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TRANSWESTERN

REAL ESTATE  
SERVICES

2301

PREMIER MEDICAL SPACE FOR LEASE

# METROPLEX MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

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**MetroPlex Medical Plaza** is a two-story building nestled near Highway 190, offering easy accessibility and convenience to major transportation routes. The building's proximity to surrounding hospitals makes it an ideal spot for medical practitioners and patients alike. There are numerous amenities within the building catering to a welcoming patient experience.

## Medical Office Availability:

- Suite 112 - 2,436 SF
- Suite 122 - 1,564 SF\*
- Suite 126 - 3,873 SF\*
- Suite 204 - 2,650 SF \*\*
- Suite 208 - 2,717 SF \*\*

\*Can be combined for a contiguous 5,437 SF

\*\*Can be combined for a contiguous 5,367 SF

## Building Information:

- Rental Rate: \$16.50 NNN
- OpEx: \$10.89 (2024 Est.)
- Parking: 5.68/1000 - Surface & Free

## Amenities:

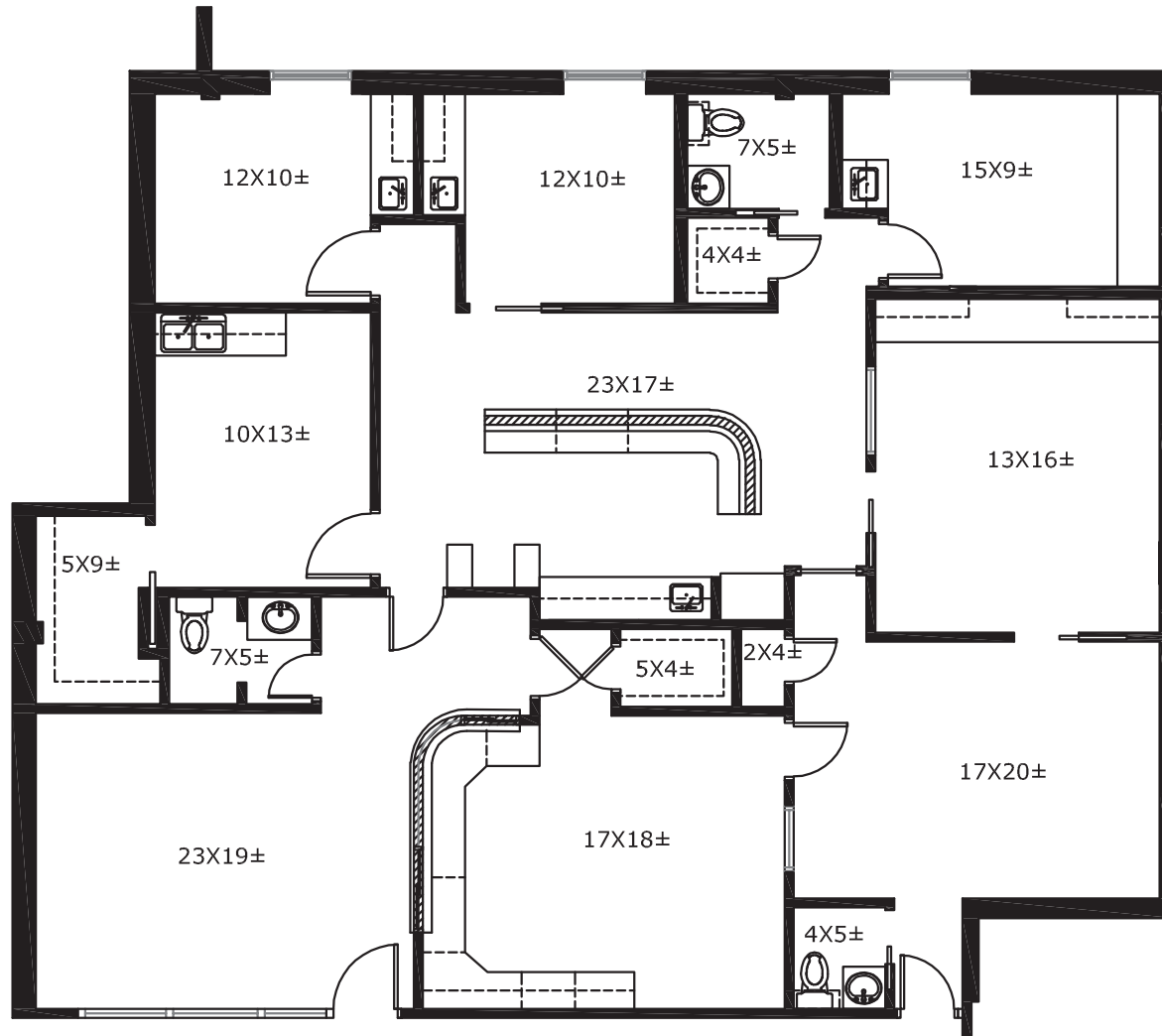
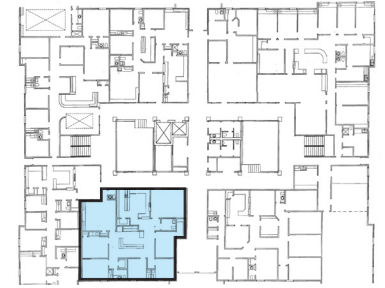
- Covered Patient Drop Off Area
- New Common Area and Restroom Finishes
- Proximity to Retail and Restaurants
- Adjacent to Advent Health Central Texas Hospital



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## Suite 112 - 2,436 SF



Virtual Conceptual Tours:

Test-Fit A

Test-Fit B

Flythrough

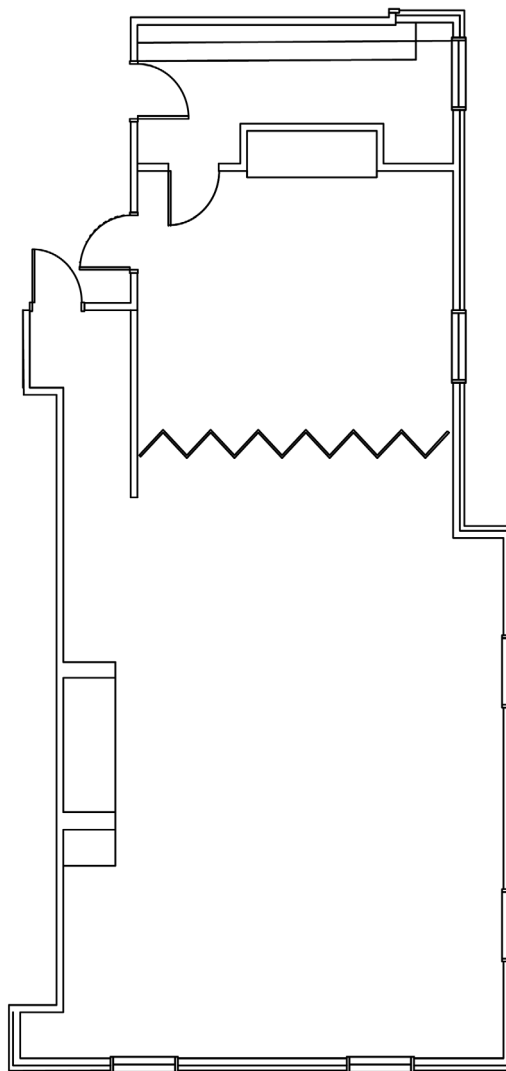
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## Suite 122 - 1,564 SF



\* Available 2/1/2024



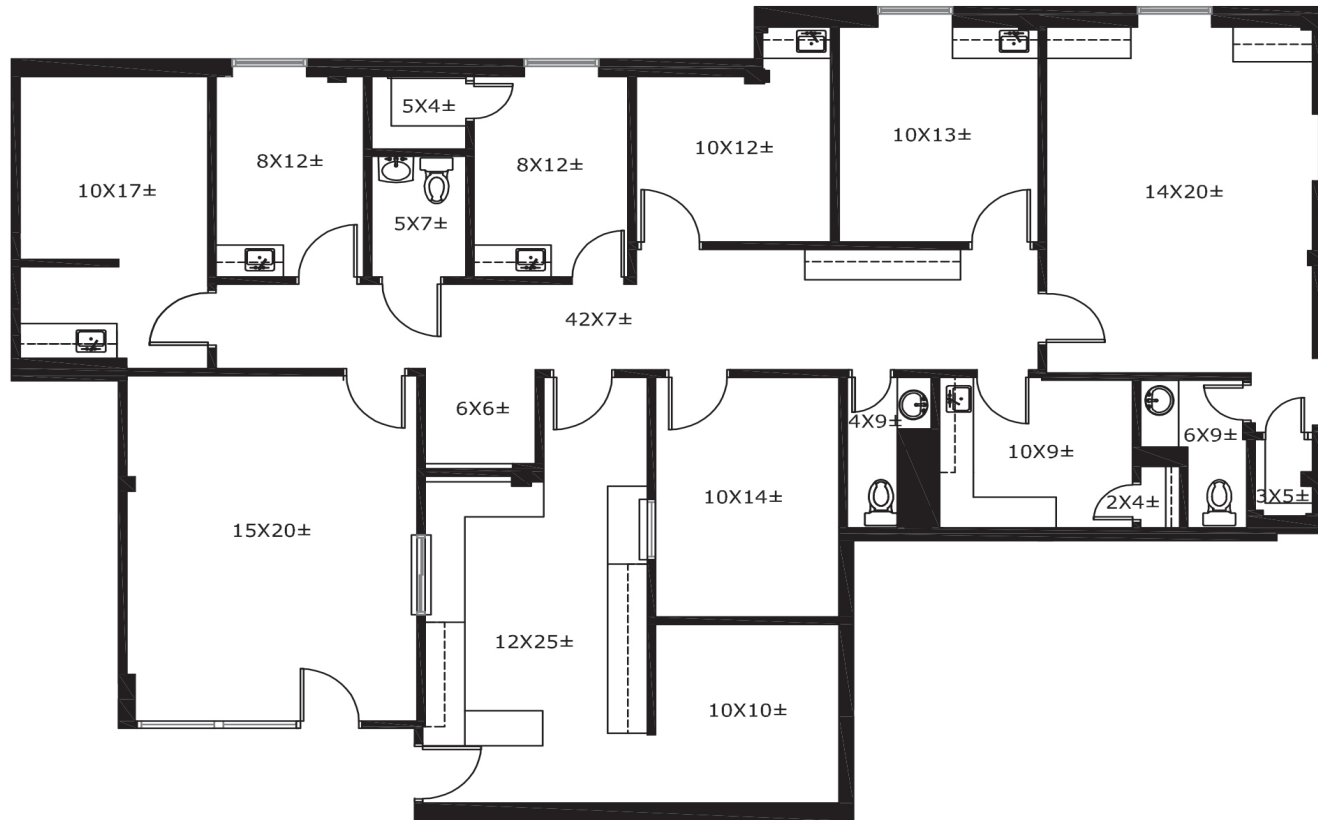
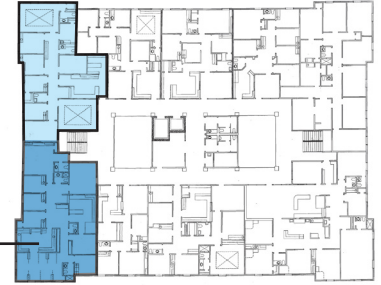


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## Suite 204 - 2,650 SF

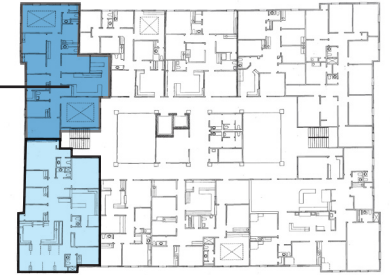
(contiguous w/ suite 208)



# METROPLEX MEDICAL PLAZA

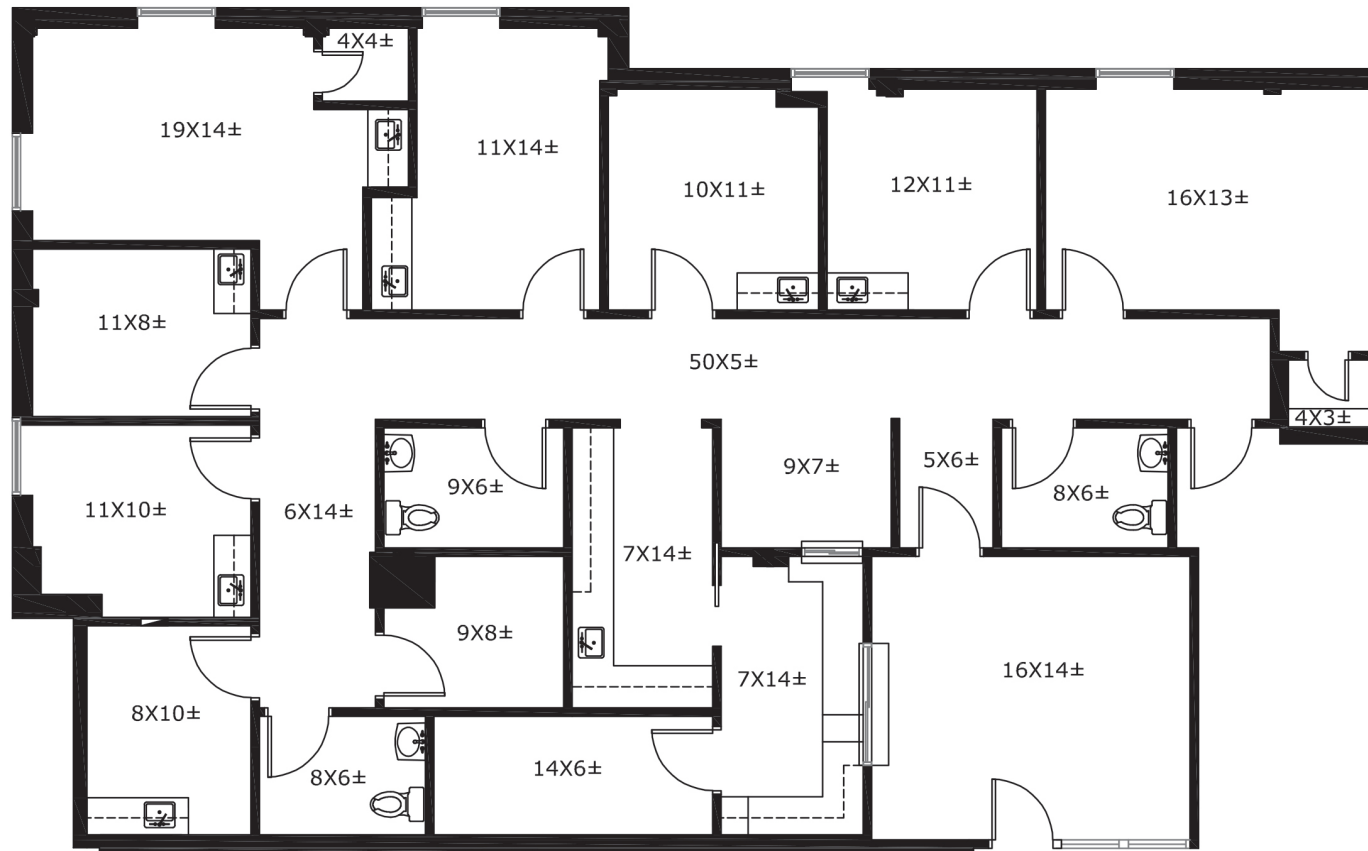
2301 S Clear Creek Rd, Killeen, TX 76549

(contiguous w/ suite 204)



## Suite 208 - 2,717 SF

\* Available 2/1/2024



# METROPLEX MEDICAL PLAZA

2301 S Clear Creek Rd, Killeen, TX 76549

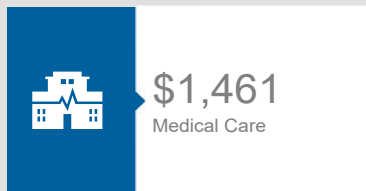
## Health Care & Insurance

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

Learn more about this data: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>



### Health Care Expenditure



**60**  
Medicare Only

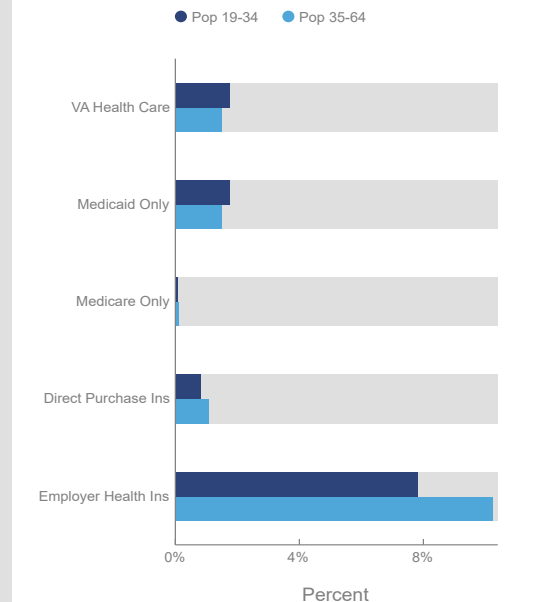
**11**  
Direct-Purch & Medicare

**13**  
Employer & Medicare

**41**  
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$794.1
Medicare Payments	\$398.9
Physician Services	\$191.5
Dental Services	\$287.4
Eyecare Services	\$47.5
Lab Tests/X-rays	\$50.0
Hospital Room & Hospital Service	\$177.0
Convalescent/Nursing Home Care	\$16.6

### Health Insurance Coverage (ACS)



### MY INFOGRAPHIC



**15,752**  
2022 Total Population (Esri)



**42%**  
2022 Visited Dentist Last 12 Mo (%)



**76%**  
2022 Visited Doctor Last 12 Mo (%)

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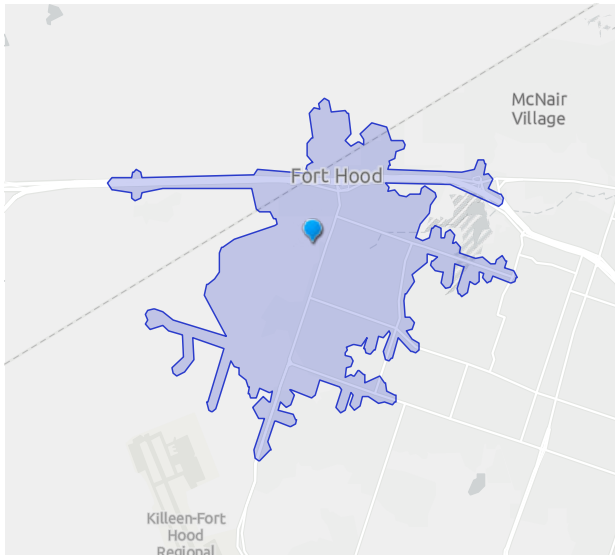


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## POPULATION TRENDS AND KEY INDICATORS

2301 Clear Creek Rd, Apt S, Killeen, Texas, 76549  
Drive time of 5 minutes



<b>15,752</b>	<b>5,140</b>	<b>3.00</b>	<b>26.4</b>	<b>\$55,240</b>	<b>\$166,678</b>	<b>39</b>	<b>130</b>	<b>84</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS



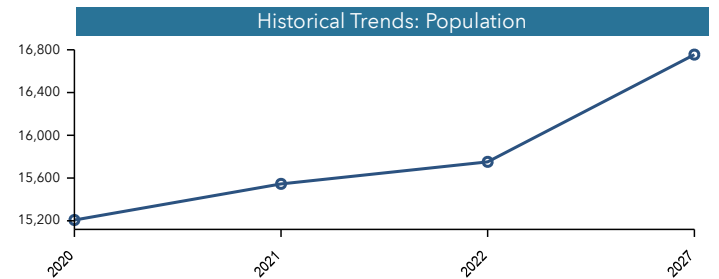
**\$7,213**

Avg Spent on Mortgage & Basics

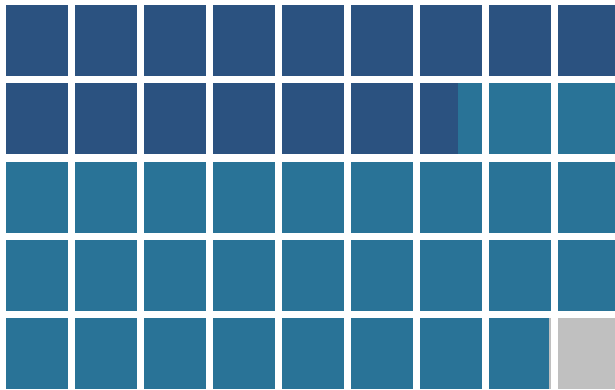


**15.9%**

Percent of Income for Mortgage



### POPULATION BY AGE



■ Under 18 (34.7%) ■ Ages 18 to 64 (63.0%) ■ Aged 65+ (2.3%)

### POPULATION BY GENERATION



**0.5%**

Greatest Gen:  
Born 1945/Earlier



**4.3%**

Baby Boomer:  
Born 1946 to 1964



**12.7%**

Generation X:  
Born 1965 to 1980



**38.2%**

Millennial:  
Born 1981 to 1998



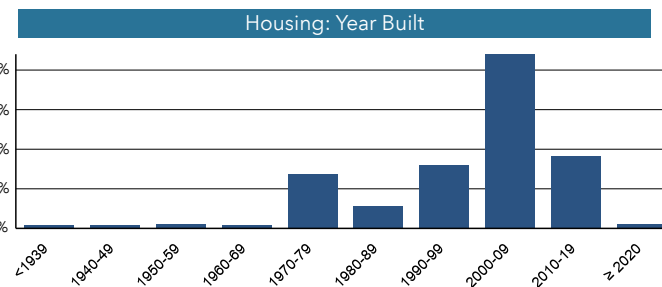
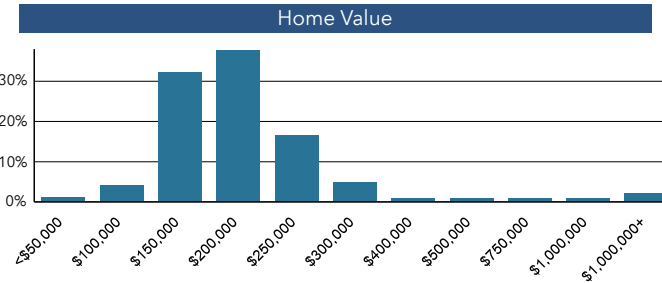
**30.6%**

Generation Z:  
Born 1999 to 2016



**13.7%**

Alpha: Born  
2017 to Present



Source: Esri, Esri-U.S., BLS, ACS  
Esri forecasts for 2022, 2027, 2017-2021  
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