



ONE KILLEEN CENTER

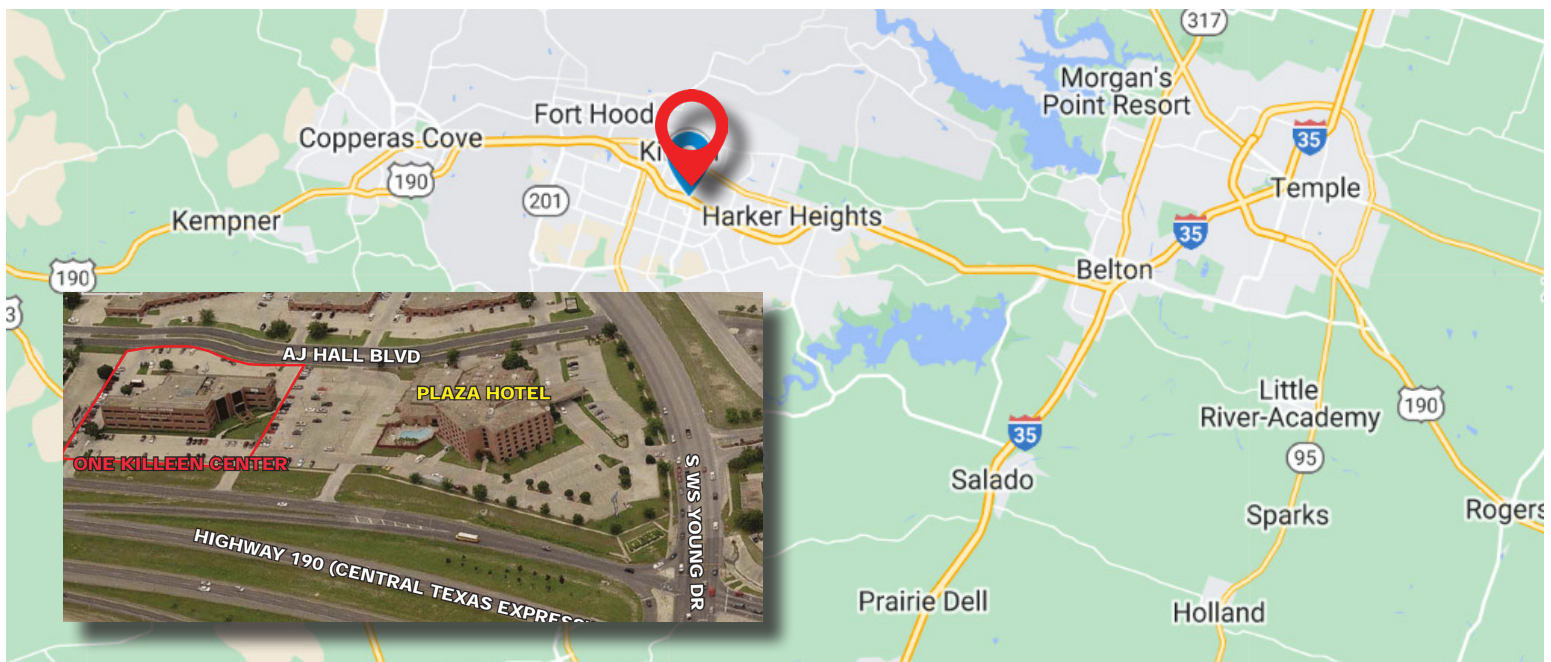
1711 E. Central Expressway, Killeen, TX 76541



Property Description

Gold Eagle Investments is pleased to offer the opportunity to purchase a Class A building in Killeen, Texas with 82.24% occupancy. The amazing location near the heartbeat of the United States Army provides One Killeen Center with a stable tenant base of local professional tenants. It's located in a prime position on Killeen's major commercial thoroughfare, East Central Texas Expressway (also known as Highway 190). It has tremendous visibility via its 264 feet of frontage on the highway and is located across the street from highly-trafficked Killeen Mall.

- Parking 1:360 or 2.78/1,000 - 140 parking spaces
- Frontage of 264' on East Central Texas Expwy
- Current Tenants KWTX 10 - TV & TEX Med Home Health
- Appraised Value: \$5,900,000



HELEN JOBES
512-422-9214
hjoces@goldeagleinvestments.com

KAT SPARKS
570-801-2600
ksparks@byramproperties.com



GOLD EAGLE INVESTMENTS
COMMERCIAL REAL ESTATE SPECIALISTS