



 **Turnkey Office/Education Facility in Harker Heights**

Owner/User Building for Sale

909 Mountain Lion Cir. Harker Heights, TX 76548

Property Overview

Turnkey Education Facility



- Located in the heart of Harker Heights, the site sits within one mile of Market Heights Shopping Center, Seton Medical Hospital, Harker Heights High School, and Union Grove Middle School
- Fort Cavazos (formerly Fort Hood) largest active-duty base of the US Armed Forces: 43,199 active-duty military, 421,286 retirees’ survivors and family members, 7,477 civilian personnel
- Zoning:
 - 2.40 Ac - Local Business District (B-3)
 - 1.53 Ac - Single Family Residential District (R1)

[View Harker Heights Code of Ordinances](#)

Location	909 Mountain Lion Cir. Harker Heights, TX 76548
Land Size	3.93 Ac
Building Size	10,108 SF
Year Built	2009
Zoning	B-3 (Local Business District) R-1 (Single Family Residential District)
Parking Spaces	42 spaces

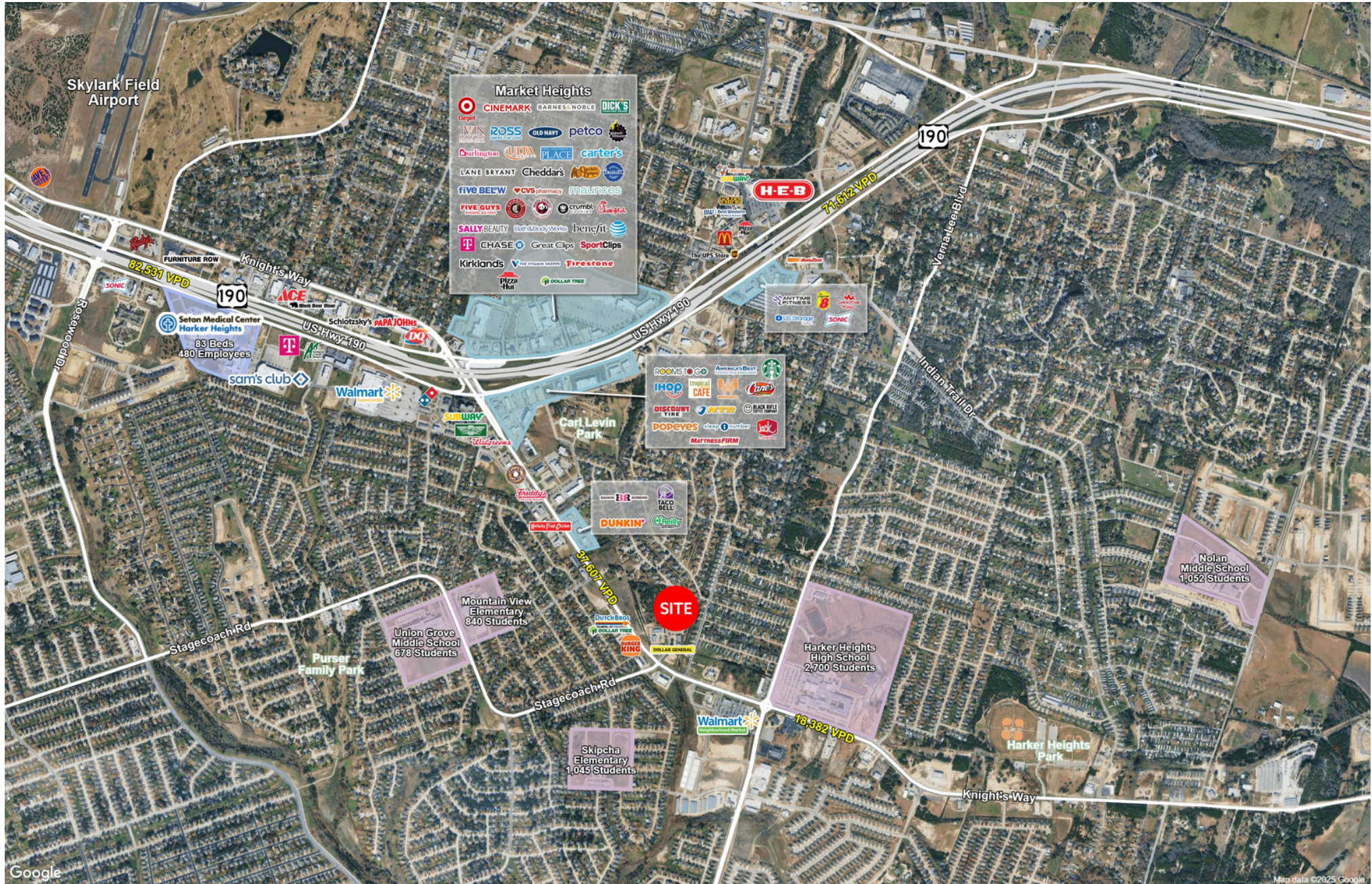


Demographics

	1 mile	3 miles	5 miles
2024 Estimated Population	9,771	59,006	109,403
2024 Estimated Households	3,269	20,381	40,428
2024 Average Household Income	\$117,126	\$108,490	\$90,708
2024 Daytime Population	8,867	47,958	94,717

Trade Area Aerial





Exterior Photos

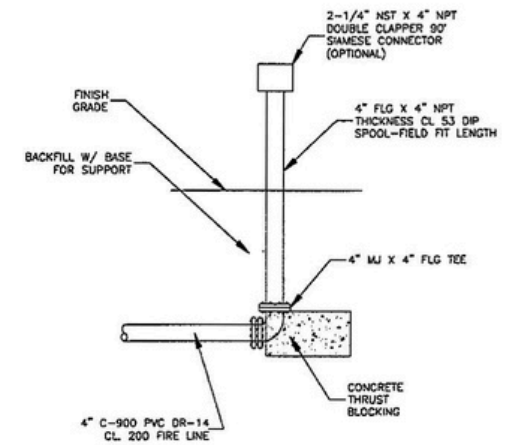


Interior Photos

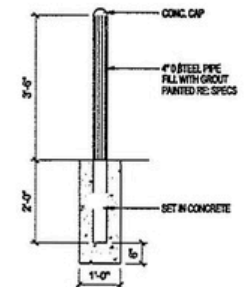


Interior Photos



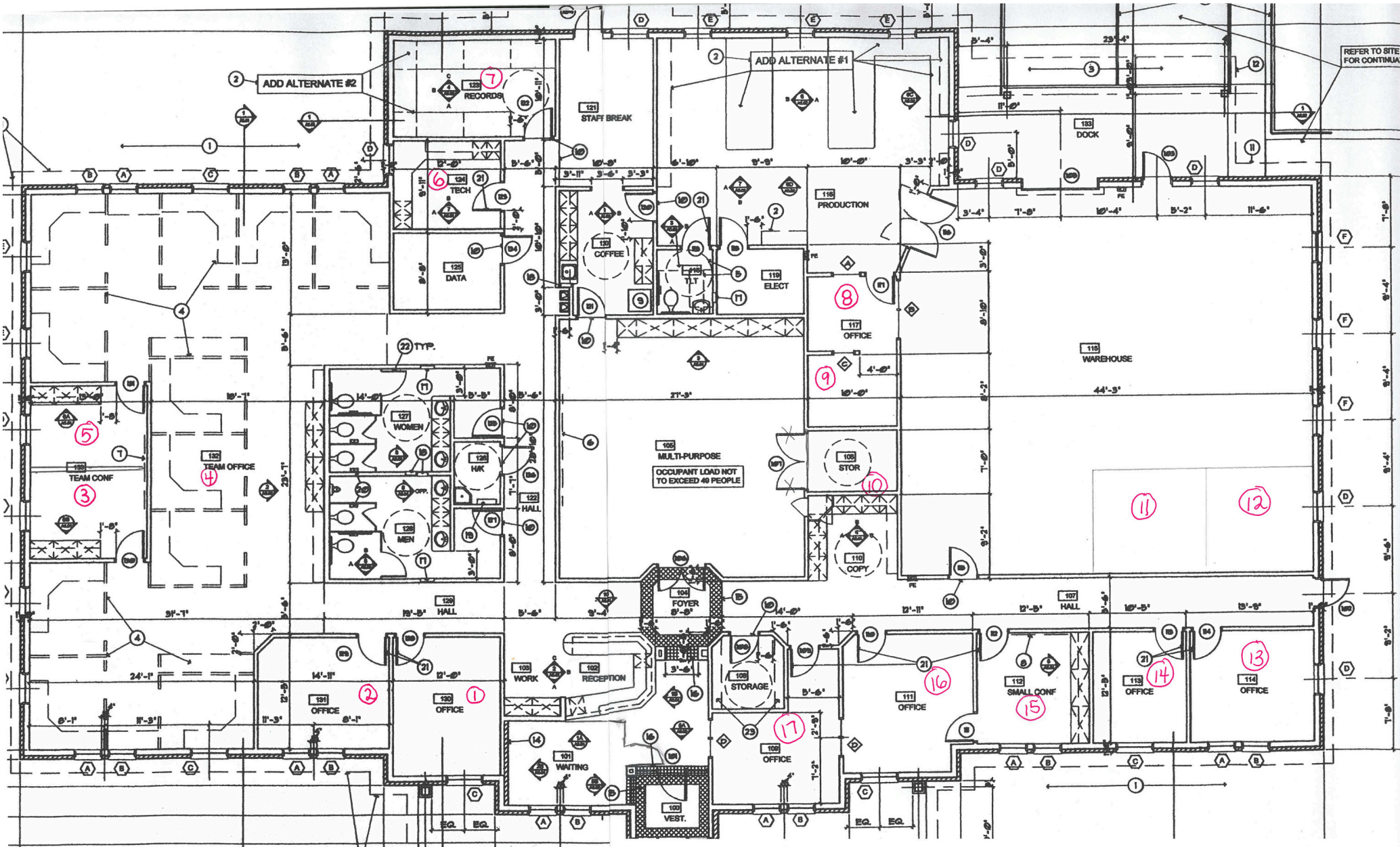


FIRE DEPT. CONNECTION DETAIL
N.T.S.



4" BOLLARD DETAIL
N.T.S.

Floorplan



Contacts



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