



INDEPENDENCE
COMMERCIAL REAL ESTATE

FOR SALE

COMMERCIAL BUILDING AVAILABLE

2909 LAKE ROAD | KILLEEN, TEXAS



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CONTACT:

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AVAILABLE

5,100 SF Building / 0.97 AC Site

HIGHLIGHTS

- » Established institutional use with a professional, public-facing presence
- » Flexible layout for offices, meeting or program space, and appointment-based visits
- » Ample lot area with potential for parking, outdoor programming, or future expansion
- » Convenient to Rancier Avenue, Interstate 14, and Stan Schlueter Loop, with easy access across Killeen and to Fort Cavazos
- » **Year Built:** 1975
- » **Zoning:** R-3 Multi-Family Residential District
- » **Price:** \$459,000

TRAFFIC COUNTS

Lake Rd: 4,498 VPD ('25)

Rancier Ave: 14,765 VPD ('25)



TOTAL POPULATION

1 MILE	12,700
3 MILE	56,905
5 MILE	133,314



2031 POPULATION

1 MILE	12,819
3 MILE	57,790
5 MILE	136,041



TOTAL HOUSEHOLDS

1 MILE	5,305
3 MILE	23,470
5 MILE	51,726



AVERAGE HH INCOME

1 MILE	\$65,180
3 MILE	\$60,676
5 MILE	\$72,328

COMMERCIAL BUILDING AVAILABLE | PROPERTY OVERVIEW



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OVERVIEW

A 5,100 SF commercial building on a 0.97-acre site in Killeen, Texas, currently home to a community service center. At \$459,000 (about \$90 per SF), it offers a large footprint and generous land area for an owner-user or investor. It suits office, nonprofit, training, or community-programming use.

LOCATION

Killeen is the largest city in Bell County and a core Central Texas market, anchored by nearby Fort Cavazos. That supports steady demand from military families, healthcare, education, and local services. The property's proximity to Rancier Avenue, Interstate 14, and Stan Schlueter Loop makes it easy for clients, staff, and visitors to reach. It is roughly 40 minutes from Waco and about an hour from Austin.

IDEAL FOR

Nonprofit and community organizations, professional or administrative offices, training and meeting facilities, youth or education programs, and investors seeking a durable institutional-use asset.



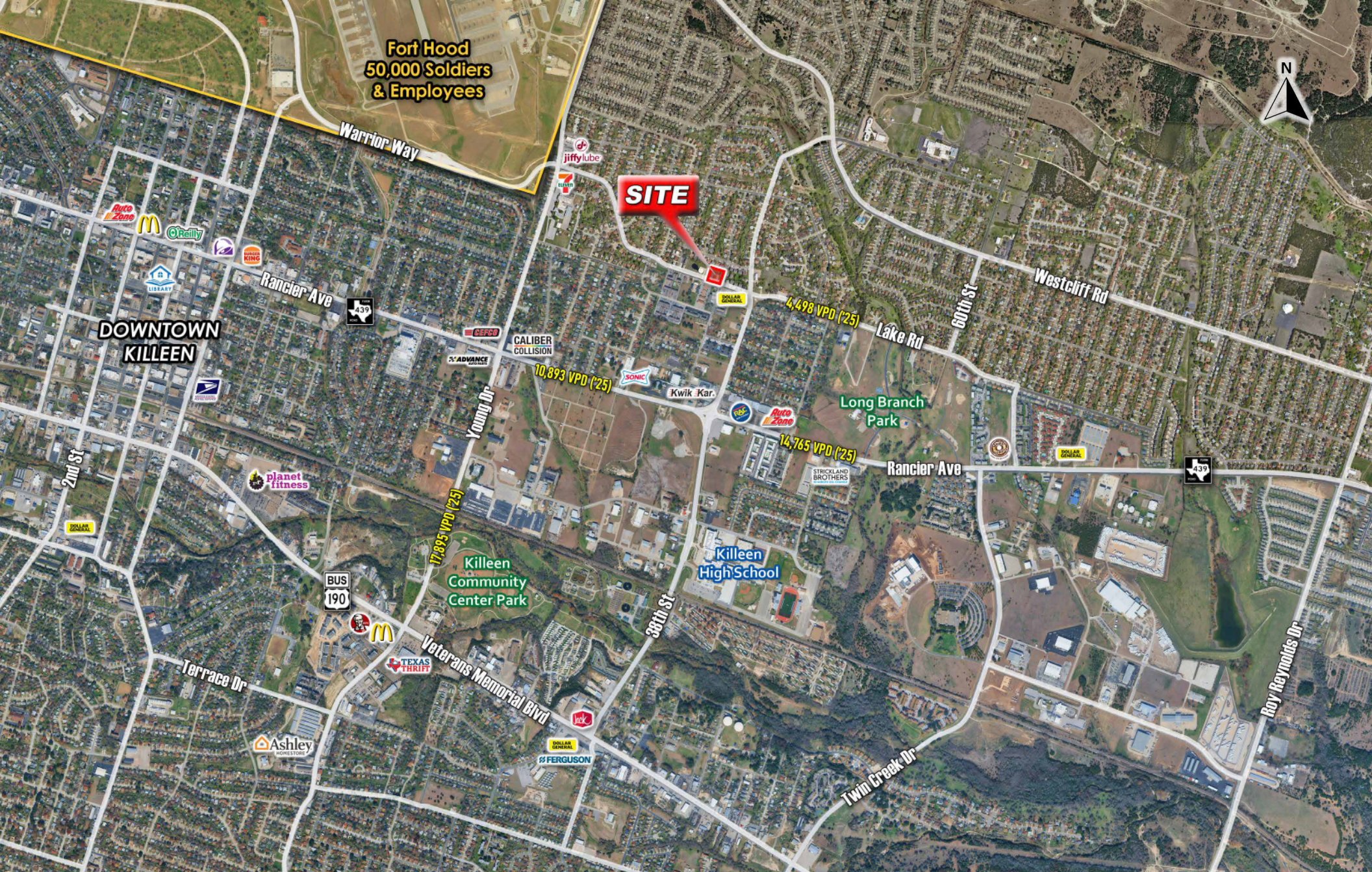
COMMERCIAL BUILDING AVAILABLE | PROPERTY OVERVIEW



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COMMERCIAL BUILDING AVAILABLE | OVERHEAD AERIAL



COMMERCIAL BUILDING AVAILABLE | SITE AERIAL



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COMMERCIAL BUILDING AVAILABLE | MARKET AERIAL



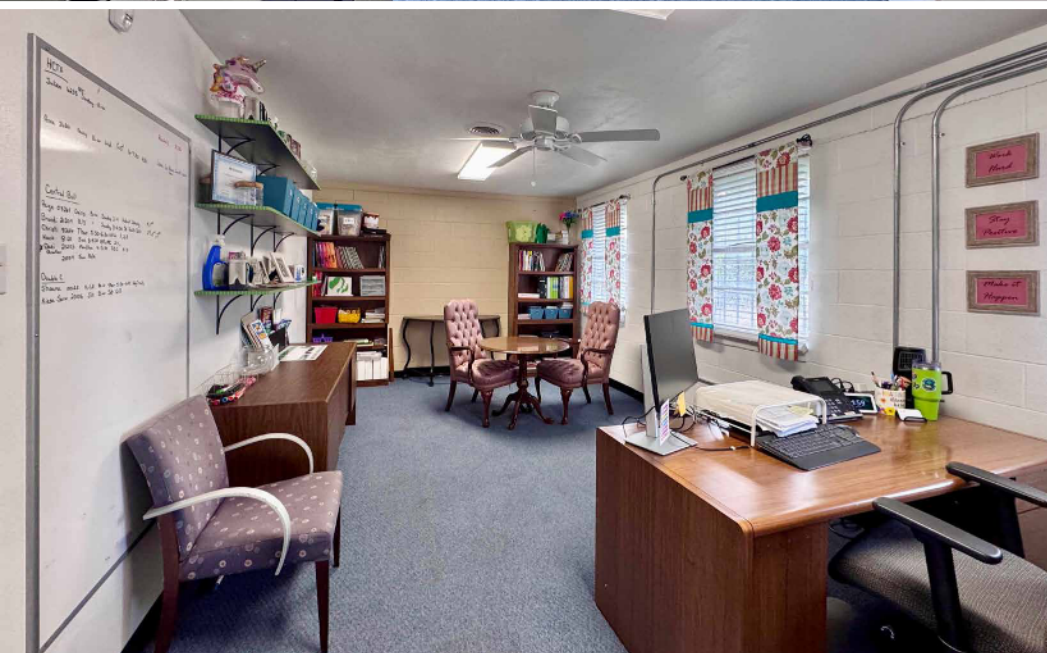
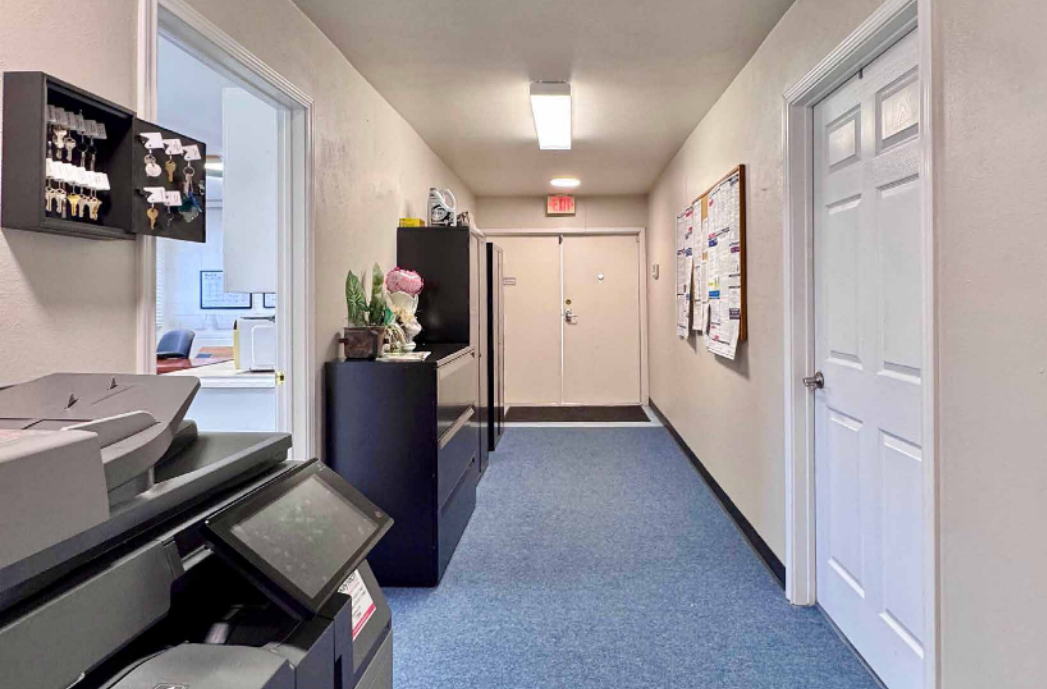
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COMMERCIAL BUILDING AVAILABLE | EXTERIOR PHOTOS



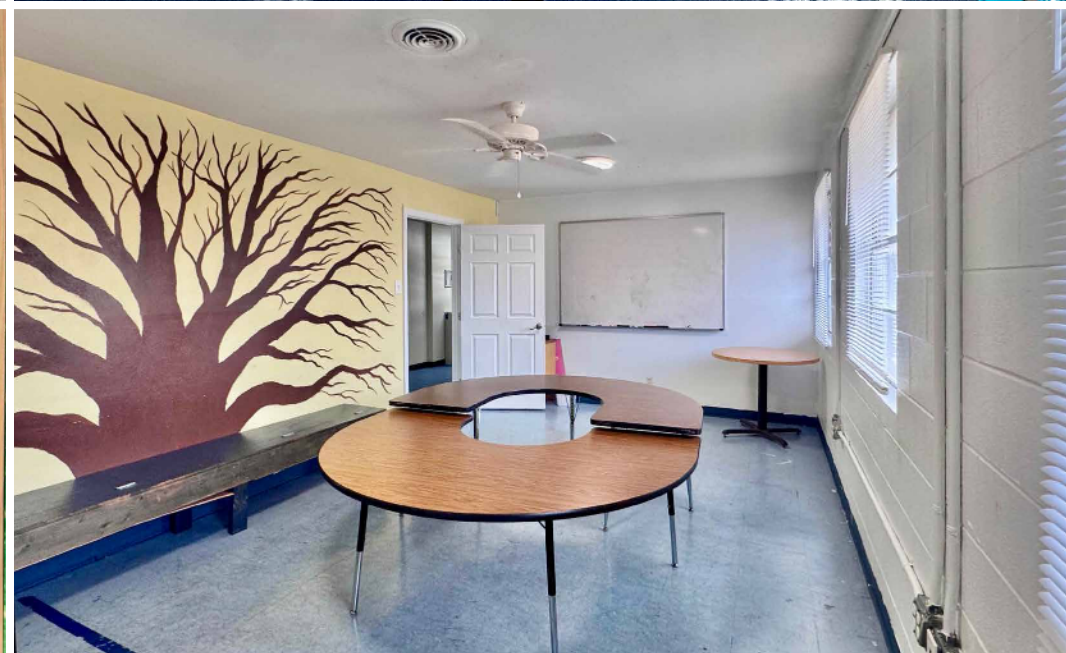
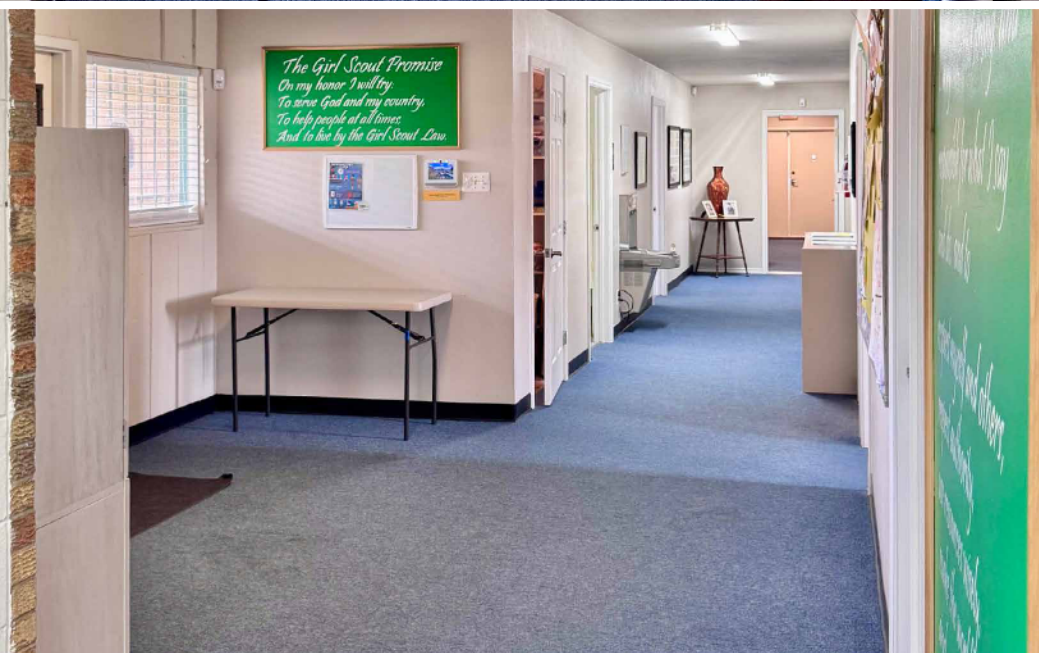
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