



FORT HOOD

110 E TEXAS AVE

205 E HARRISON AVE

2005 WHITE AVE

504 & 506 RHODE ISLAND ST

1012-1020 FRENCH ST

1801 POAGE AVE

719 & 721 MCARTHUR DR

905 ROOT AVE

2013 ELKINS AVE

1118 GOODHUE DR

KILLEEN

710 PATTON RD

809 STETSON AVE

ADDITIONAL ADDRESS IN COPPERAS COVE, TX:
300-308 W LINCOLN AVE

918 STETSON AVE

806 JEFFERIS AVE

3706 CHAROLAIS DR

2809 TERRACE DR

1310 DUGGER CIR

WILL PHIPPS CCIM

WADE SIVESS

KILLEEN & COPPERAS COVE RESIDENTIAL PORTFOLIO

FOR SALE

CROMWELL
COMMERCIAL GROUP



PROPERTY OVERVIEW

The Killeen/Copperas Cove Residential Income Portfolio presents a rare opportunity to acquire a geographically concentrated mix of single-family homes, duplexes, and quadplexes across one of Central Texas' most structurally sound rental markets. Killeen's rental demand is anchored by Fort Hood, one of the largest military installations in the world, providing a non-cyclical tenant base of active-duty personnel, DoD civilians, contractors, and their families that insulates the market from broader economic volatility. With assets concentrated within the Killeen MSA and one Copperas Cove property, this portfolio is purpose-built for efficient management under a single operator.

PROPERTY HIGHLIGHTS

ADDRESS	ASKING PRICE
205 E Harrison, Killeen TX 76541	\$125,000
1012-1020 French St, Killeen TX 76541	\$215,000
300-308 W Lincoln Ave, Copperas Cove TX 76522	\$210,000
2005 White Ave, Killeen TX 76541	\$80,000
504 & 506 Rhode Island St, Killeen TX 76541	\$100,000
3706 Charolais Dr, Killeen TX 76542	\$330,000
1310 Dugger Cir, Killeen TX 76543	\$350,000
2013 Elkins Ave, Killeen TX 76541	\$120,000
1118 Goodhue Dr, Killeen TX 76549	\$250,000
806 Jefferis Ave, Killeen TX 76543	\$125,000
719 McArthur Dr, Killeen TX 76541	\$185,000
721 McArthur Dr, Killeen TX 76541	\$130,000
710 Patton Rd, Killeen TX 76541	\$125,000
1801 Poage Ave, Killeen TX 76541	\$135,000
805 Root Ave, Killeen TX 76541	\$100,000
809 Stetson Ave, Killeen TX 76543	\$165,000
918 Stetson Ave, Killeen TX 76543	\$120,000
2809 Terrace Dr, Killeen TX 76543	\$125,000
110 E Texas Ave, Killeen TX 76541	\$90,000

PROPERTY TYPE

Multifamily

MARKET

Killeen

TOTAL PORTFOLIO VALUE

\$3,080,000





PROPERTY SUMMARY

Market fundamentals further support the investment thesis: Killeen's multifamily housing stock remains meaningfully below both the Texas and national averages, while new multifamily construction has fallen sharply in recent years - tightening supply against steady military-driven demand. This portfolio offers institutional-style scale at a basis that larger Texas metros simply cannot match, with clear value-add upside through rent-to-market repositioning and NOI growth over a standard hold period.



PHOTO GALLERY - 1801 POAGE AVE



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ADDITIONAL ADDRESS IN COPPERAS COVE, TX:
300-308 W LINCOLN AVE

 [Click to view property](#)

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
 - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Sales Agent/Associate	License No.	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

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