

WENDLAND plaza

KILLEEN, TX



INVESTMENT SUMMARY



WENDLAND 2 PLAZA

PROPERTY DASHBOARD

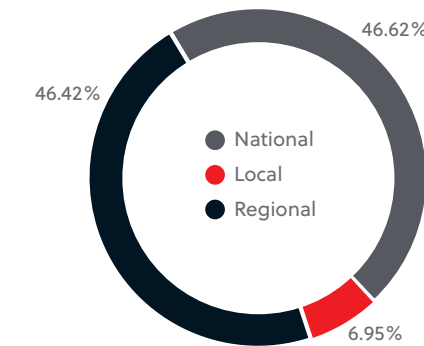
PROPERTY SUMMARY

ADDRESS:	901-1101 S. Fort Hood St.
YEAR BUILT:	1979 & 2008
LOCATION:	Killeen, TX
NRA	205,224 SF
LAND AREA:	17.15 Acres
OCCUPANCY:	96.30%
PARKING SPACES:	1,014 (4.94 spaces/1,000 SF)
TRAFFIC COUNTS:	S Fort Hood St: 27,057 VPD W US Hwy 190: 99,991 VPD

FINANCIAL SUMMARY

IN-PLACE NOI	\$2,098,983
YEAR 1 NOI	\$2,107,819
WTD. AVERAGE REMAINING LEASE TERM	5.2 Years

TENANT MIX



TENANT SUMMARY

TENANT	SUITE	NRA	% OF PROPERTY
Crunch Fitness	100	27,587	13.4%
Conn's	101-A	45,000	21.9%
Beauty Land Beauty Supply	102-103	6,350	3.1%
Modern Nails	104	1,600	0.8%
Creative Touch	105	1,200	0.6%
Vista College	106	45,894	22.4%
Hunan Restaurant	107	3,284	1.6%
Altitude Trampoline Park*	109	44,580	21.7%
Dollar Tree	200	10,500	5.1%
Lumber Liquidators	300	5,884	2.9%
Starbucks	PAD-110	1,750	0.9%
The UPS Store	PAD-111	1,400	0.7%
Total Nutrition Killeen	PAD-112	1,300	0.6%
Create-A-Cig	PAD-113	1,250	0.6%
TOTAL OCCUPIED GLA		197,579	96.3%
TOTAL VACANT GLA		7,645	3.7%
TOTAL GLA		205,224	100.0%

WENDLAND 3 PLAZA

CONTACTS

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MAIN AND MAIN LOCATION IN KILLEEN AT THE INTERSECTION OF I-14 AND S FORTH HOOD ST WITH A COMBINED TRAFFIC COUNT OF OVER 120,000 VEHICLES PER DAY



POSITIONED AT THE CENTER OF KILLEEN, THE PROPERTY HAS PROXIMITY TO 170,357 RESIDENTS WITHIN A 5-MILE RADIUS, UP 42% SINCE 2000



FULLY STABILIZED AT 96.3% LEASED WITH 5.2 YEARS OF WALT



DIVERSE RENT ROLL OF NATIONAL & LOCAL RETAILERS WITH 100% TENANT RETENTION THROUGH 2020



CRUNCH FITNESS IS THE #2 FITNESS CENTER IN A 50 MILE RADIUS ACROSS ALL BRANDS OUT OF 79 GYMS



HIGHLY DEDICATED TENANT BASE WITH OVER HALF THE RENT ROLL IN PLACE FOR 9 YEARS OR GREATER AND AN OVERALL WEIGHTED AVERAGE TENURE OF 5.3 YEARS



LOCATED 1.5 MILES FROM THE NEAREST ENTRANCE TO FORT HOOD; HOME BASE FOR TWO FIGHTING DIVISIONS AND 40,000 SOLDIERS

KILLEEN LOCATION HIGHLIGHTS

Killeen has a population of 151,000, making it the 20th most populous city in Texas. Killeen is the principal city on the Killeen-Temple-Fort Hood Metropolitan Statistical Area (450,051 population)



AN ECONOMY DRIVEN BY FORT HOOD, DEFENSE CONTRACTORS, AND MILITARY PERSONNEL

- Fort Hood employs 40,000+ individuals
- Fort Hood accounts for the young population in the area (31 average age in a 5-mile radius)



HEALTHY EMPLOYMENT GROWTH IN THE KILLEEN-TEMPLE-FORT HOOD MSA

- 3% year-over-year growth



LOCATED ON INTERSTATE 14 / U.S. HIGHWAY 190

- Located in a transportation hub for travellers in central Texas



THE LARGEST SCHOOL DISTRICT BETWEEN ROUND ROCK AND DALLAS-KILLEEN INDEPENDENT SCHOOL DISTRICT (KISD)

- 23 elementary schools
- 11 middle schools
- 4 high schools
- 5 specialized campuses



KILLEEN-FORT HOOD REGIONAL AIRPORT (5.3 MILES FROM THE PROPERTY)

- Joint military & commercial use airport
- Flies commercially to Dallas as well as Houston

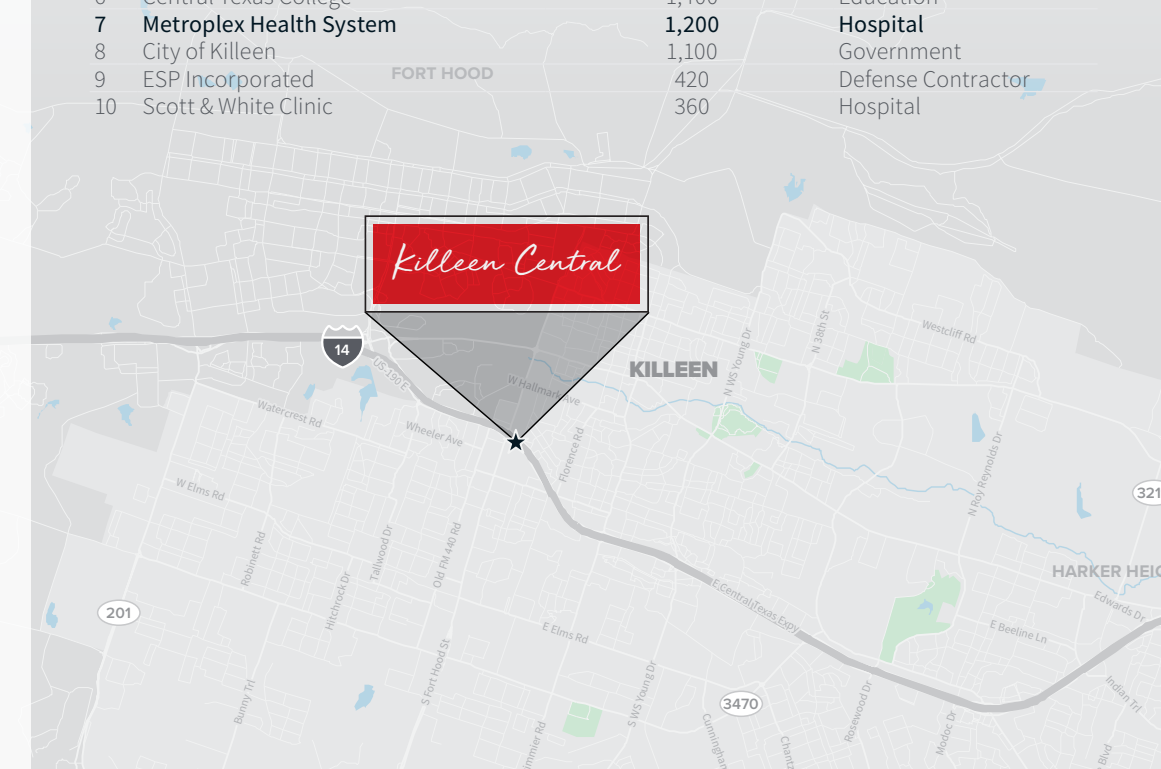


SKYLARK FIELD AIRPORT (3.9 MILES FROM THE PROPERTY)

- City-owned, public-use airport

GREATER KILLEEN'S TOP EMPLOYERS

COMPANY NAME	APPROX # OF EMPLOYEES	BUSINESS CATEGORY
1 Fort Hood	40,000	Government
2 Military Defense Contractors & Others*	12,000	Defense Contractor
3 Civilian Personnel Office	5,000	Government
4 KISD	6,000	School
5 Teleperformance	1,700	Call Center
6 Central Texas College	1,400	Education
7 Metroplex Health System	1,200	Hospital
8 City of Killeen	1,100	Government
9 ESP Incorporated	420	Defense Contractor
10 Scott & White Clinic	360	Hospital



POPULATION

	1-MILE	3-MILE	5-MILE
2000 Census	12,733	60,563	96,242
2010 Census	13,908	90,444	152,182
2020 Estimate	14,112	102,632	177,380
2025 Projection	14,631	109,012	189,055
Percent Change: 2000 to 2010	9.23	49.34	58.12
Percent Change: 2010 to 2020	1.47	13.48	16.56
Percent Change: 2020 to 2025	3.68	6.22	6.58
2020 Average Income	\$48,964	\$54,391	\$60,101
Average Age	32	30	31

SITE PLAN









WENDLAND 6 PLAZA



WENDLAND 7 PLAZA

PROPERTY DESCRIPTION



	Address	901-1101 S. Fort Hood St Killeen, TX 76541
	Year Built	1979 & 2008
	Parking	1,014 Total Spaces (4.94 spaces per 1,000 SF)
	Lighting	Upgraded to LED lighting in 2017
	Roof	Sections 3A, 4A and 5 totaling 60,213 SF, were all replaced in 2013 with a 20 year warranty
	Tax ID's	482979 (BellCAD) 59664



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