INDEPENDENCE
COMMERCIAL REAL ESTATE

FOR SALE



COMMERCIAL OPPORTUNITY

4403 & 4405 ONION ROAD | KILLEEN, TEXAS

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CONTACT:

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AVAILABLE

3.04 AC

HIGHLIGHTS

- **Frontage:** 240 feet along S. WS Young Dr / 240 feet along Onion Rd
- **Zoning:** R-1 Single Family Residential with potential for commercial rezoning (subject to City of Killeen approval)
- **Utilities:** City water, City sewer
- **Visibility:** Excellent exposure for signage & customer access
- **Access:** Curb cut on S. WS Young Dr / Curb cut on Onion Rd
- **Topography:** Flat, gently sloping
- **Flood Map:** Not in FEMA Floodway
- **Improvements:** 1,544 SF residence built 1976 / 1,800 SF Barn built 1976

TRAFFIC COUNTS

Stan Schlueter Loop: 22,253 VPD ('25)
WS Young Dr: 19,748 VPD ('25)



TOTAL POPULATION

1 MILE	7,001
3 MILE	79,049
5 MILE	193,393

2031 POPULATION

1 MILE	7,127
3 MILE	84,115
5 MILE	203,193

TOTAL HOUSEHOLDS

1 MILE	2,701
3 MILE	30,383
5 MILE	72,201

AVERAGE HH INCOME

1 MILE	$82,253
3 MILE	$82,904
5 MILE	$80,128

COMMERCIAL OPPORTUNITY | PROPERTY OVERVIEW

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PROPERTY OVERVIEW

4403/4405 Onion Road offers 3.04 acres with 240 feet of frontage in Killeen, one of Central Texas's most active markets. The site is currently zoned R-1 (Single-Family Residential) hosting a 1,544 SF house on eastern portion of the property. The property's size, frontage, and location make it a strong candidate for commercial rezoning, giving buyers a chance to create value through entitlement.

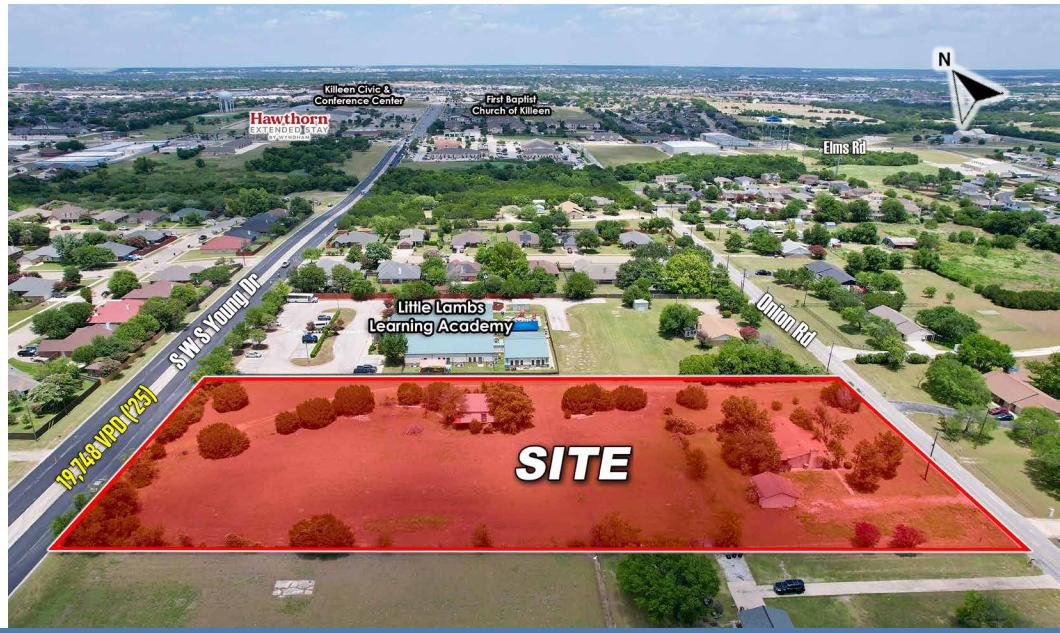
DEVELOPMENT POTENTIAL

The combination of acreage, frontage, and traffic exposure suits a range of commercial uses once rezoned, such as retail, restaurant or quick-service, professional office, medical or service use, self-storage, or contractor or flex space. A 3-acre site with this much frontage allows for generous parking, flexible site design, and possible phased or multi-tenant development.

LOCATION

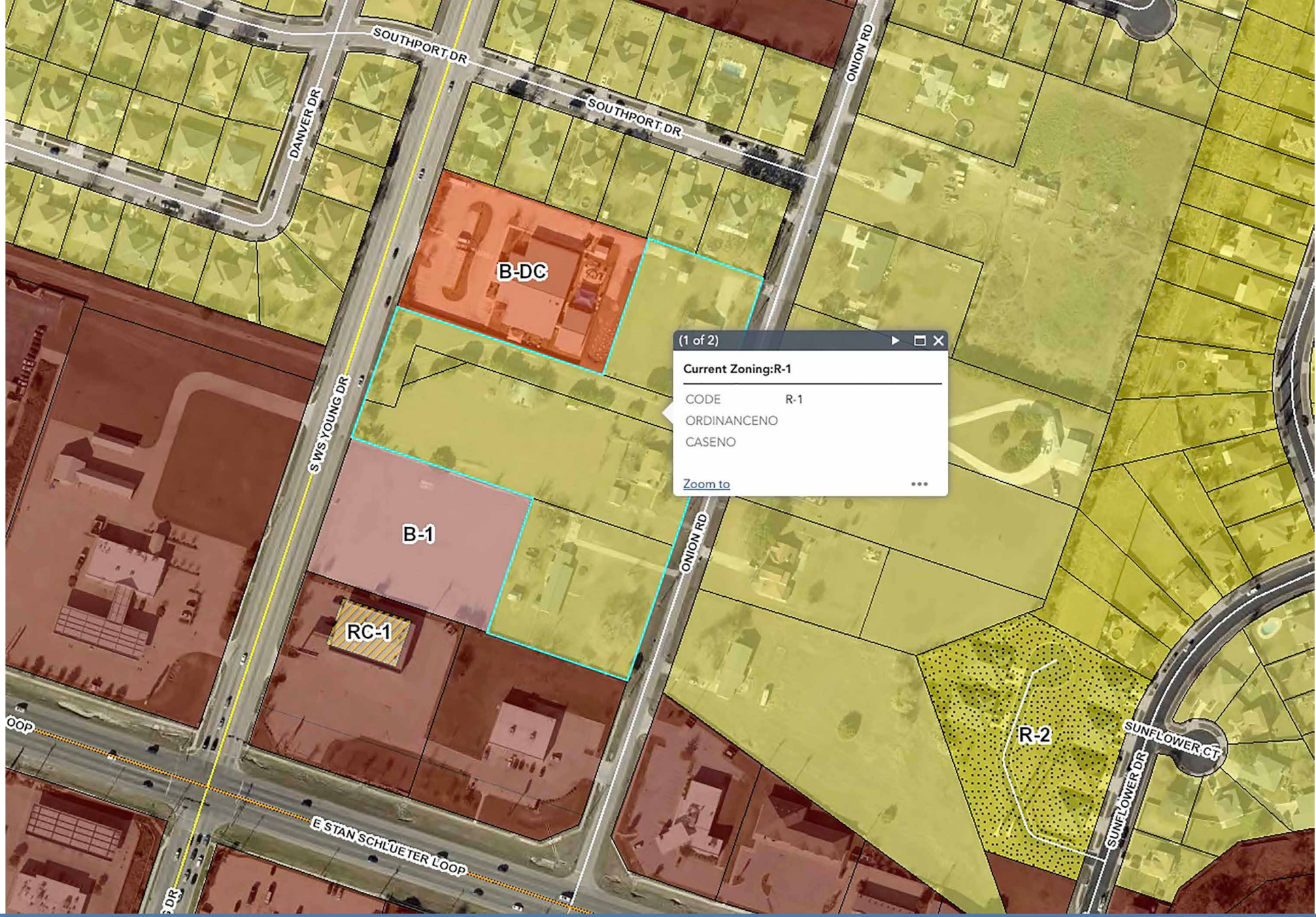
The property is in central Killeen, with convenient access to Stan Schlueter Loop and Interstate 14, nearby neighborhoods, and the greater Killeen area. Killeen's economy is anchored by Fort Hood, one of the nation's largest military installations, which supports a steady local base of residents, employees, and consumer spending.





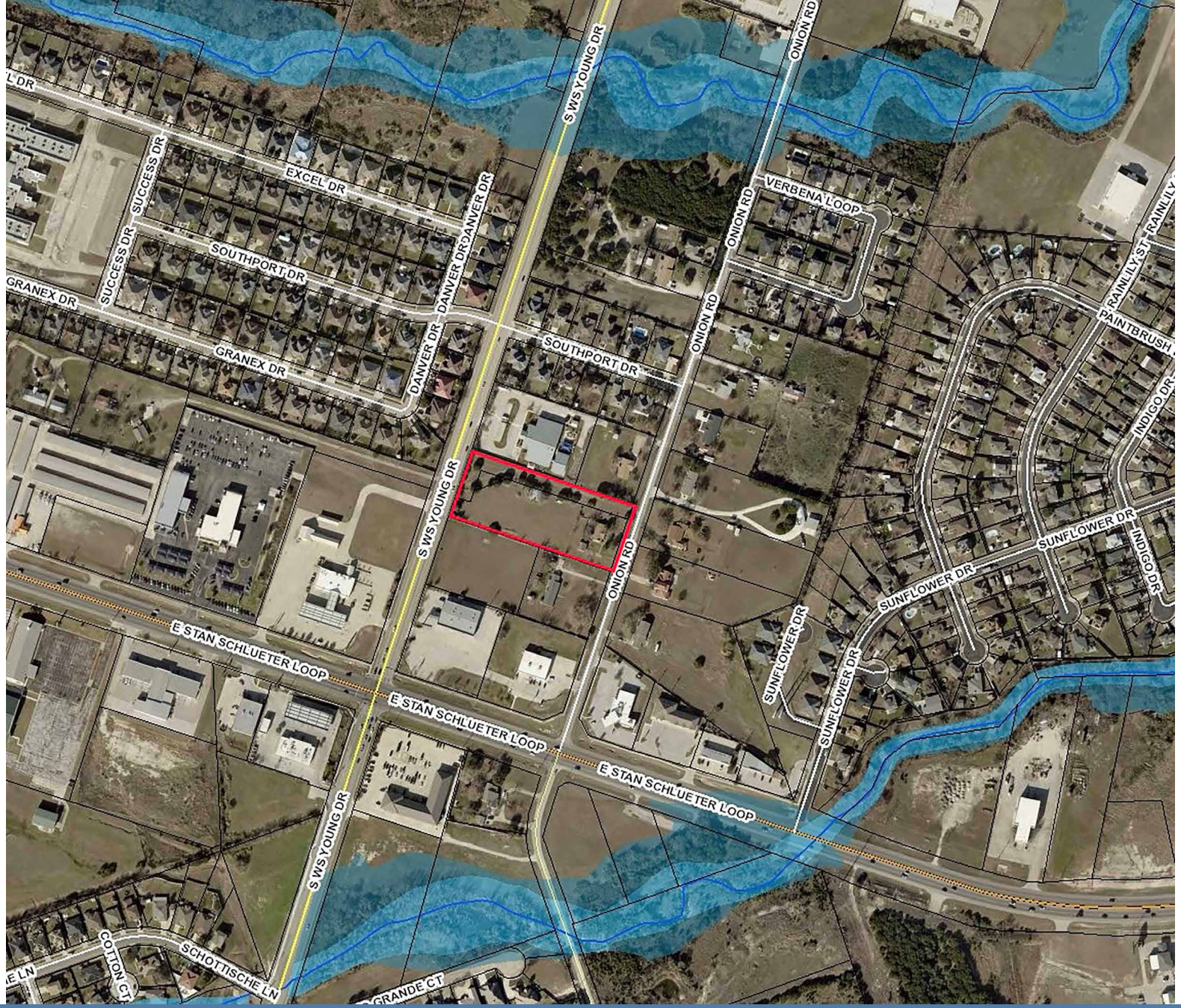
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COMMERCIAL OPPORTUNITY | CITY ZONING MAP

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COMMERCIAL OPPORTUNITY | FLOOD MAP

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COMMERCIAL OPPORTUNITY | SITE AERIAL

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COMMERCIAL OPPORTUNITY | MARKET AERIAL

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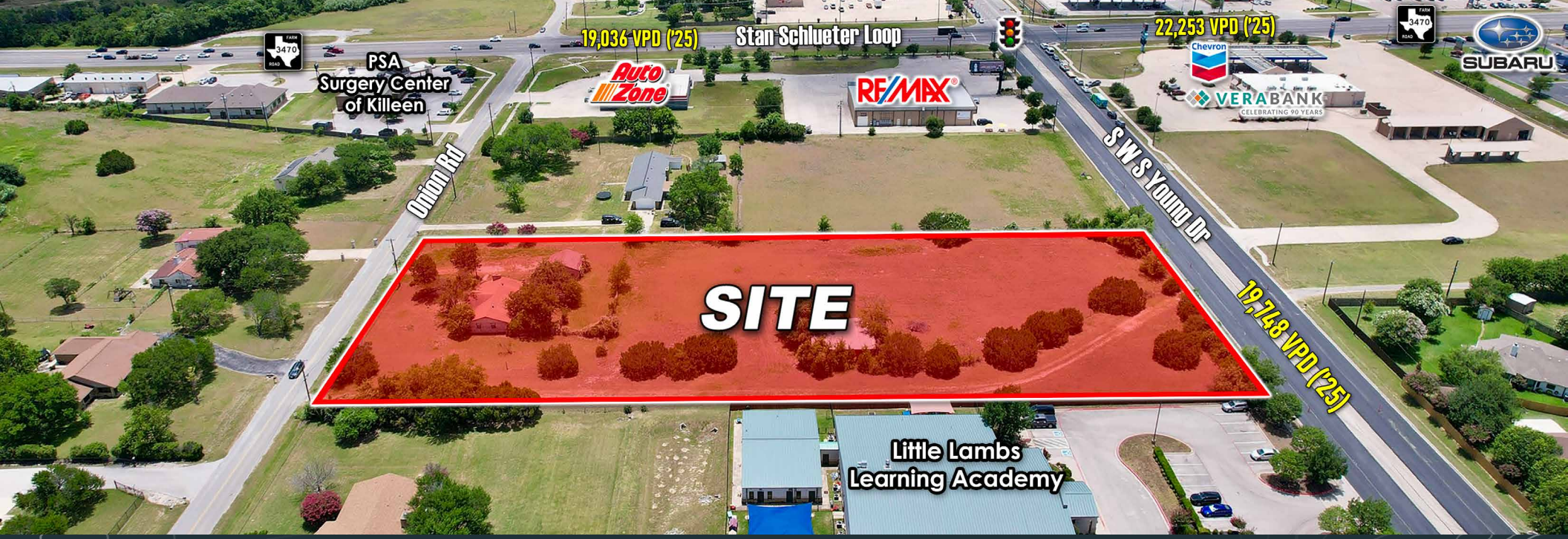






COMMERCIAL OPPORTUNITY | PROPERTY PHOTOS

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