



INDEPENDENCE
COMMERCIAL REAL ESTATE

SUITES AVAILABLE

HALLMARK PLAZA

4400 E. STAN SCHLUETER LOOP & 4304 E. CENTRAL TEXAS EXPY | KILLEEN, TEXAS



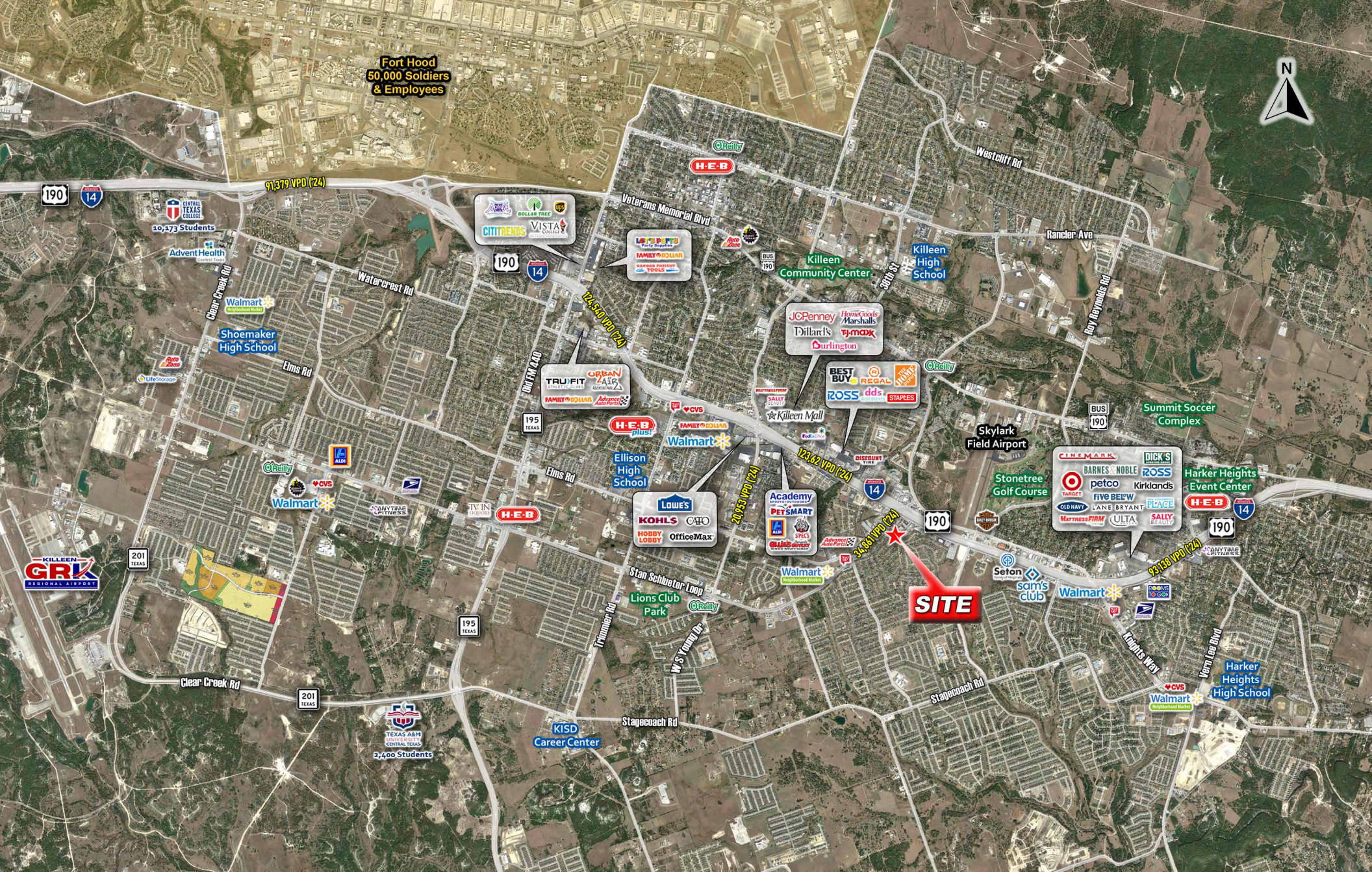
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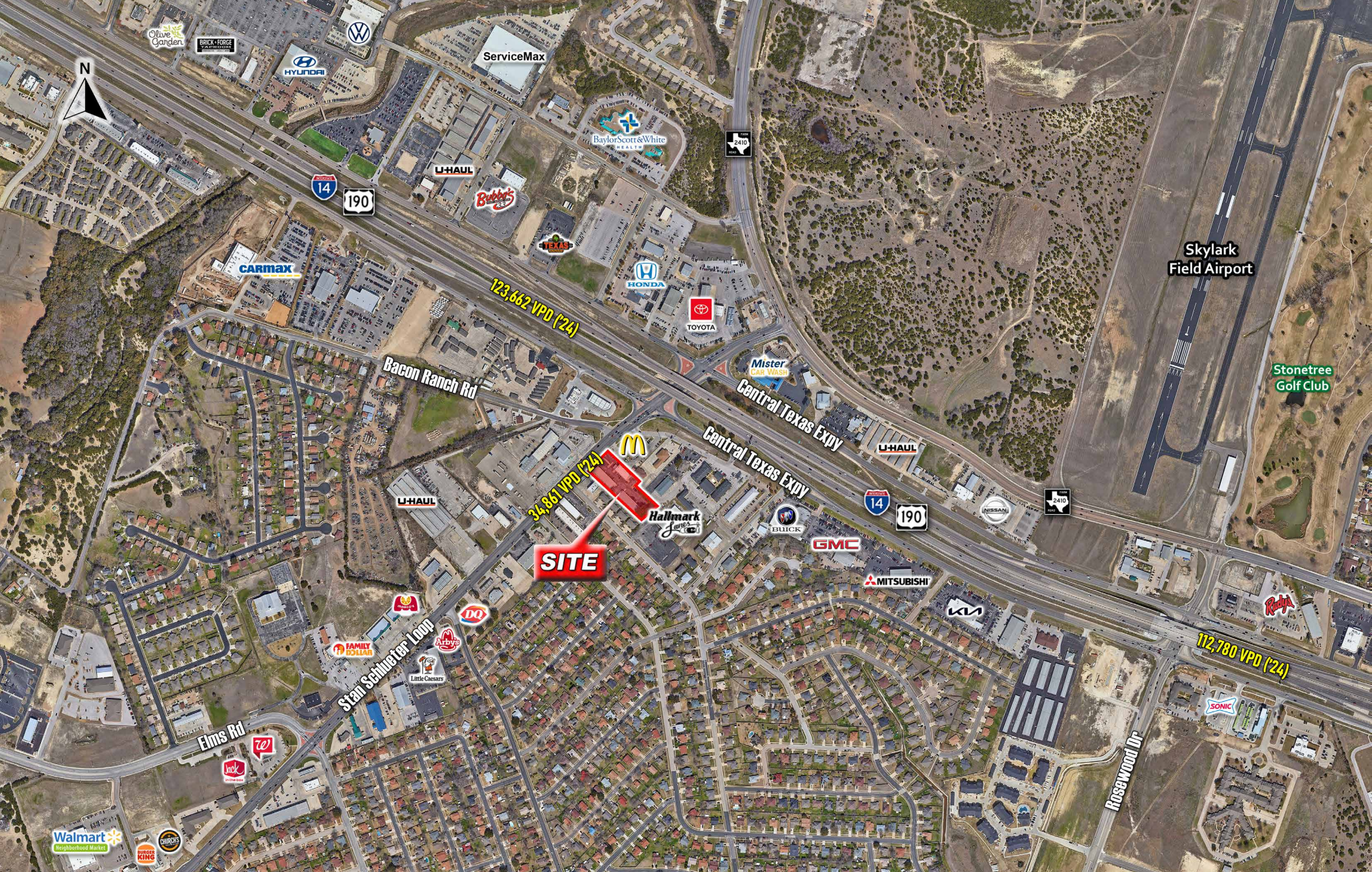




HALLMARK PLAZA | MARKET AERIAL



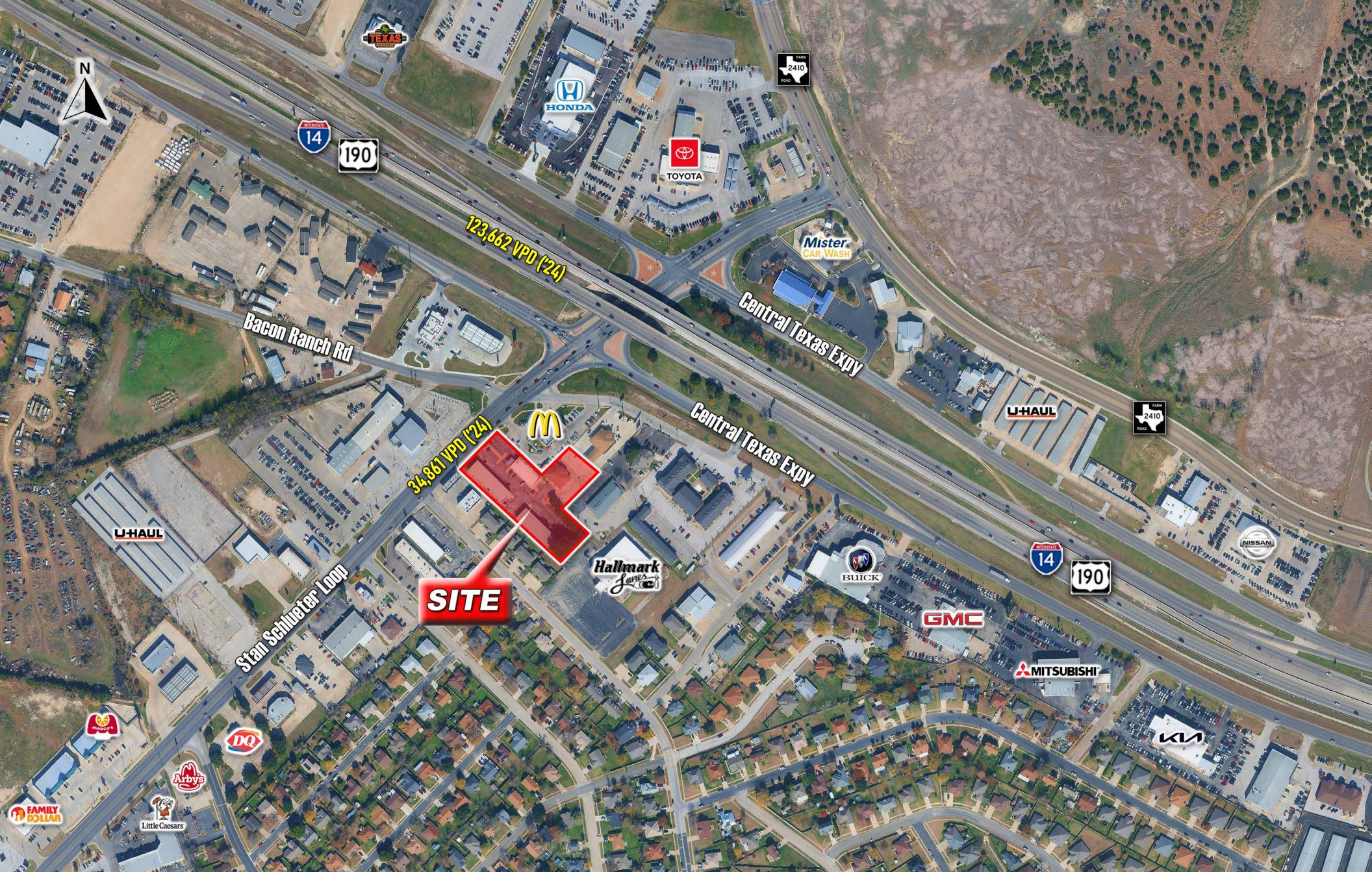
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HALLMARK PLAZA | CLOSE AERIAL



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HALLMARK PLAZA | SITE AERIAL



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AVAILABLE

Suite 4304-B: 1,200 SF

» \$12 PSF + \$5.58 NNN

Suite 4400-1B: 2,200 SF

» Former Dental Office

» \$18 PSF + \$5.58 NNN

Suite 4400-2A: 1,500 SF

» Restaurant w/ Drive Thru

» \$28 PSF + \$5.58 NNN

Suite 4400-3D: 2,080 SF

» Former Medical office

» \$14 PSF + \$5.58 NNN

HIGHLIGHTS

- » Surrounded by national retailers
- » Pylon signage available

AREA RETAILERS



TOTAL POPULATION

1 MILE	9,084
3 MILE	80,541
5 MILE	174,477



DAYTIME POPULATION

1 MILE	10,582
3 MILE	81,734
5 MILE	154,182



TOTAL HOUSEHOLDS

1 MILE	3,515
3 MILE	31,071
5 MILE	66,255



AVERAGE HH INCOME

1 MILE	\$88,253
3 MILE	\$86,978
5 MILE	\$82,913

HALLMARK PLAZA | PROPERTY OVERVIEW



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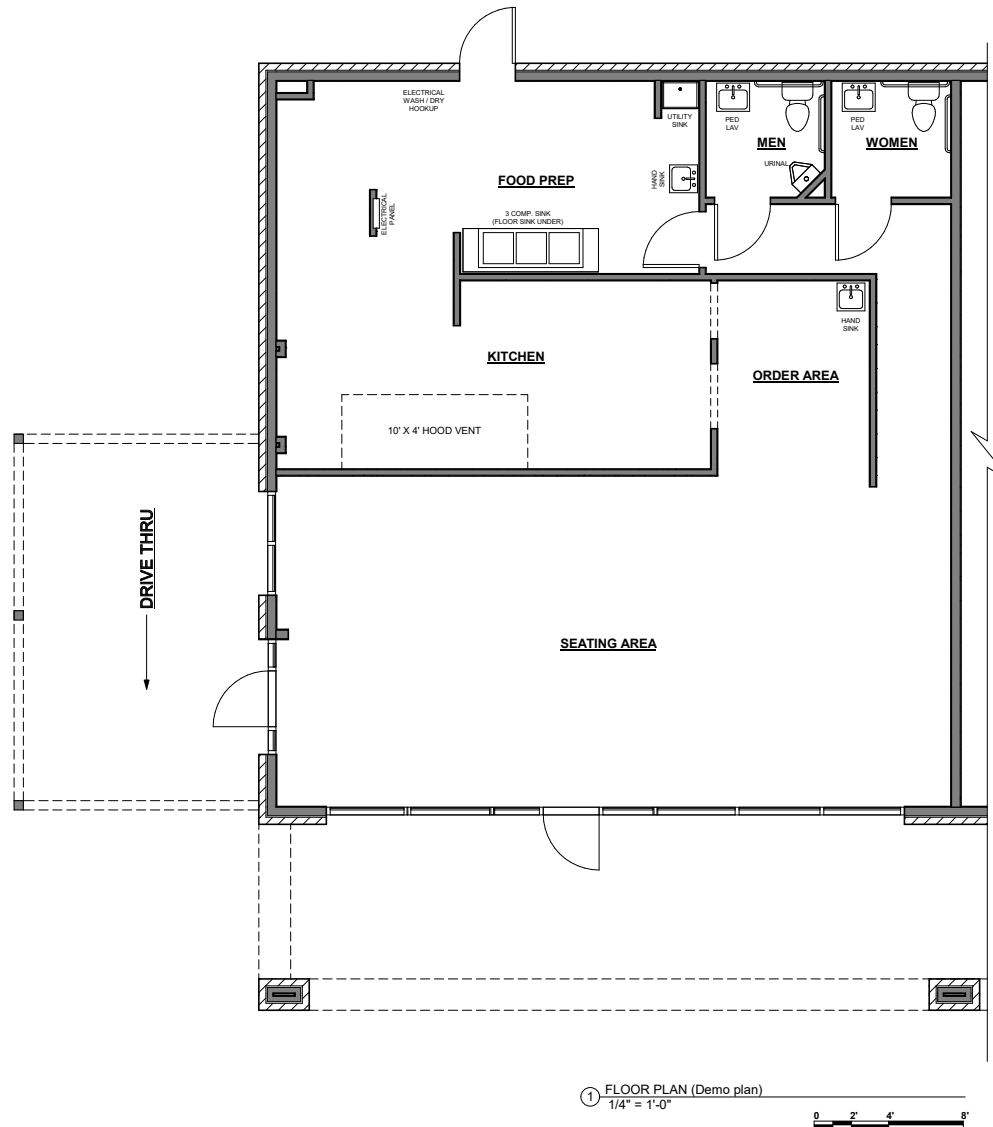


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SUITE 4400-2A: PHOTOS



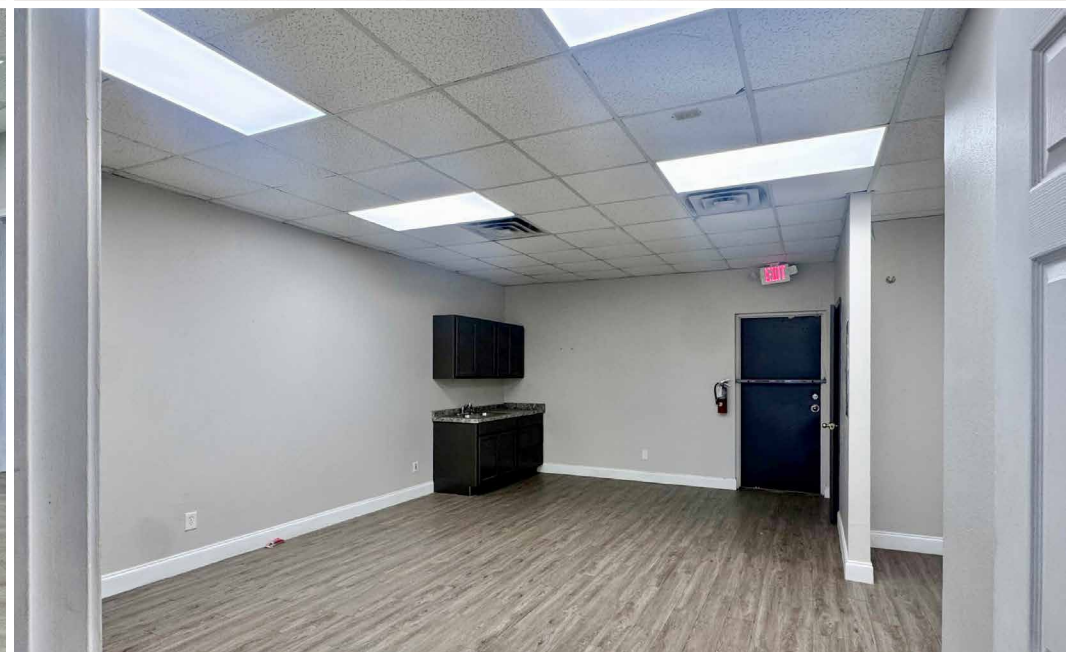
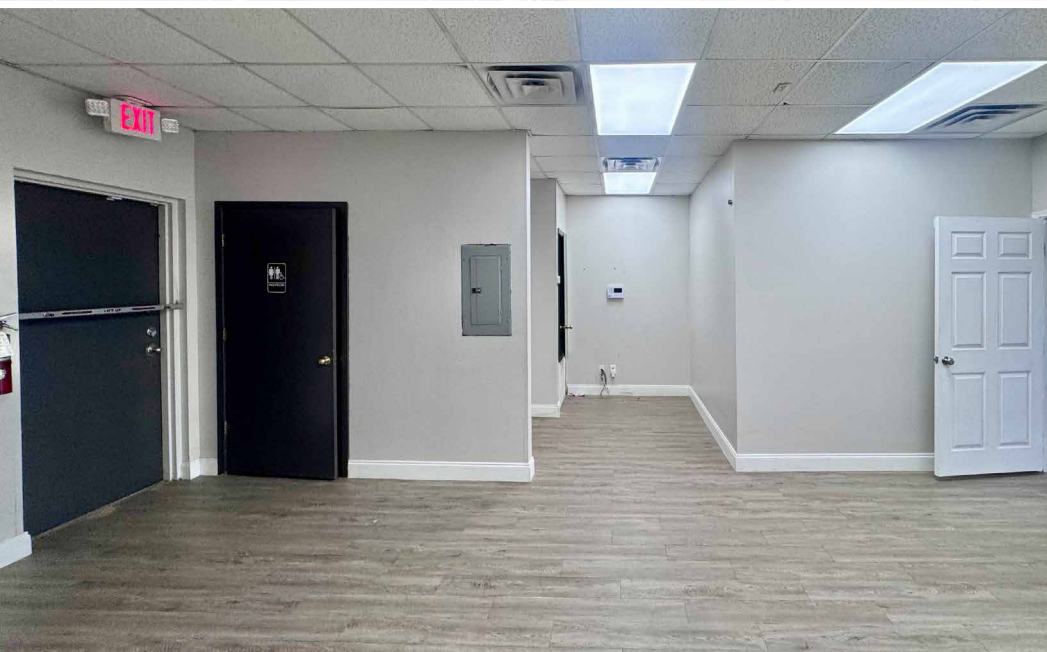
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HALLMARK PLAZA | SUITE 4400-2A: FLOOR PLAN



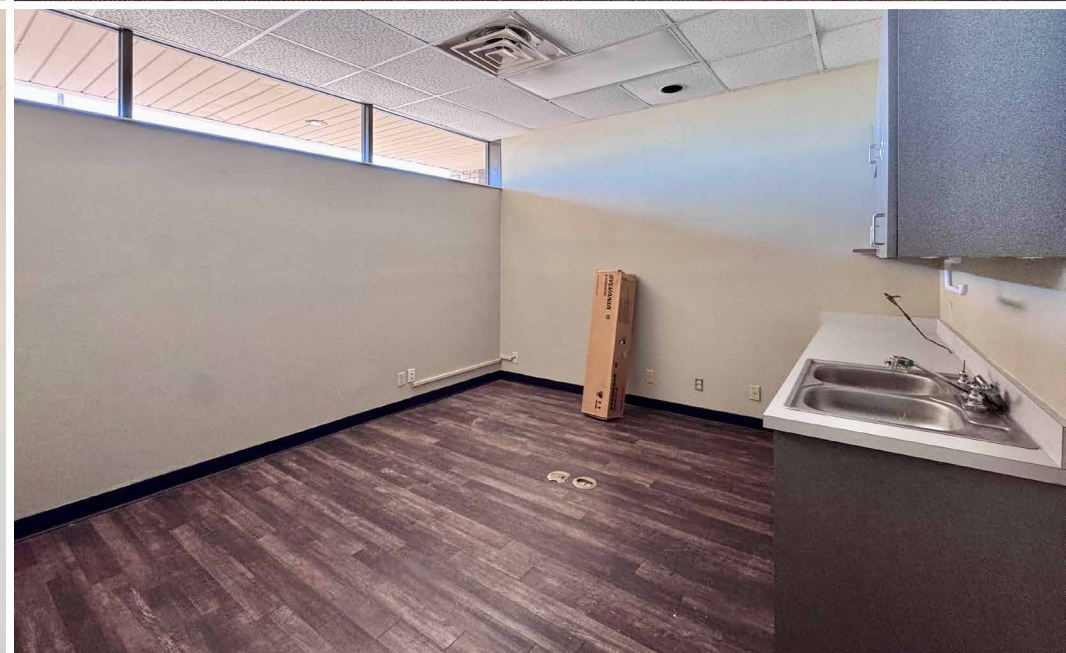
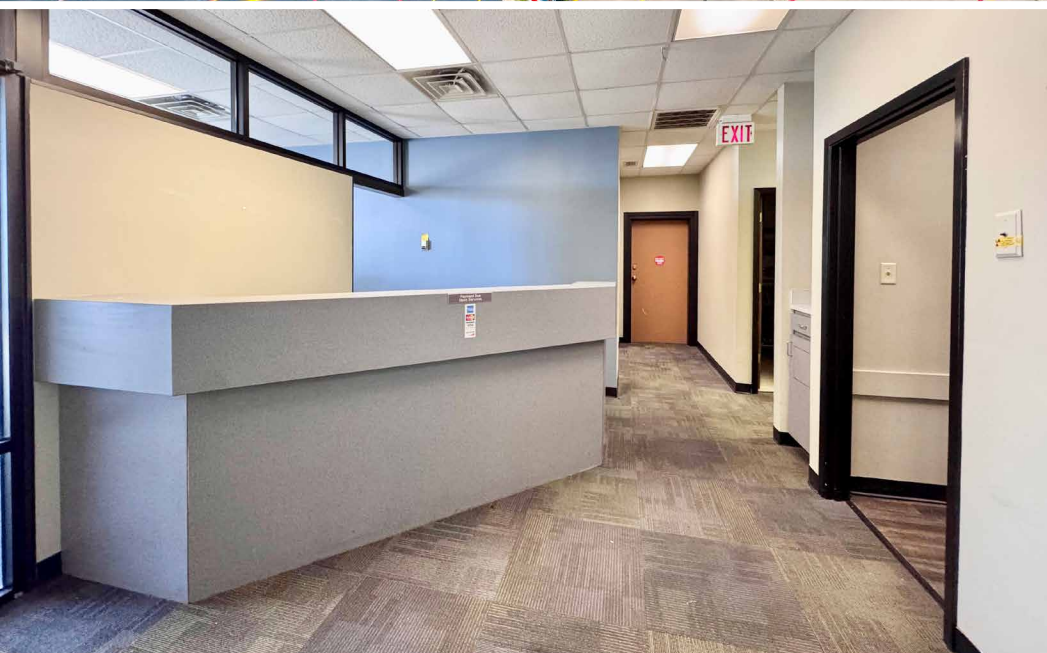
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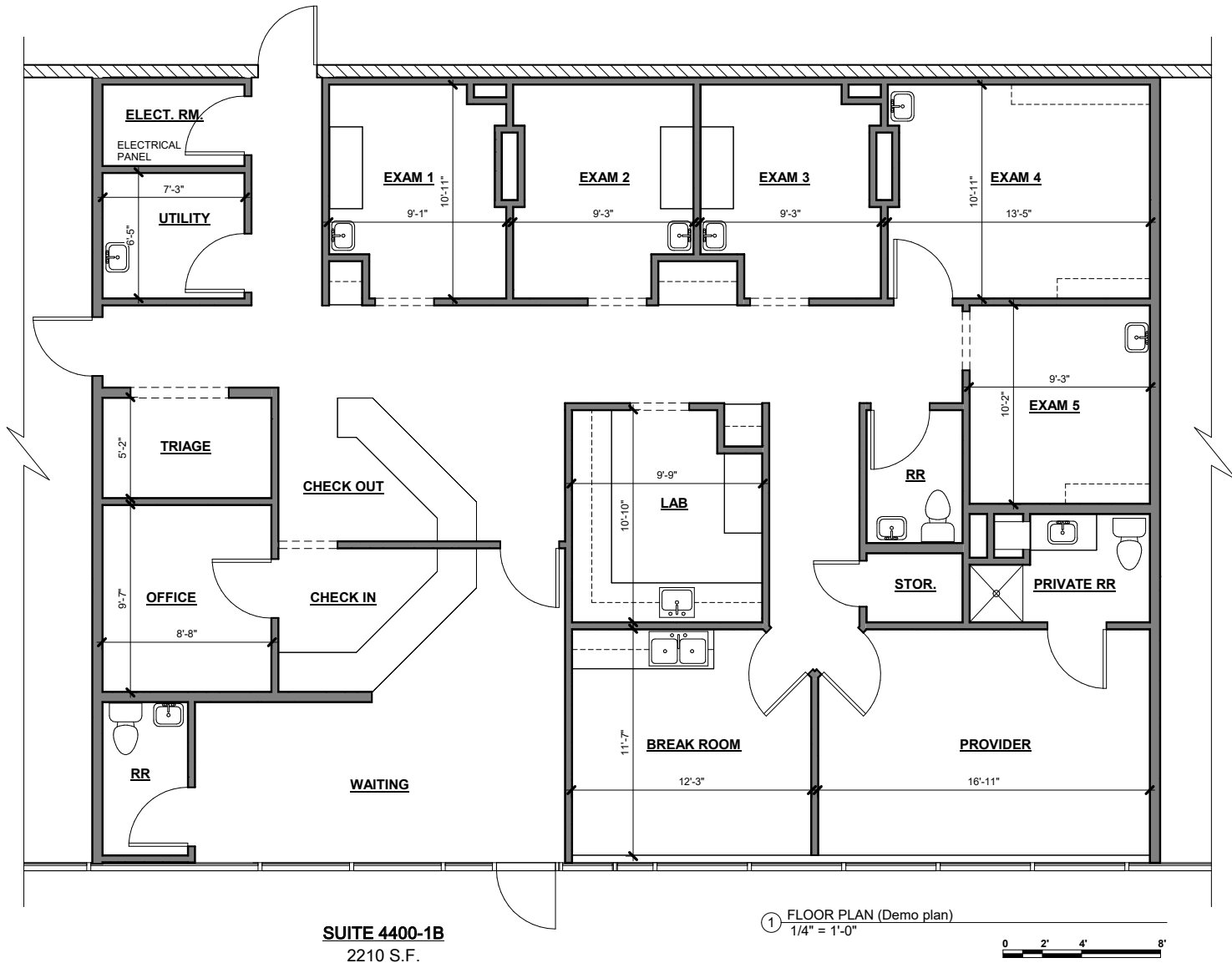
HALLMARK PLAZA | SUITE 4304-B: PHOTOS



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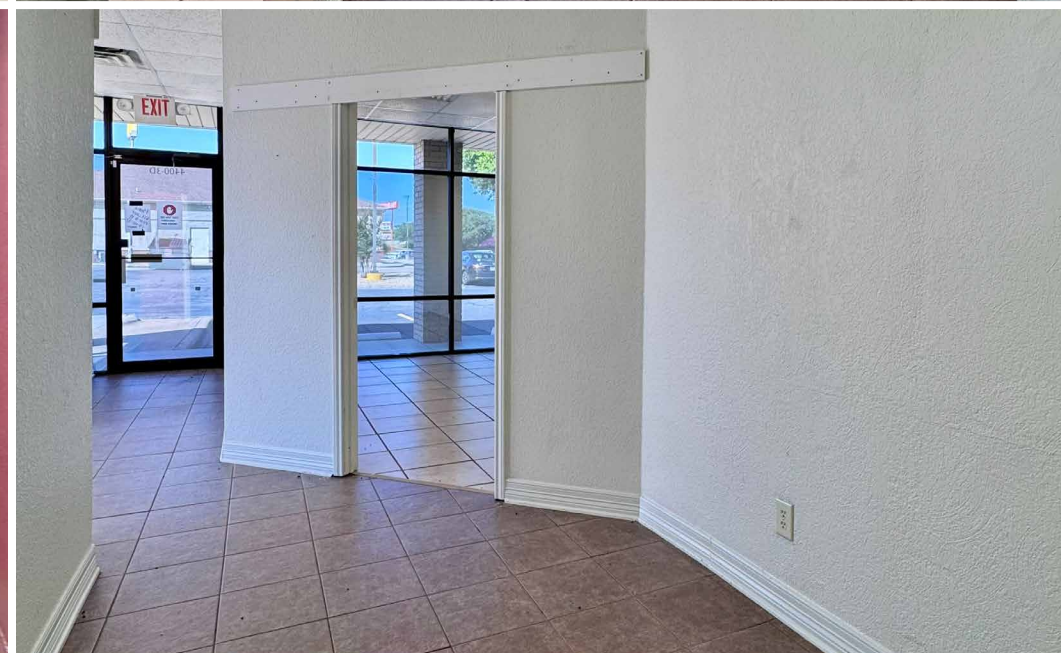
HALLMARK PLAZA | SUITE 4400-1B: PHOTOS



HALLMARK PLAZA | SUITE 4400-1B: FLOOR PLAN



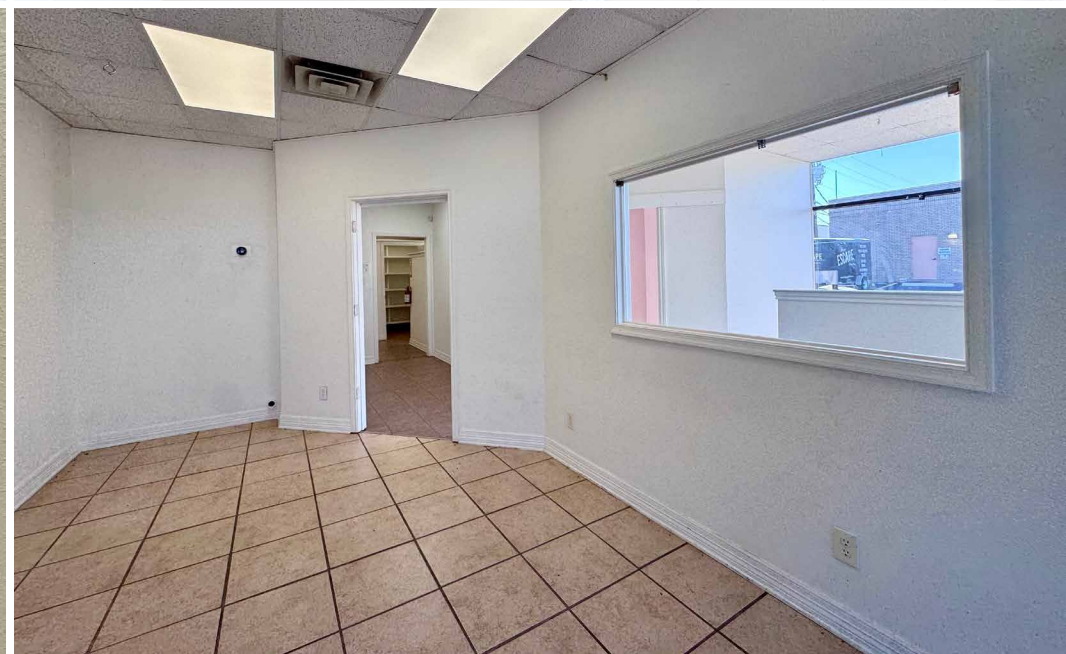
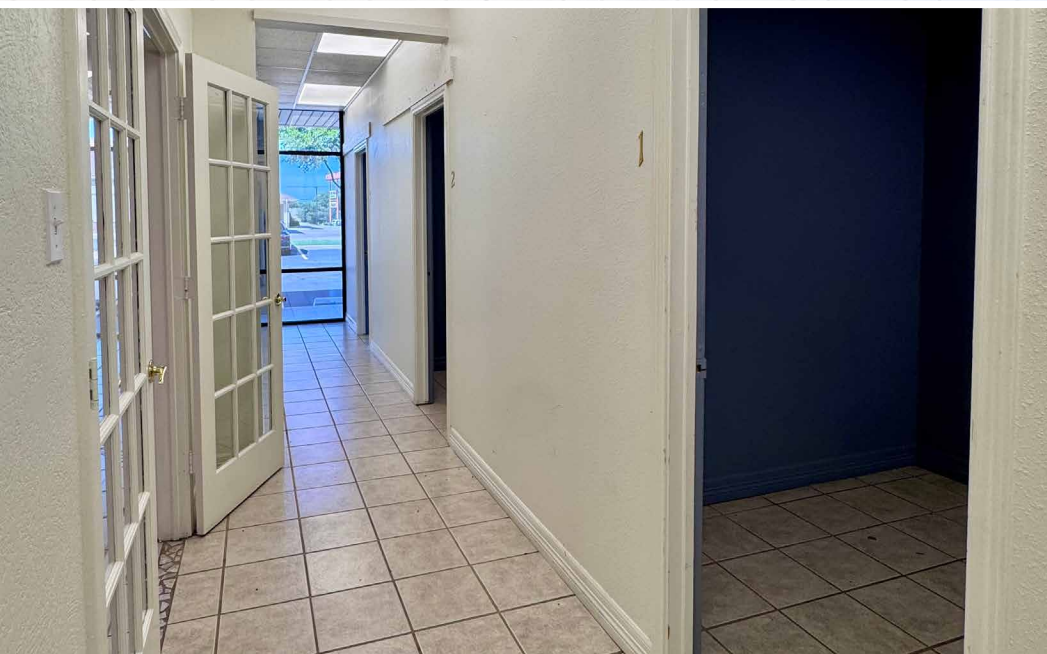
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HALLMARK PLAZA | SUITE 4400-3D: PHOTOS



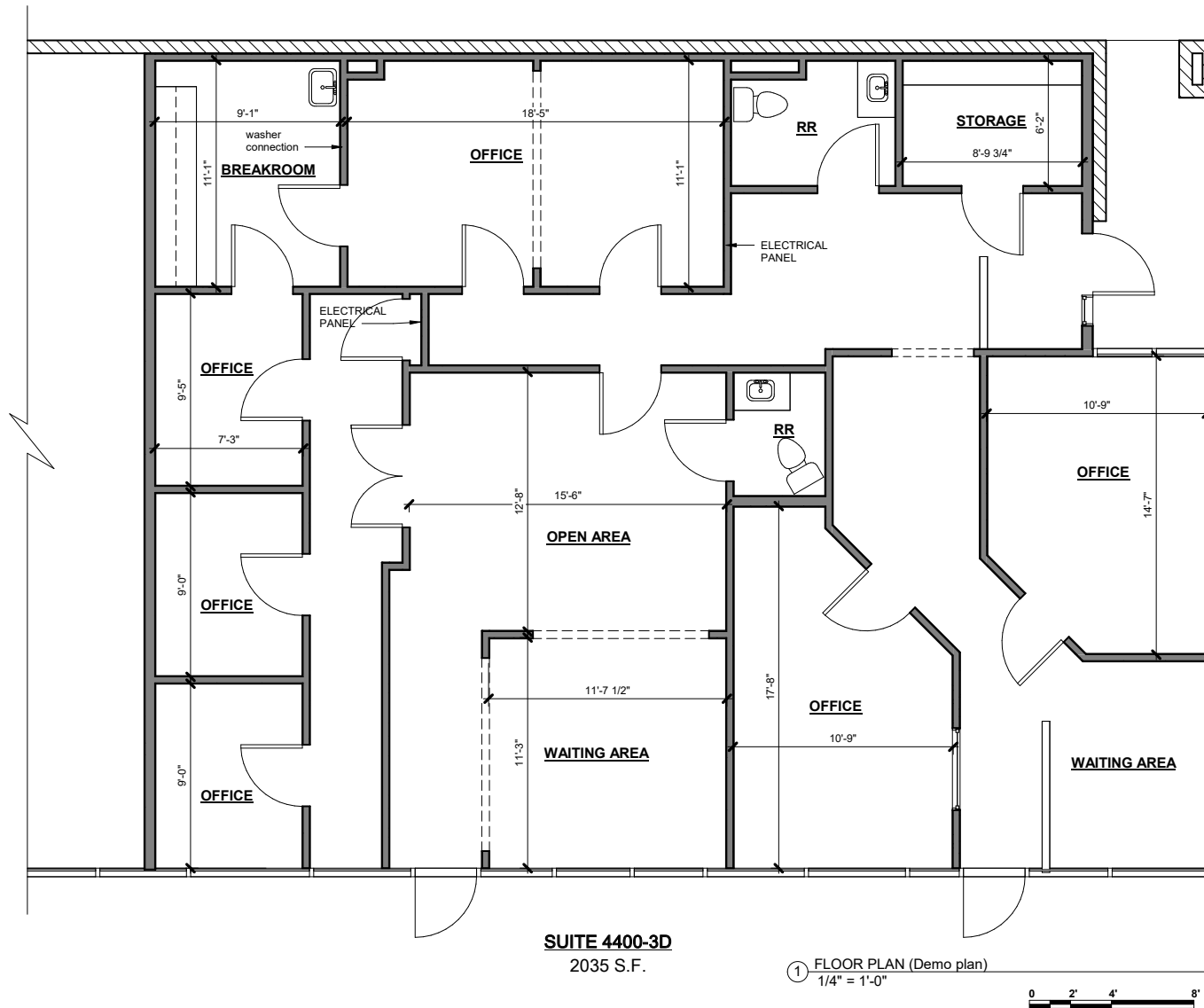
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HALLMARK PLAZA | SUITE 4400-3D: PHOTOS



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