



FOR SALE

SITE PLAN

5401 E Veterans Memorial Blvd | Killeen, TX 76543

Building Key

The marked aerial at right shows each building and suite as labeled on the owner's floor plans.

5301 and 5303C

±20,640 SF, 18' height

5303 A and B

±34,000 SF, 22' height

5401 A through F

±20,515 SF, includes maintenance shop and packing area

5309 A, 5309 B and 5307

±10,984 SF warehouse and office

Floor plans for each building follow on the next four pages.

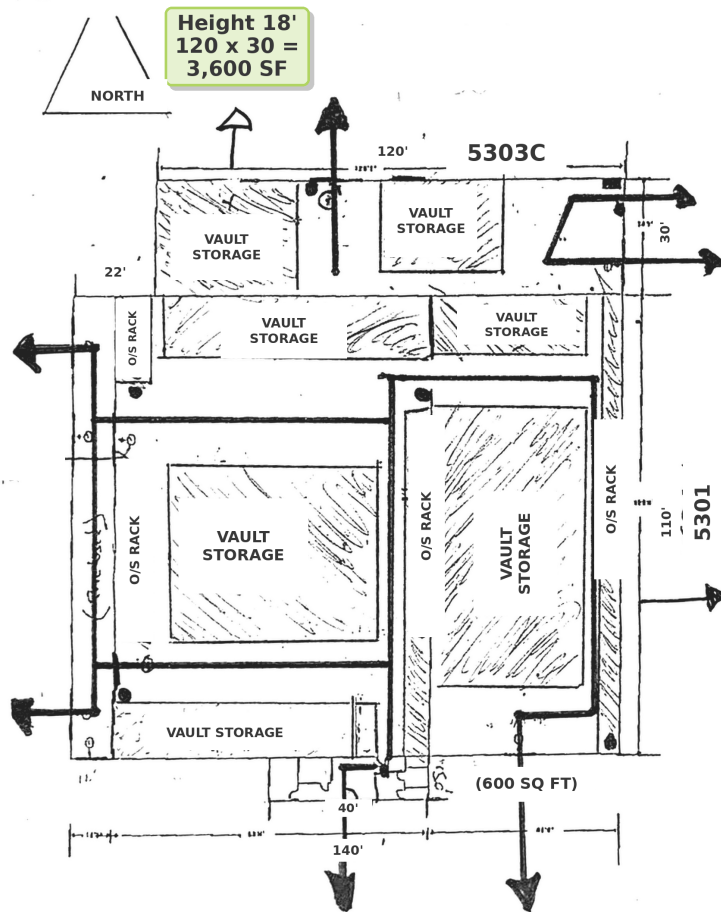


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FLOOR PLAN

5401 E Veterans Memorial Blvd | Killeen, TX 76543

5301 and 5303C Warehouse | 20,640 SF



5301 and 5303C Warehouse
Total SF = 20,640



Killeen Fire Marshal's Office

Plans reviewed for compliance: ☒

Plans not in compliance: ☐

By: W. C. H. R. Date: 3/18/16

18' Height
142 x 120 = 17,040 SF

ASSOCIATE WAREHOUSE
5301, 5303C EAST HWY 100
KILLEEN, TEXAS

① SLIDING DOOR

SCALE: 1/32" = 1'

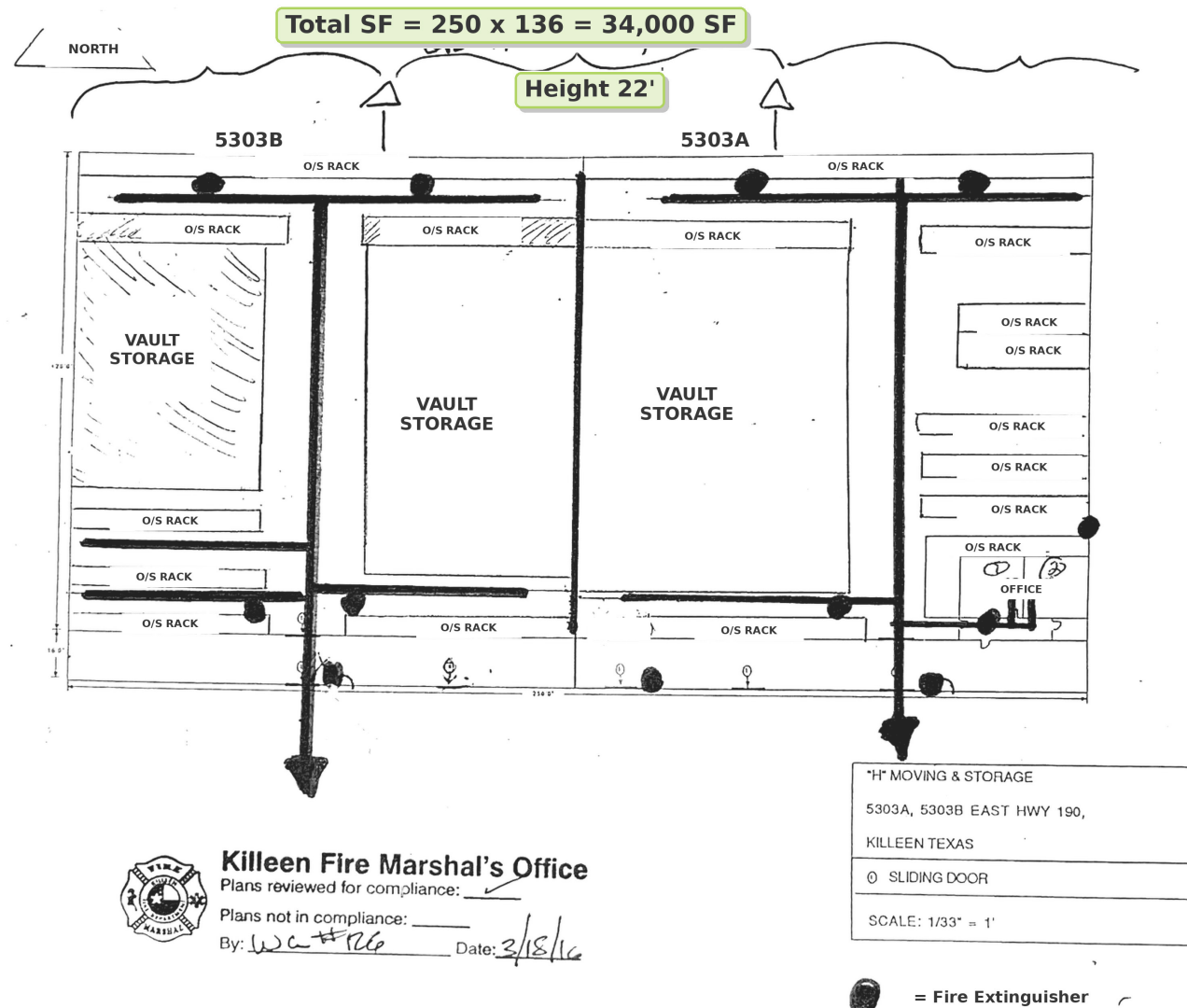
Owner floor plan as reviewed by the Killeen Fire Marshal's Office (3/18/16). Dimensions are hand-noted and should be field verified.

FOR SALE

FLOOR PLAN

5401 E Veterans Memorial Blvd | Killeen, TX 76543

5303 A and B Warehouse | 34,000 SF



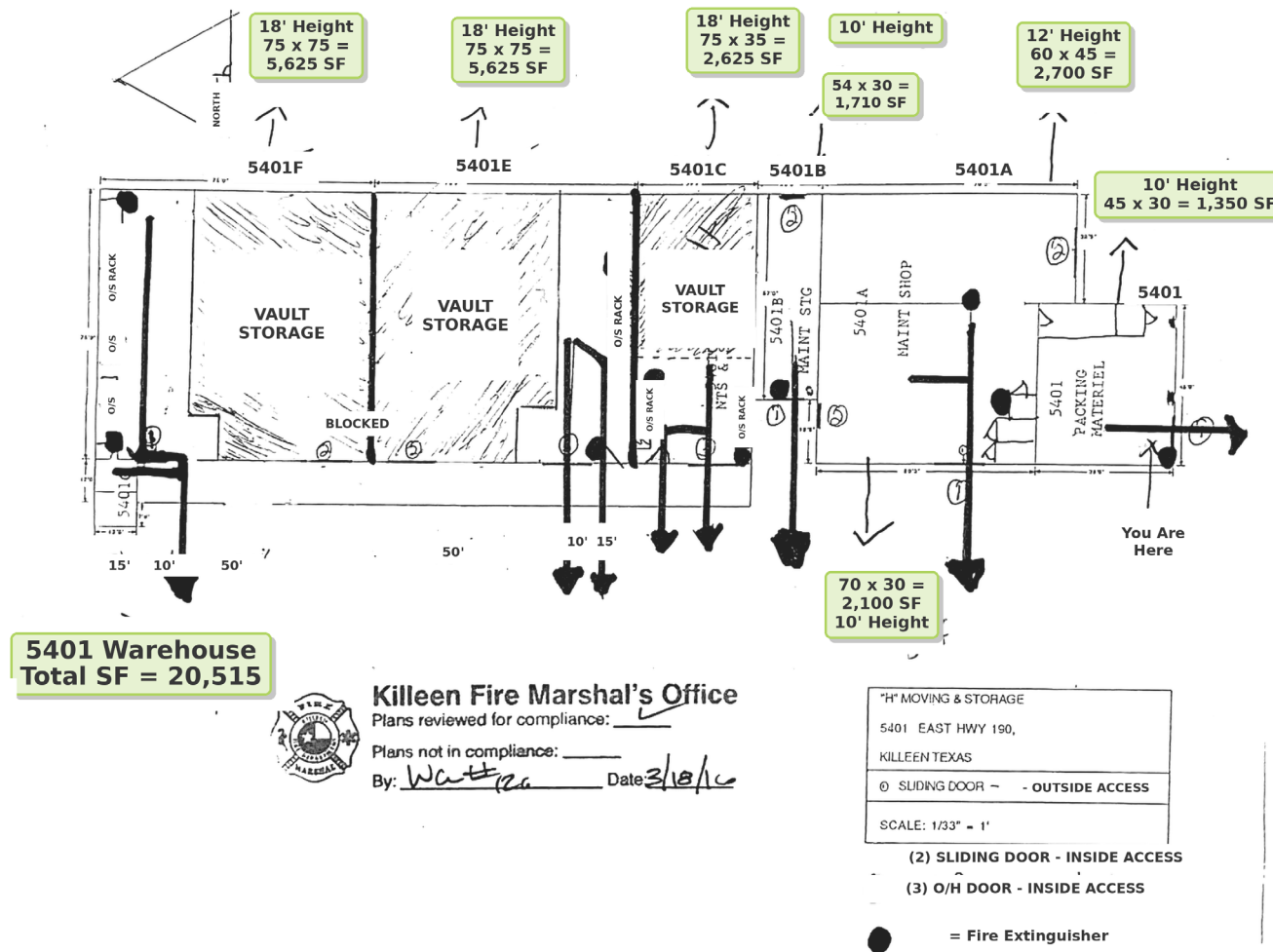
Owner floor plan as reviewed by the Killeen Fire Marshal's Office (3/18/16). Dimensions are hand-noted and should be field verified.

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FLOOR PLAN

5401 E Veterans Memorial Blvd | Killeen, TX 76543

5401 Warehouse | 20,515 SF



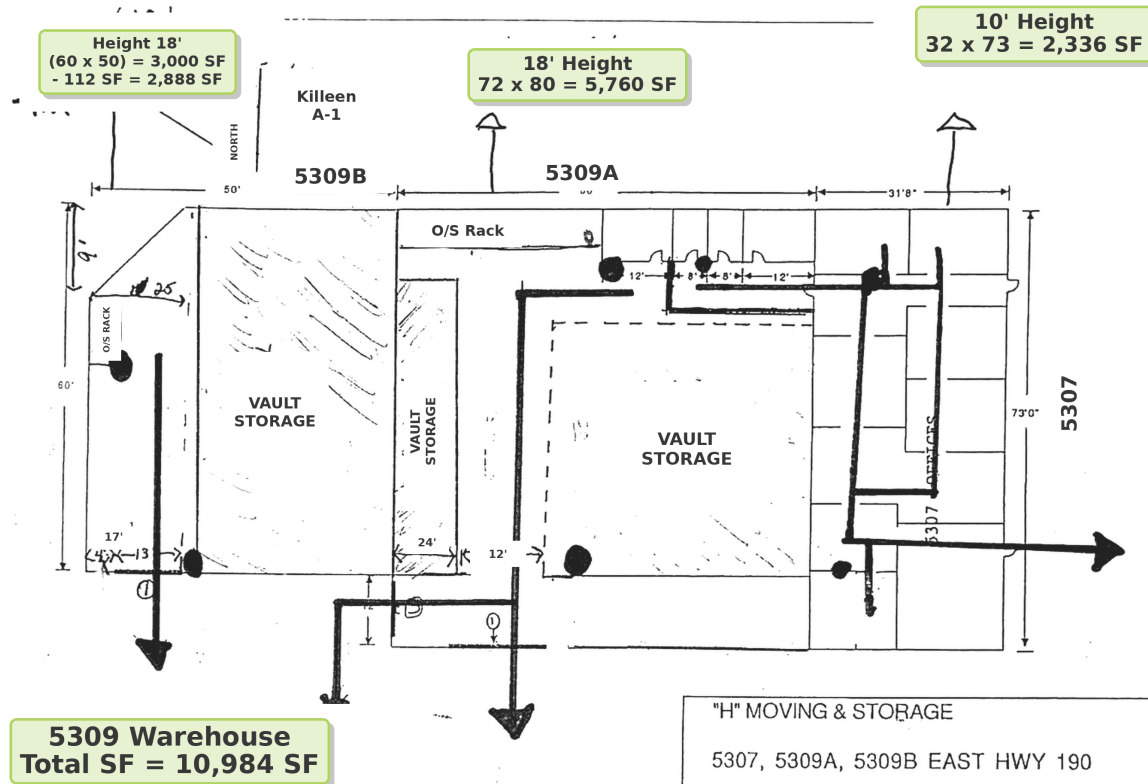
Owner floor plan as reviewed by the Killeen Fire Marshal's Office (3/18/16). Dimensions are hand-noted and should be field verified.

FOR SALE

FLOOR PLAN

5401 E Veterans Memorial Blvd | Killeen, TX 76543

5309 Warehouse / Office | 10,984 SF



Killeen Fire Marshal's Office

Plans reviewed for compliance: _____

Plans not in compliance: _____

By: W. A. #1726 Date: 3/18/16

"H" MOVING & STORAGE

5307, 5309A, 5309B EAST HWY 190

KILLEEN TEXAS

① SLIDING DOOR - OUTSIDE ACCESS

SCALE: 1/20" = 1'

② - SLIDING DOOR - INSIDE ACCESS CESS

③ - OVERHEAD DOOR - INSIDE ACCESS CESS

● = Fire Extinguisher

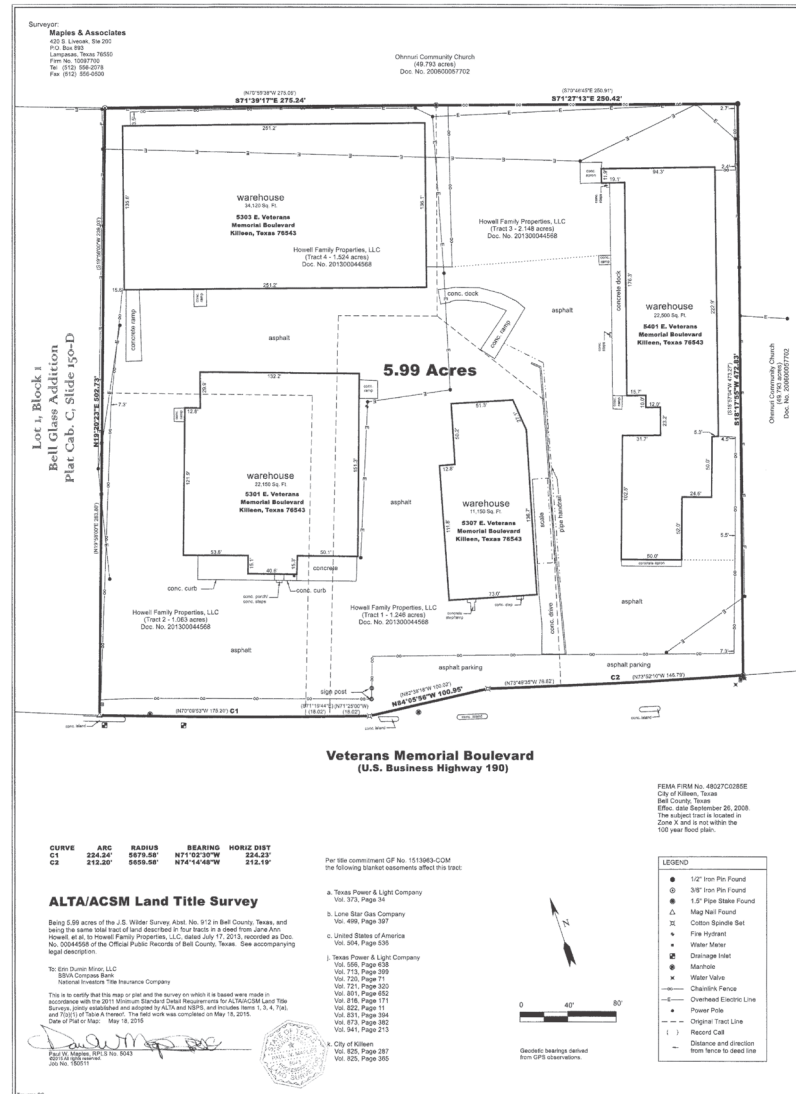
Owner floor plan as reviewed by the Killeen Fire Marshal's Office (3/18/16). Dimensions are hand-noted and should be field verified.

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SURVEY

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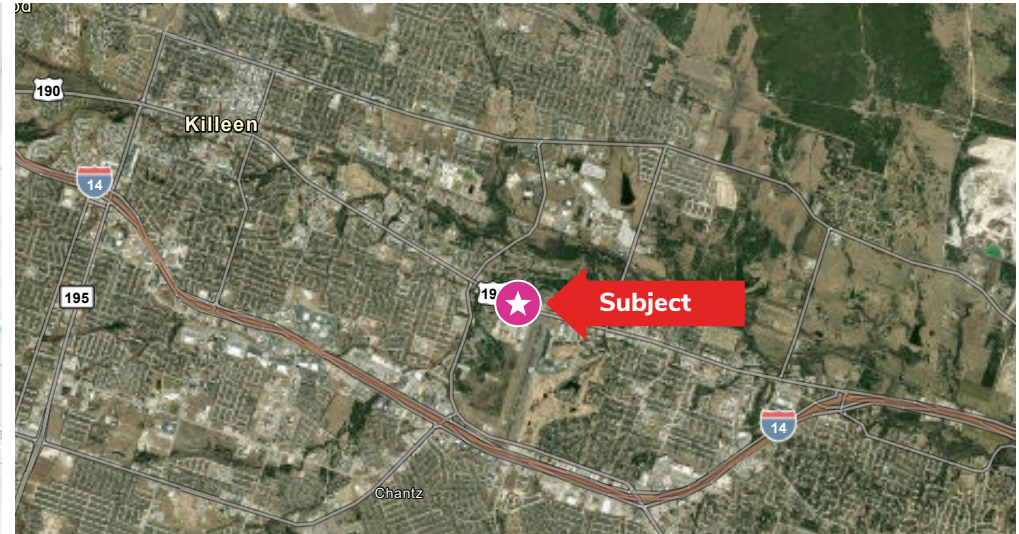
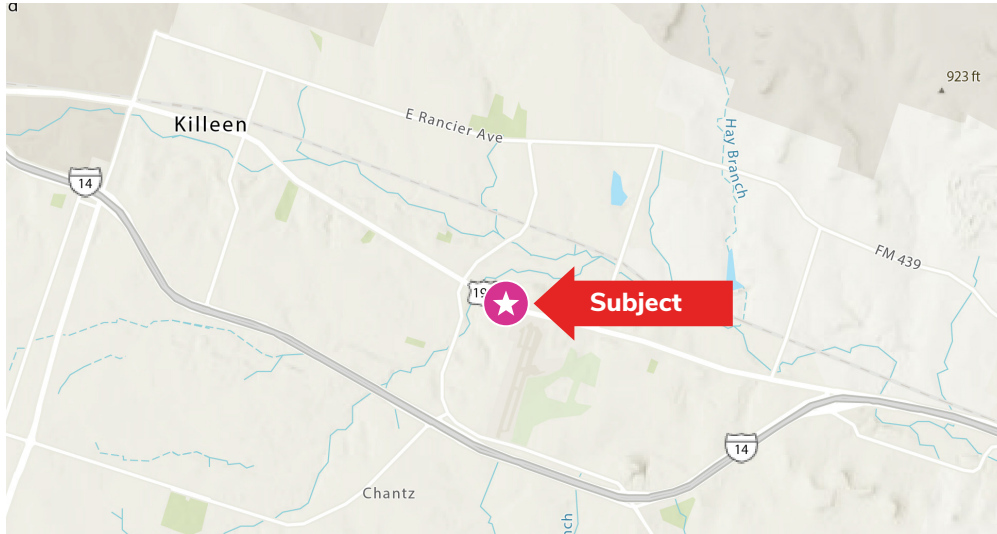
ALTA/ACSM Land Title Survey | 5.99 Acres | Maples & Associates, May 2015



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LOCATION OVERVIEW

5401 E Veterans Memorial Blvd | Killeen, TX 76543



Location

Killeen is in western Bell County, directly south of Fort Hood, and is part of the Killeen-Temple MSA. The subject sits on the north side of the US 190 / Central Texas Expressway corridor, the main commercial route linking Fort Hood to IH-35 to the east.

Land Use

Office, retail, restaurants, car dealerships and hotels make up most of the frontage along the Central Texas Expressway, anchored by Killeen Mall at Central Texas Expressway and W.S. Young Drive. The neighborhood is roughly 75% to 80% developed, with more room to grow south of the expressway since Fort Hood land-locks the area to the north. Newer residential growth is concentrated in south Killeen around Trimmier Road and W.S. Young Drive. Within three miles of the subject, most single-family homes are tract product in the \$100,000 to \$200,000 range.

Fort Hood

Fort Hood covers about 339 square miles north of Highway 190 and is the largest active duty armored post in the US, and the largest single-site employer in Texas. About 70% of soldiers stationed there live off post, and 98% live within 10 miles, which drives much of the area's rental housing and service demand.

Access

US 190 provides access from IH-35 to the east and west to Fort Hood and Lampasas. Veterans Memorial Blvd connects the expressway to downtown Killeen, and SH 195 and FM 439 serve the surrounding countryside. Trimmier Road, W.S. Young Drive and Elms Drive carry north-south traffic to south Killeen.

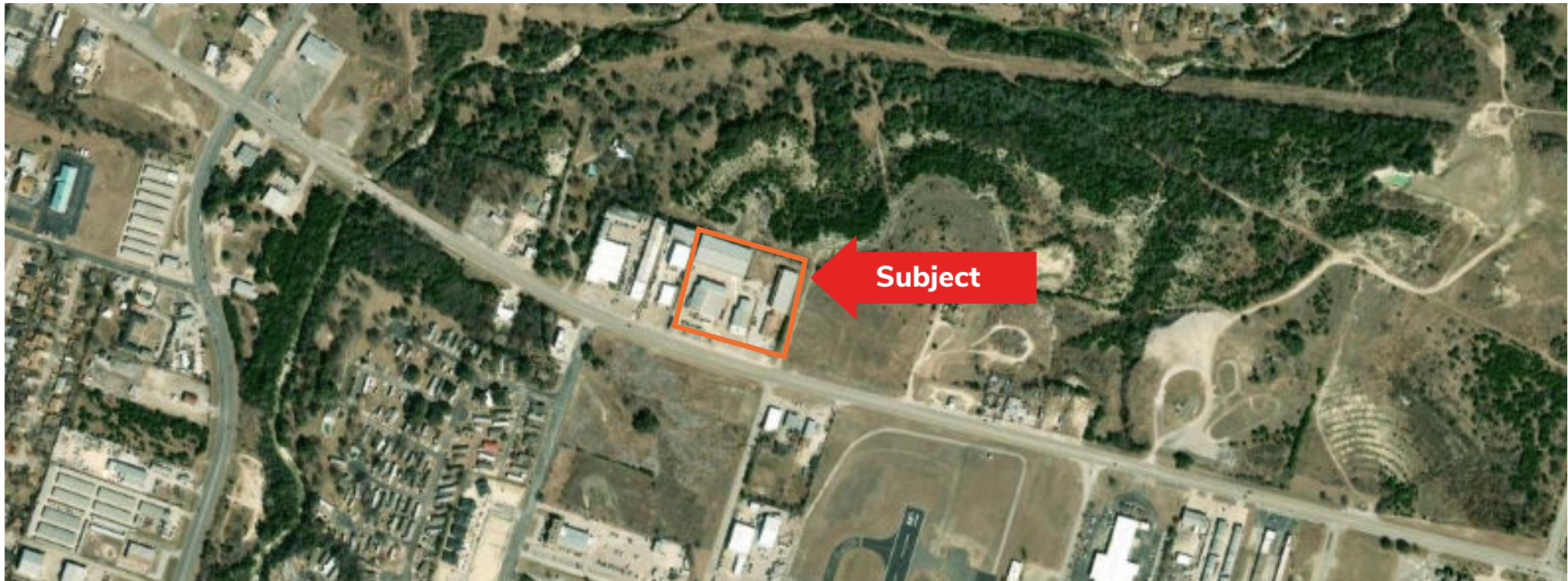
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ZONING

5401 E Veterans Memorial Blvd | Killeen, TX 76543

Item	Detail
Current Zoning	B-5 Business District, City of Killeen
Legally Conforming	Yes
Uses Permitted	B-5 allows a variety of commercial and industrial uses, including storage warehouses like the subject that are larger than 25,000 SF, along with retail, office, bar, warehouse and flex uses.
Zoning Change	Not likely
Minimum Lot Size	None
Minimum Lot Width	None
Front Yard Setback	None
Street Side Yard Setback	None
Interior Side Yard Setback	None
Rear Yard Setback	10 feet

Source: City of Killeen Planning and Zoning Department, as summarized in the seller's materials. Buyers should confirm permitted uses and development standards with the City of Killeen.



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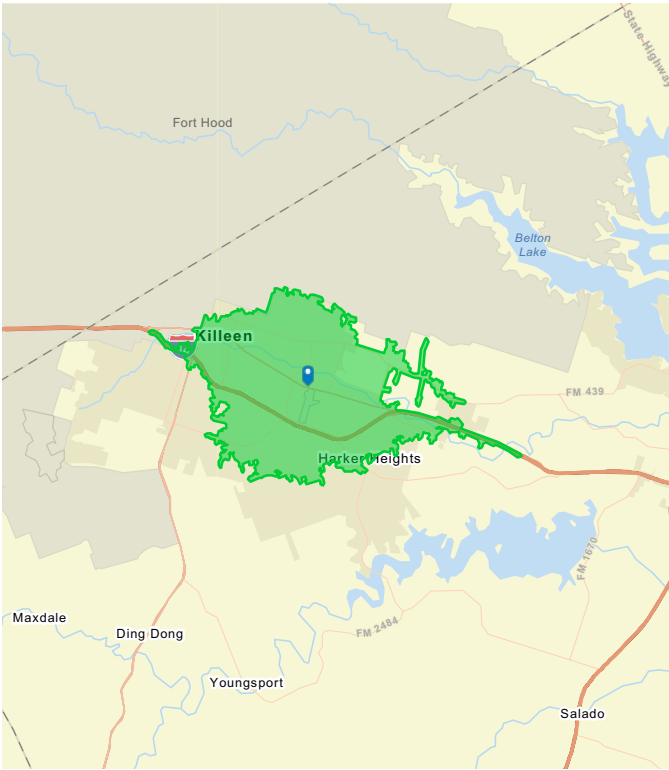
INFOGRAPHICS

5401 E Veterans Memorial Blvd | Killeen, TX 76543

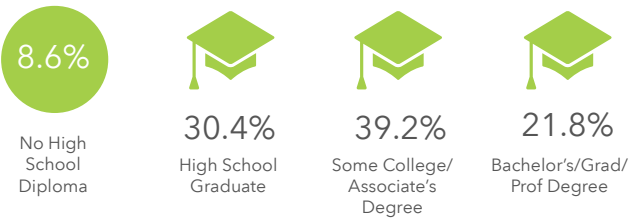
DEMOGRAPHIC PROFILE

5401 E Veterans Memorial Blvd, Killeen, Texas, 76543

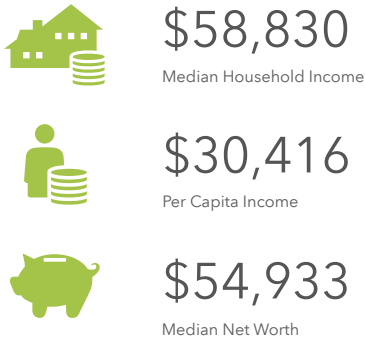
Drive time of 10 minutes



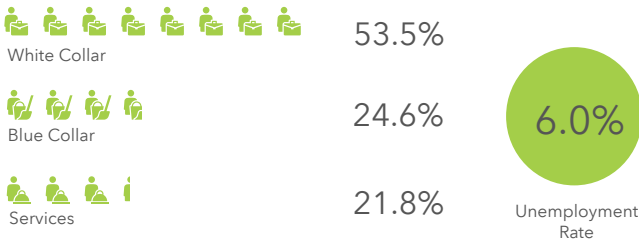
EDUCATION



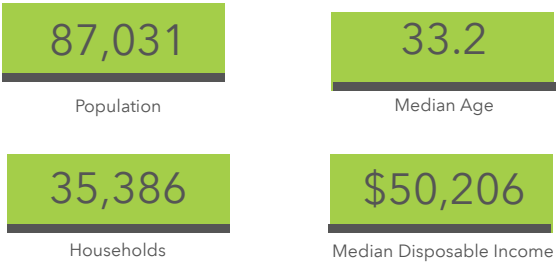
INCOME



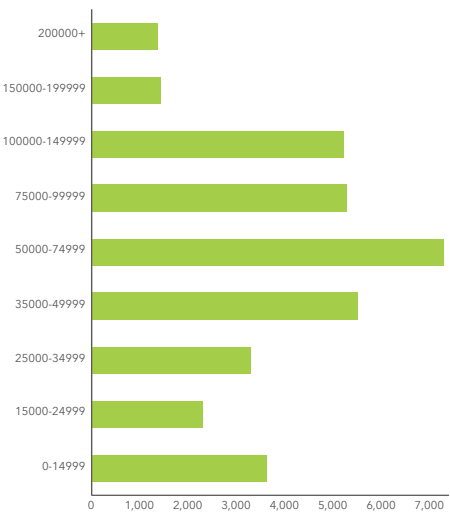
EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2026, 2031).
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CONTACT

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For More Information Contact:

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512 682 1003

Lee Ellison, ALC

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Commercial Industrial Properties, LLC</u>	<u>9007597</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert Springer</u>	<u>627720</u>	<u>bob@cipaustin.com</u>	<u>(512) 682-1001</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Robby Eaves</u>	<u>588199</u>	<u>robby@cipaustin.com</u>	<u>(512) 682-1003</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Robby Eaves / Leland Ellison</u>	<u>588199 / 430895</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date