

HARD CORNER AVAILABLE

2300 E ELMS ROAD | KILLEEN, TEXAS

INDEPENDENCE
COMMERCIAL REAL ESTATE

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AVAILABLE

±18 AC Hard Corner

HIGHLIGHTS

- Signalized hard corner just south of the I-14 / US-190 power-center corridor
- About a mile west of Ellison High School (1,761 students)
- Established single-family rooftops surrounding the site
- **Zoning:** Subject to Zoning
- **Access:** Frontage on both W.S. Young Dr and E. Elms Rd
- **Sales Price:** Call for Pricing

TRAFFIC COUNTS

Elms Rd: 8,014 VPD ('25)
WS Young Dr: 27,047 VPD ('25)

TRAFFIC GENERATORS





TOTAL POPULATION		2031 POPULATION		TOTAL HOUSEHOLDS		AVERAGE HH INCOME	
1 MILE	8,520	1 MILE	8,653	1 MILE	3,961	1 MILE	$74,180
3 MILE	83,620	3 MILE	88,386	3 MILE	32,764	3 MILE	$79,280
5 MILE	196,748	5 MILE	206,486	5 MILE	73,406	5 MILE	$80,004

HARD CORNER AVAILABLE | PROPERTY OVERVIEW

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HARD CORNER AVAILABLE FOR SALE

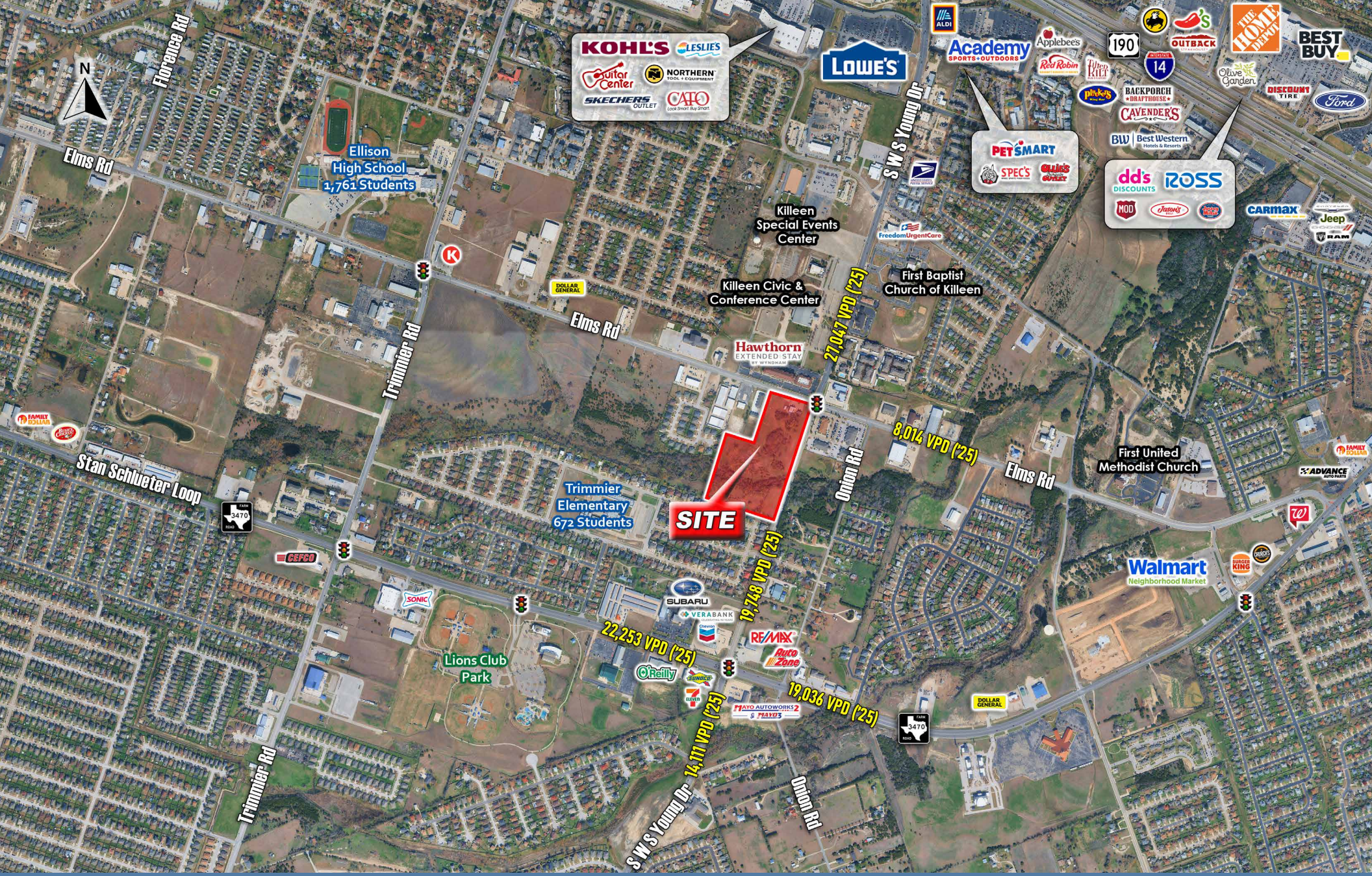
This ±18-acre tract holds the signalized hard corner of W.S. Young Drive and E. Elms Road, with frontage on both roads and 35,000+ combined vehicles per day. The site sits just south of the I-14 / US-190 power-center cluster anchored by H-E-B, Walmart, Lowe's, The Home Depot and Aldi, and is surrounded by established single-family neighborhoods that supply built-in daytime and evening traffic. Ellison High School (1,761 students) is about a mile west on Elms Rd, and Fort Hood (±50,000 soldiers & employees) supports steady demand across the trade area. Tracts this size at a signalized corner in Killeen's core trade area are rare. Suited to a single large user, pad-and-shop subdivision, medical, multifamily or mixed-use development (subject to zoning).





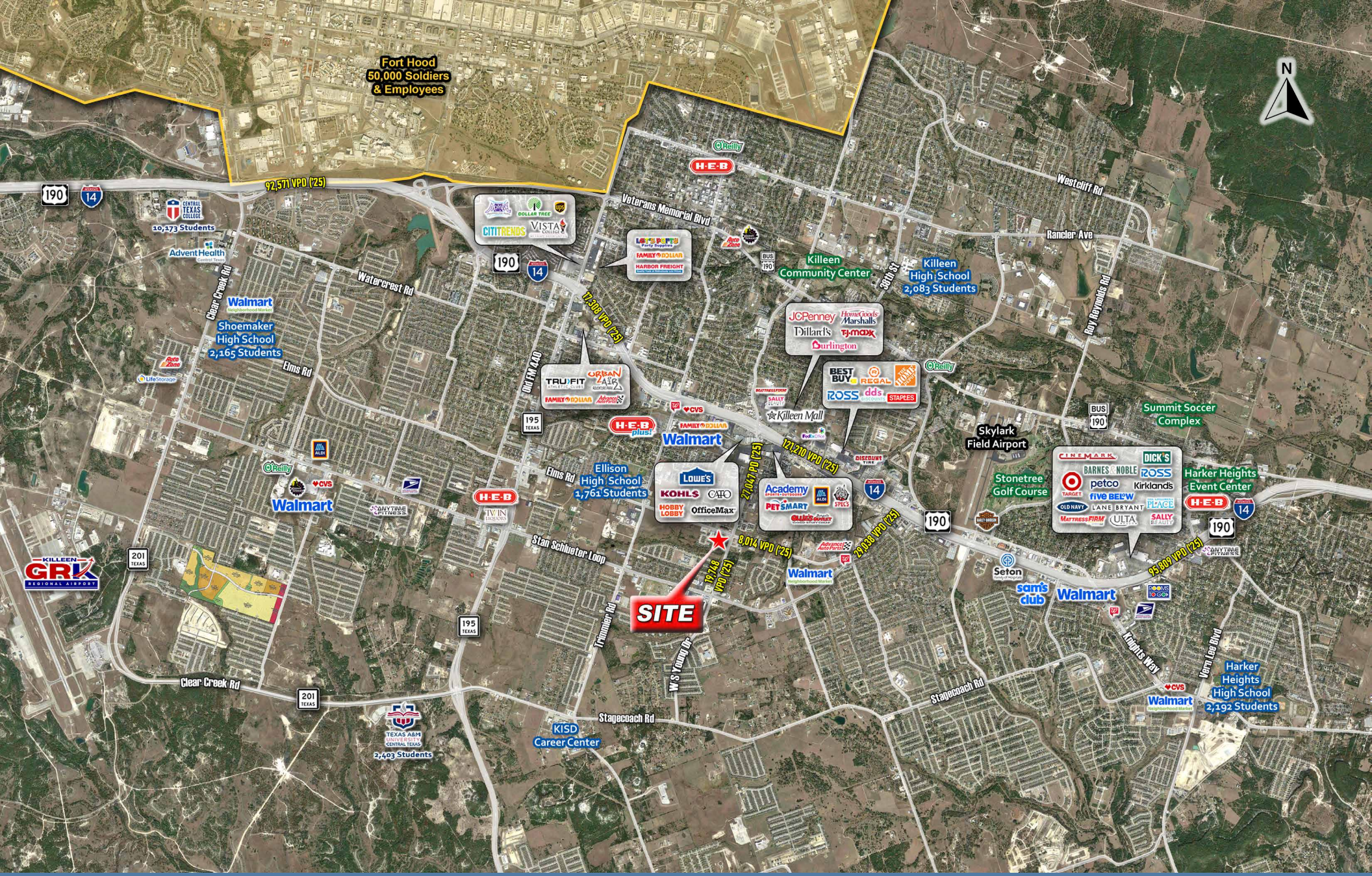
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HARD CORNER AVAILABLE | SITE AERIAL

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