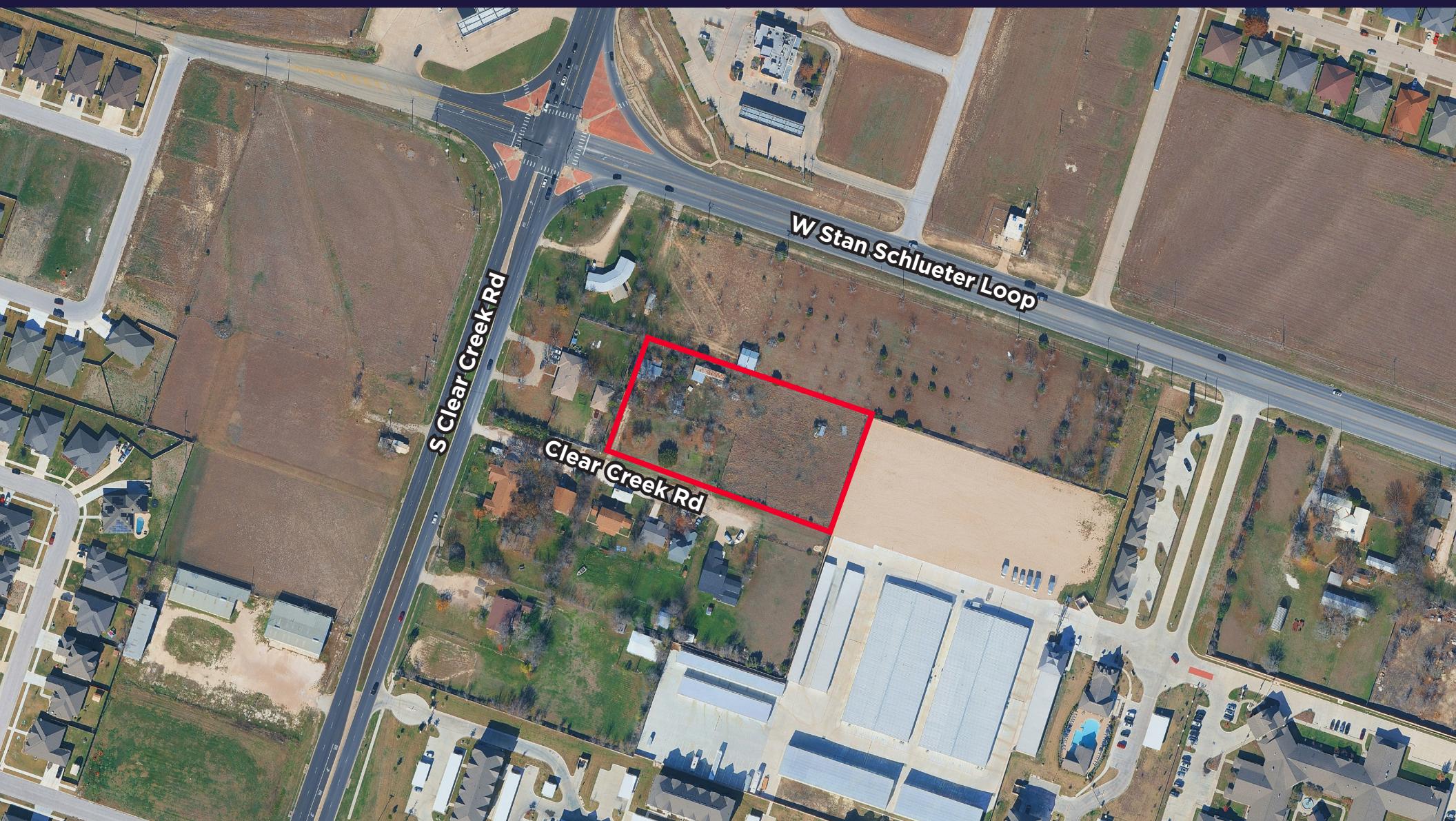


±2 ACRES
4404 CLEAR CREEK RD | KILLEEN, TX 76549



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2026

GREATER HOUSTON MARKETPLACE

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

4th

Largest U.S. City

#2 Fastest growing MSA in the U.S.

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

+ 3,360,800 Jobs in Houston MSA

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments



ENERGY CAPITAL
OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST
MEDICAL CENTER



NASA

GLOBAL TRADE CITY

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

DEMOGRAPHICS

(within 5 miles of 4404 Clear Creek Rd, Killeen, TX 76549)



119,833

2025 Total Population



\$79,246

2025 Average Household Income



\$225,136

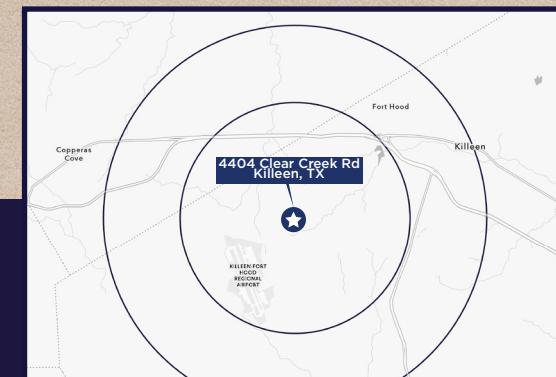
2025 Average Home Value

MAJOR LEAGUE SPORTS TEAMS



CLUTCH CITY

±2 ACRES 4404 CLEAR CREEK RD | KILLEEN, TX 76549



PROPERTY HIGHLIGHTS

- Located in the Clear Creek neighborhood
- Not located in floodplain
- Located 5.6 miles south of Fort Hood

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