

Indian Creek



Located in the city of Killeen, Bell County, Texas, Indian Creek is a stabilized, well-located community that offers upside potential. Totalling 60 units, the Property was built in two phases between 1962 and 1964 (Phase I) and 2002 (Phase II). A combination of one-story garden-style construction and two-story townhome-style units, the community appeals to a wide variety of renters with a convenient location, one block north of Veterans Memorial Highway (State Highway 190 Business), within minutes of area schools, Fort Hood, and the primary commercial corridors and transportation thoroughfares through town. The Property has been under current ownership's control for the past 20 consecutive years and has received notable upgrades and improvements during that period but offers a new investor considerable upside potential through increasing rents, which current ownership indicated they have not increased rents in the past ten years, upgrades to unit interiors, and better efficiencies in management. Indian Creek is located within the Killeen-Temple-Fort Hood metropolitan statistical area (Killeen MSA) that spans three counties in Central Texas and has an estimated population of approximately 444,000 people. Located along the Interstate 35 corridor between Austin and Dallas, the Killeen MSA is part of the "Texas Triangle" that is made up of Interstates 35, 45 and 20 connecting Dallas, Houston and San Antonio.