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COMMERCIAL REAL ESTATE

FOR SALE



COMMERCIAL BUILDING AVAILABLE

2909 LAKE ROAD | KILLEEN, TEXAS

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CONTACT:

Michael Boyd, Director
michael@ind-re.com
254.319.7744

Erik W Ray, CCIM
erik@ind-re.com
254.239.9299

AVAILABLE

5,305 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 5,305 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.







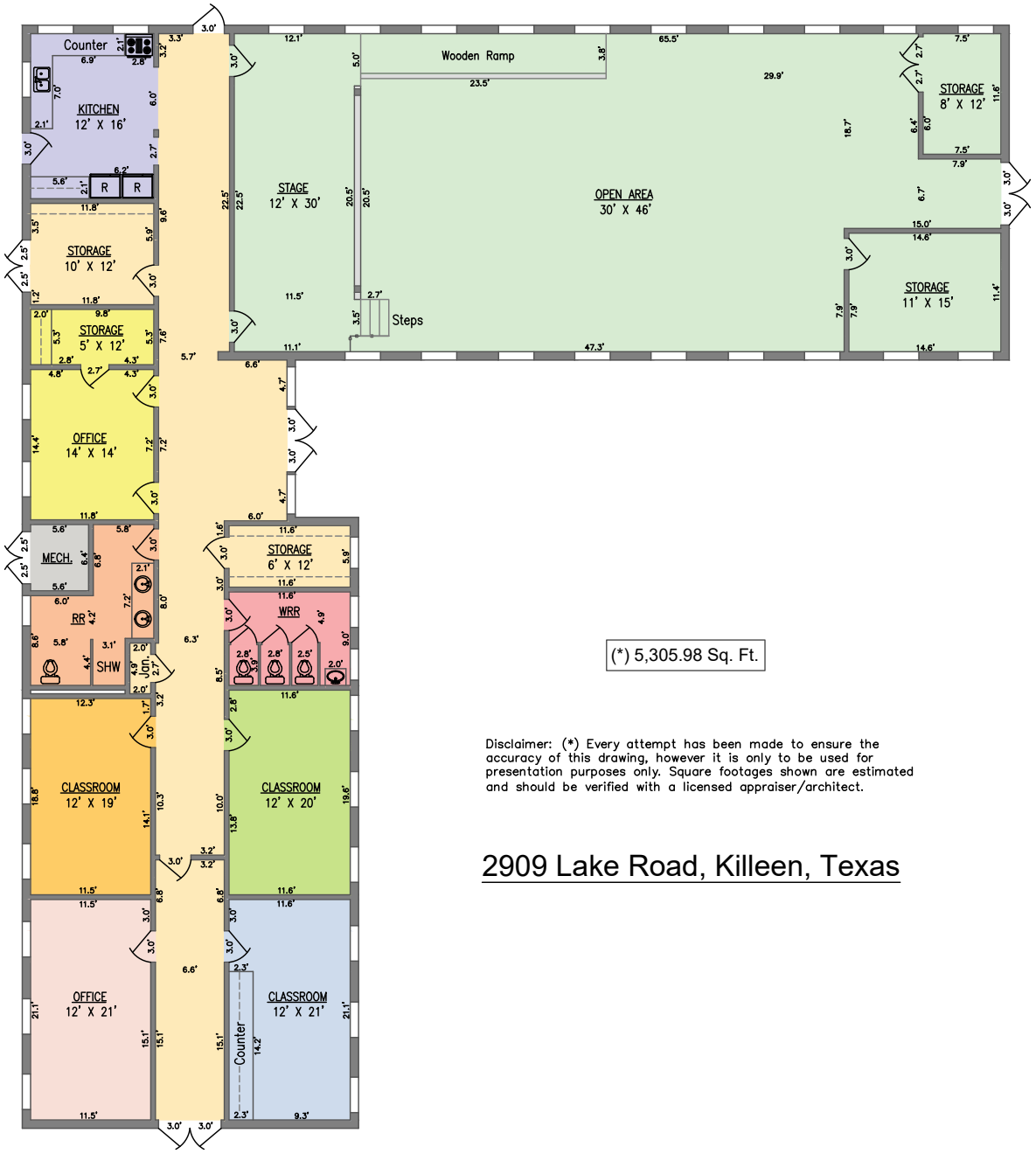
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COMMERCIAL BUILDING AVAILABLE | OVERHEAD AERIAL

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(*) 5,305.98 Sq. Ft.

Disclaimer: (*) Every attempt has been made to ensure the accuracy of this drawing, however it is only to be used for presentation purposes only. Square footages shown are estimated and should be verified with a licensed appraiser/architect.

2909 Lake Road, Killeen, Texas

COMMERCIAL BUILDING AVAILABLE | FLOORPLAN

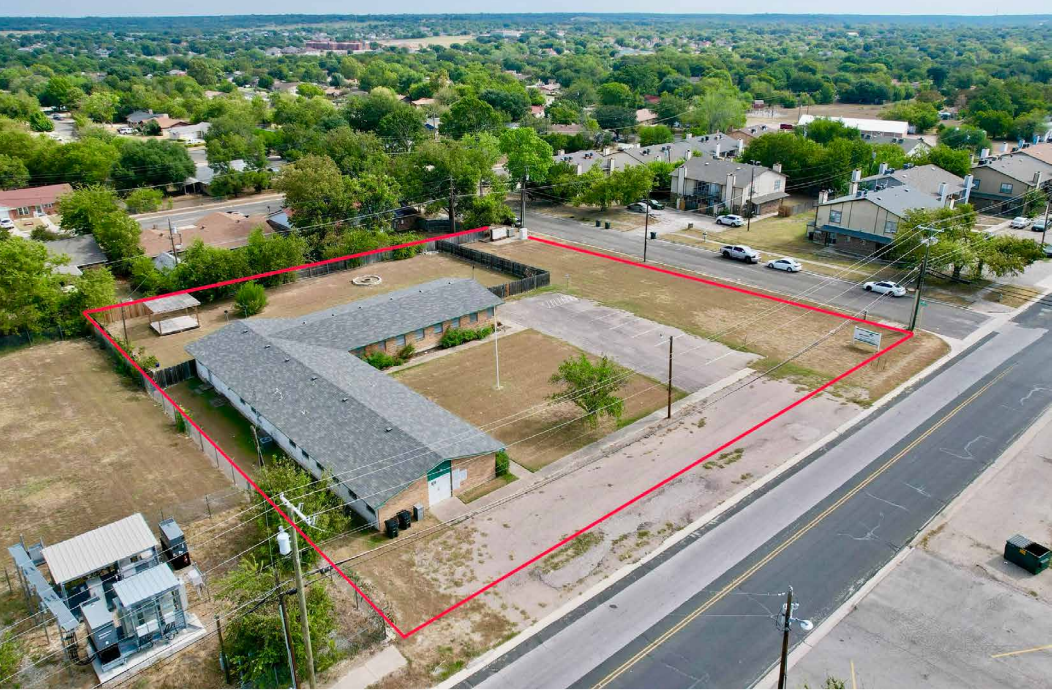
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COMMERCIAL BUILDING AVAILABLE | SITE AERIAL

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Fort Hood
50,000 Soldiers
& Employees
SITE
N
91,379 VPD ('24)
124,540 VPD ('24)
123,62 VPD ('24)
20,933 VPD ('24)
34,861 VPD ('24)
93,138 VPD ('24)
Veterans Memorial Blvd
Westcliff Rd
Rancier Ave
Watercrest Rd
Elms Rd
Clear Creek Rd
Stagecoach Rd
Stan Schlueter Loop
Trimmier Rd
W S Young Dr
Knights Way
Vera Lee Blvd
Roy Reynolds Rd
38th St
Dori Fix Blvd
Killeen Community Center
Killeen High School
Killeen Mall
Summit Soccer Complex
Skylark Field Airport
Stonetree Golf Course
Harker Heights Event Center
Harker Heights High School
Ellison High School
Shoemaker High School
Lions Club Park
KISD Career Center
Killeen GRK Regional Airport
10,273 Students
2,400 Students
Walmart
H-E-B
O'Reilly
CVS
Lowe's
Academy
Sam's Club
Seton
Dillard's
JCPenney
Best Buy
Ross
Dick's
Cinemark
Target
Barnes & Noble
Kohl's
Hobby Lobby
OfficeMax
Petco
Kirkland's
Five Below
Old Navy
Lane Bryant
Ulta
Sally Beauty
Mattress Firm
Discount Tire
Harley-Davidson
Anytime Fitness
Advance Auto Parts
Family Dollar
Dollar Tree
Citi Trends
Vista College
Central Texas College
AdventHealth
Texas A&M University Central Texas
Life Storage
Rite Aid
Aldi
Tru Fit
Urban Air
Party City
Harbor Freight Tools
Home Goods
Marshalls
T.J. Maxx
Burlington
Regal
Home Depot
Staples
Petsmart
Spec's
Buc-ee's
Academy Sports + Outdoors
Ross
Barnes & Noble
Kirkland's
Five Below
Old Navy
Lane Bryant
Ulta
Sally Beauty
Mattress Firm
Dick's
Cinemark
Target
Petco
Bath & Body Works
Ross
Dollar Tree
Citi Trends
Vista College
Party City
Family Dollar
Harbor Freight Tools
Rite Aid
Aldi
Tru Fit
Urban Air
Advance Auto Parts
Life Storage
Anytime Fitness
Tv In Texas
Fedex Office
Discount Tire
Harley-Davidson
Seton
Sam's Club
Walmart
Home Depot
Staples
Regal
Best Buy
Ross
dds
Burlington
Marshalls
Home Goods
T.J. Maxx
JCPenney
Dillard's
Lowe's
Kohl's
Hobby Lobby
OfficeMax
Petco
Kirkland's
Five Below
Old Navy
Lane Bryant
Ulta
Sally Beauty
Mattress Firm
Dick's
Cinemark
Target
Barnes & Noble
Ross
Academy
Petsmart
Spec's
Buc-ee's
Aldi
Advance Auto Parts
Family Dollar
Dollar Tree
Citi Trends
Vista College
Party City
Harbor Freight Tools
Rite Aid
Aldi
Tru Fit
Urban Air



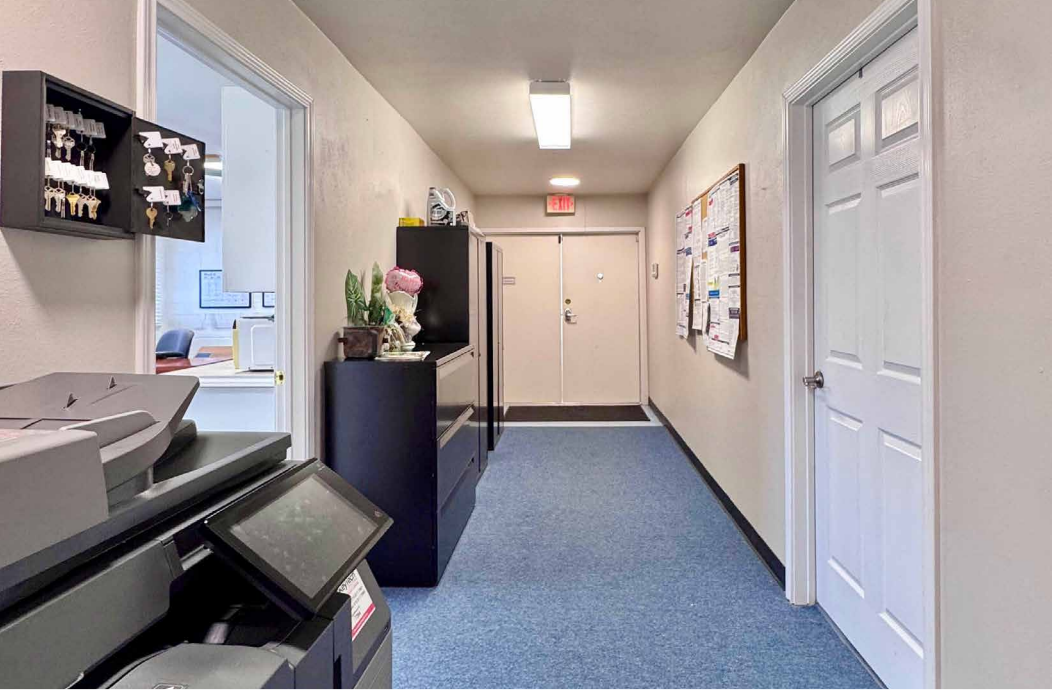




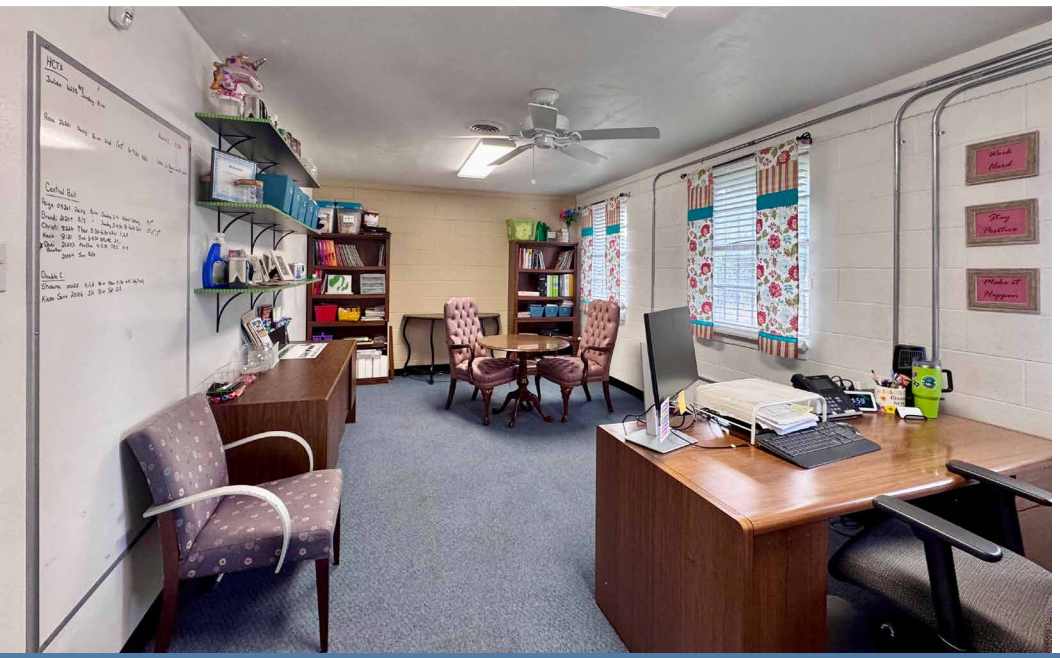


COMMERCIAL BUILDING AVAILABLE | EXTERIOR PHOTOS

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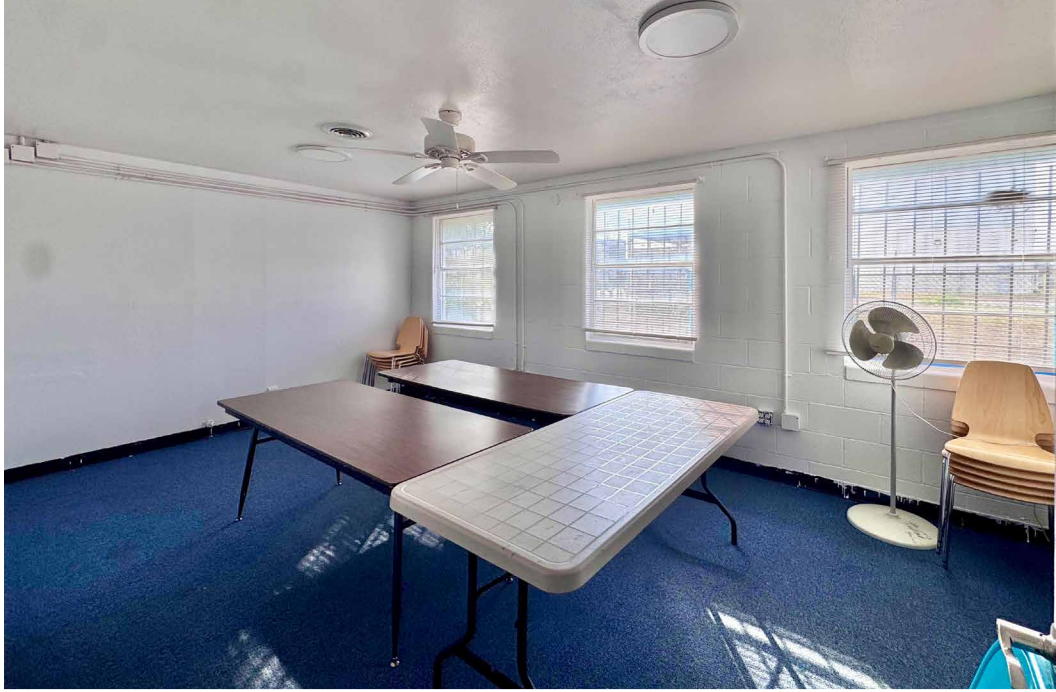


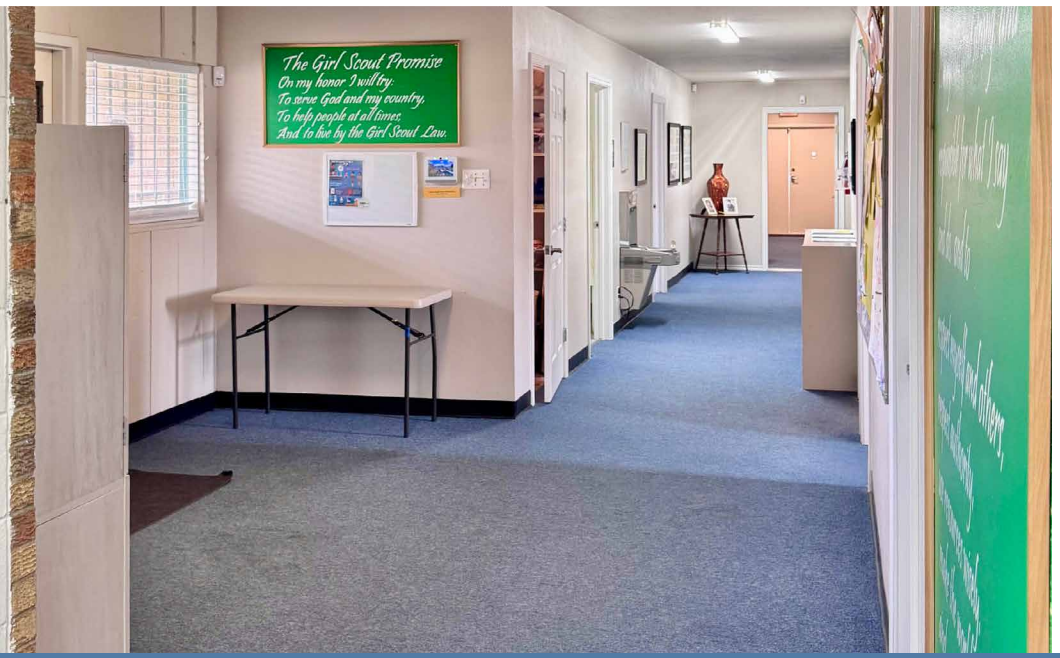


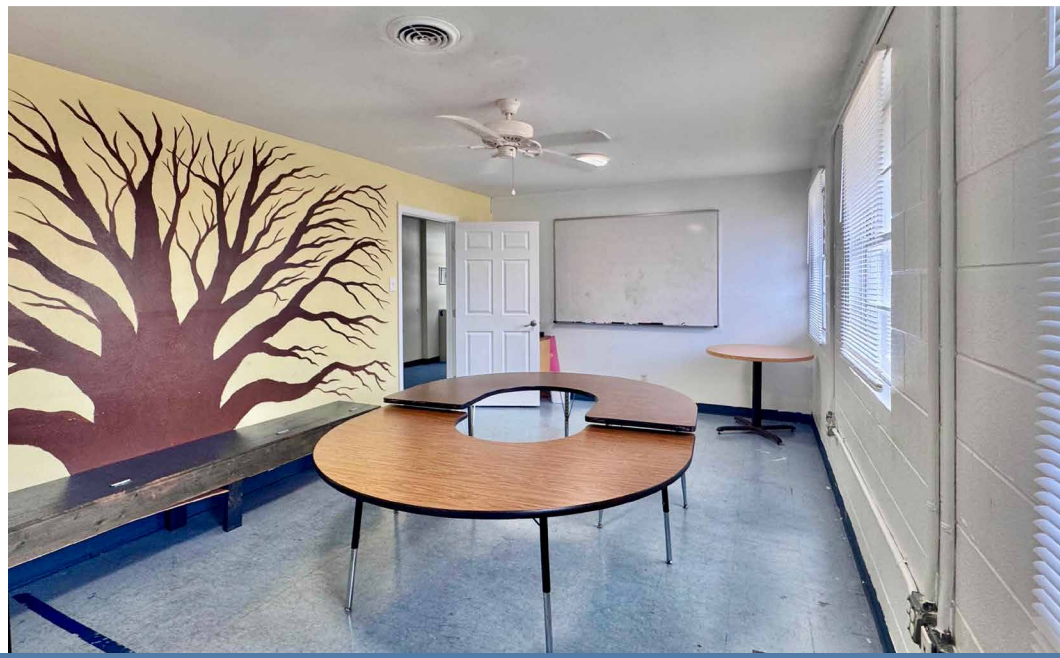
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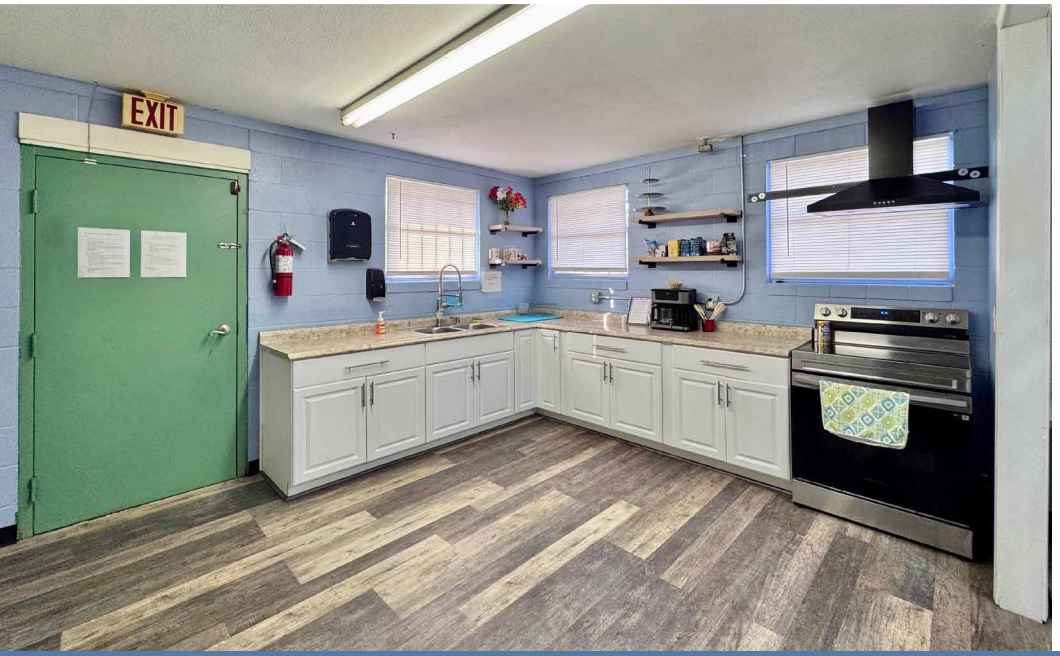


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