

For Lease



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hproperties.com

Calvary Plaza

4300 Clear Creek Rd
Killeen, TX 76549

For Lease



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2,252 SF
AVAILABLE



4,280 SF
AVAILABLE

CALVARY PLAZA

4300 Clear Creek Rd., Killeen, TX, 76549

Property Information

Space For Lease	1,200 SF - 4,280 SF
Rental Rate	\$32.00 PSF
NNN	\$12.38
Lot Size	2.59 AC

Property Highlights

- High profile hard corner location with combined traffic counts of approximately 66,000 vehicles per day, offering excellent visibility and access.
- Positioned at the entrance to a densely populated master planned community and in close proximity to Iduma Elementary School, capturing strong neighborhood and school related traffic.
- New construction with national co tenants including Firehouse Subs, Papa John's Pizza, Tune Up Salon, and Jeremiah's, making the site ideal for medical, service, or neighborhood retail users.
- Just south of Interstate 14 (approx. 83,000 VPD) and minutes from a Walmart Supercenter, Killeen Regional Airport, and Robert Gray AFB, with ample parking and strong regional draw.
- Brand new retail center ready for interior construction and tenant customization. Landlord prepared to offer a generous tenant improvement allowance and extended buildout period for financially credible tenants.

Demographics

Population (2026)	1 mi - 11,675
	3 mi - 62,292
	5 mi - 117,055
Average Household Income	1 mi - \$106,653
	3 mi - \$85,622
	5 mi - \$82,931

Traffic Count Clear Creek Rd - 26,072 vpd

Contact Information

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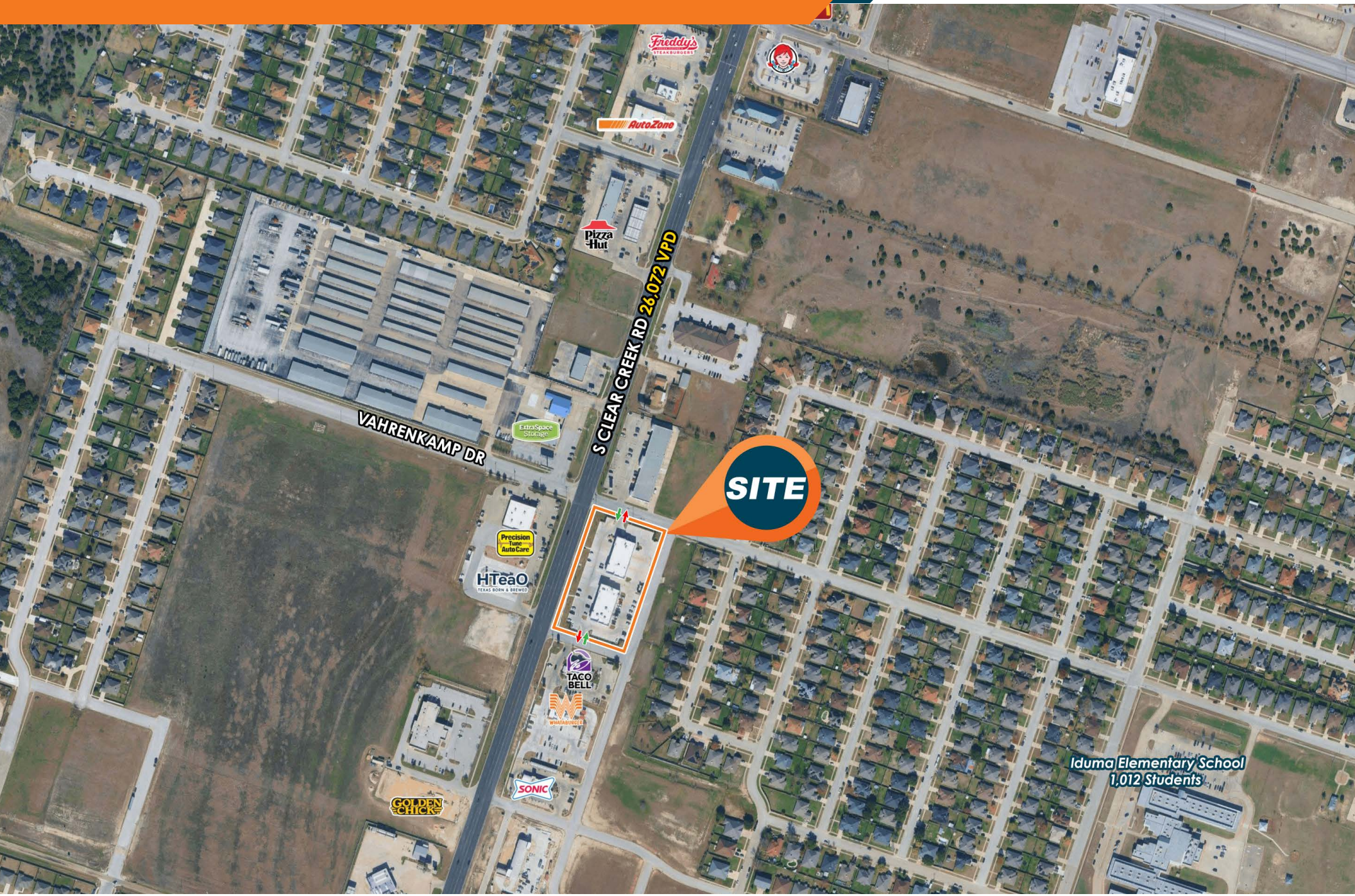


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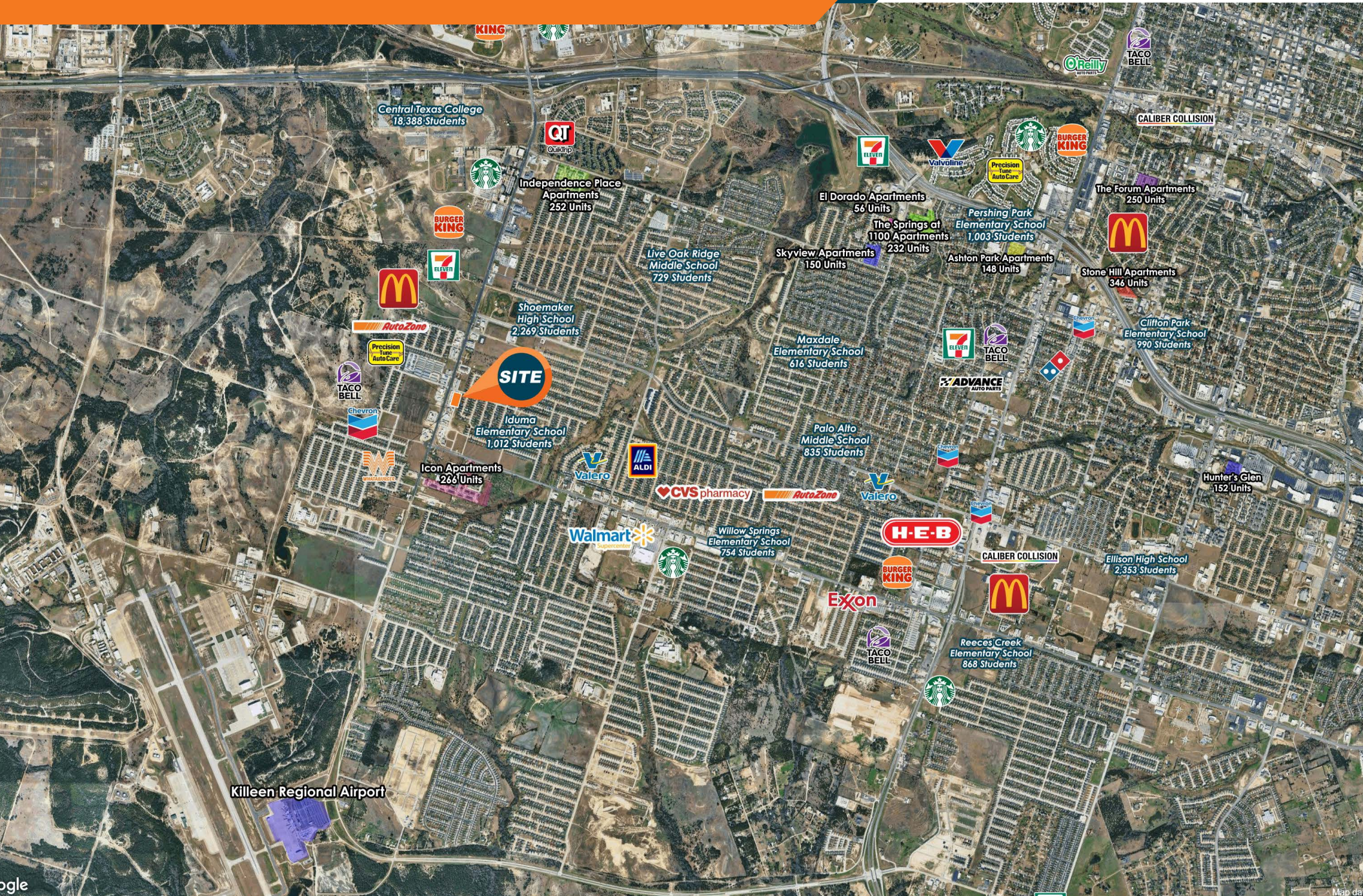


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LOCATION OVERVIEW



KILLEEN, TX

CENTRAL TEXAS GROWTH, STRATEGIC ACCESS, AND EXPANDING COMMERCIAL OPPORTUNITY.

Located in the heart of Central Texas, Killeen is a fast-growing regional hub known for its strong economy, strategic location, and proximity to Fort Cavazos, one of the largest military installations in the world. Positioned along the I-14 corridor and within easy reach of Austin and Waco, Killeen offers a diverse workforce, expanding residential growth, and a business-friendly environment that continues to attract retailers, service providers, and commercial investment throughout the region.

As the largest city in Bell County, Killeen serves as a key economic and commercial center for Central Texas. The area benefits from a steady population base supported by military personnel, civilian employees, healthcare professionals, and a growing number of young families relocating to the region. Continued infrastructure improvements and new residential development have contributed to increased demand for retail, office, medical, and hospitality space across the market.

Killeen's accessibility and connectivity further strengthen its position as a desirable location for businesses and investors. The city is served by major transportation corridors including Interstate 14/U.S. Highway 190, providing efficient access throughout Central Texas and beyond. Nearby Killeen-Fort Hood Regional Airport offers convenient regional air service, while the broader metro's central location allows businesses to efficiently reach major Texas markets.

In addition to its economic strengths, Killeen offers an affordable cost of living, a strong sense of community, and access to outdoor recreation, education, and healthcare amenities. With ongoing public and private investment, the city continues to experience sustained growth and presents long-term opportunities for commercial development and business expansion.

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.

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.

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 or subagent by the buyer or buyer’s agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date