

Killeen RETAIL

SEQ Watercrest and Clear Creek (2022 Folly Drive)



STRATA
COMMERCIAL

Tesina Painter
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(817) 204-8142



Property Information

LOCATION:

SEQ of Watercrest & Clear Creek
Killeen, Texas 76549

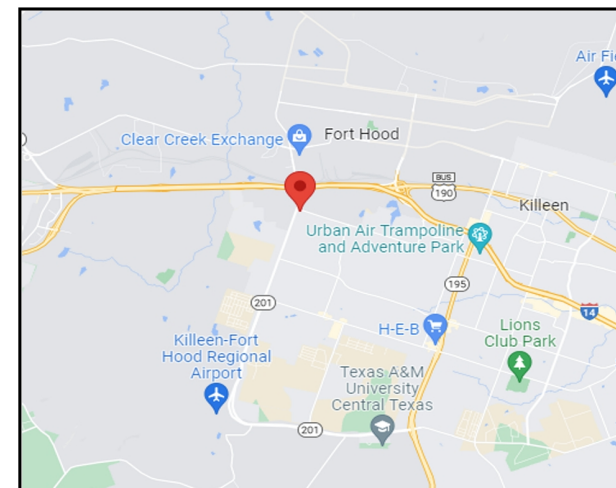
HIGHLIGHTS:

- 1715 SF building available
- Killeen, located in Bell County, has seen tremendous population growth of 78% from 2000 to 2018
- Fort Hood is located across the street from the site and is a Military Base (40,000 Troops, currently)
- Adventist Health Central Texas is 1 block away.

Traffic Counts

Watercrest: 19,232 VPD

Clear Creek: 30,050 VPD



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property location

Fort Hood Universal Services

AdventHealth
Central Texas

CTC
CONTINUING
EDUCATION



Womens Health
Center



- Zaxby's Chicken Fingers & Buffalo Wings
- Dunkin'
- Quest Diagnostics
- Kogibowl Sushi Bar
- Dutch Bros Coffee
- Walmart Neighborhood Market
- Burger King
- Black Rifle Coffee Company
- Starbucks
- Creative Child Learning Academy
- Little Caesars Pizza
- Creative Child Learning Academy
- Bite the Bagel Deli Cafe
- Hemingway Medical Building
- AdventHealth Central Texas Outpatient Pharmacy
- Women's Health Center
- The Law Offices of Gregory K. Simmons, P.C.
- Central Texas College Child Development Center
- Central Texas College Continuing Education