

VIRTUE RECOVERY CENTER 5200 W S YOUNG DRIVE KILLEEN, TX 76542



Onward
REAL ESTATE TEAM
at Keller Williams

Xavier Rosas
Commercial Specialist
254.870.1426
xrosas@OnwardRET.com

Adam Voight
Director of Commercial Operations
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
Associate Broker
254.870.0050
bharrell@OnwardRET.com



PROPERTY OVERVIEW

- Current Tenant/Owner Occupied - Virtue Recover Center
- Specializing in Medical Detox & Residential Treatment
- 1 of 9 Virtue Recovery Centers Nationwide
- Lease Expiration - December 31, 2033
- Extension Options Available

LOCATION

5200 W S Young Drive Killeen, TX 76542

LOT SIZE

3.37 Acres (146,797.20 SF)

YEAR BUILT

2017

TOTAL IMPROVEMENTS

25,581.50 SF

ZONING

B-5 Business District

TRAFFIC COUNTS (2023)

W S Young Drive: 17,800+ VPD

E Stan Schlueter Loop: 23,600+ VPD

CAP RATE

6.00% - NNN Lease

SALES PRICE

\$8,000,000.00

DEMOGRAPHIC SUMMARY

5200 S W S Young Dr, Killeen, Texas, 76542

Drive time of 15 minutes



KEY FACTS

206,621

Population



75,396

Households

30.7

Median Age

\$52,036

Median Disposable Income

EDUCATION

6.6%

No High School Diploma



25.9%

High School Graduate



40.5%

Some College/ Associate's Degree



26.9%

Bachelor's/Grad/ Prof Degree

INCOME



\$60,139

Median Household Income



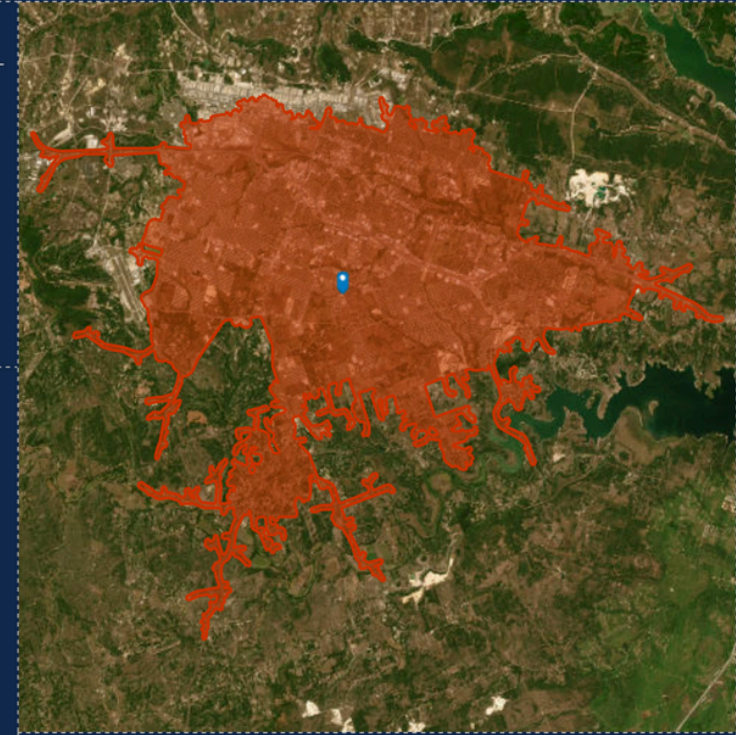
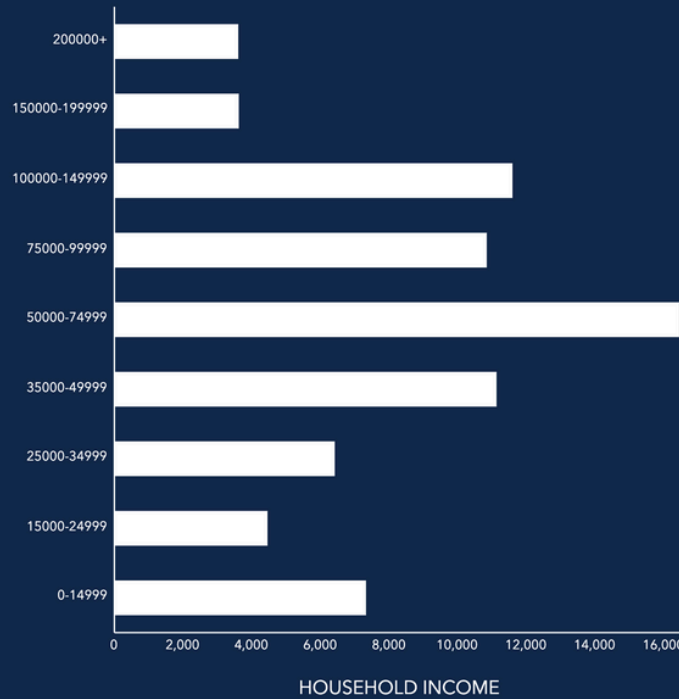
\$29,412

Per Capita Income



\$71,045

Median Net Worth



EMPLOYMENT

62.0%

White Collar

22.2%

Blue Collar

19.3%

Services

5.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

ABOUT THE TENANT



About Us:

At Virtue Recovery Center, we're more than a treatment facility; we're a beacon of hope for individuals embarking on their journey to wellness. Founded on the principles of compassion, innovation, and unwavering support, we offer a sanctuary where healing begins and lives are transformed. Discover our story, meet the dedicated team behind your journey, and learn how we're making a difference, one recovery at a time.

What We Do:

Virtue Recovery Center has been saving lives and restoring families from substance abuse for years. Our addiction treatment experts have developed the field's most trusted and comprehensive treatment programs for drug addiction, alcoholism, dual diagnosis, trauma treatment, and eating disorder treatment—including inpatient detox and residential treatment programs and Intensive Outpatient rehab Programs (IOP) with integrated services for co-occurring addiction and mental health disorders, sober living options, aftercare, and recovery management and resources—to provide you with the right level of care to meet your specific needs as you heal and regain your life free from addiction.

Why Our Treatment Programs Work:

Our evidence-based treatment methodologies get results. Most patients who complete Virtue Recovery Center residential treatment and outpatient programs remain abstinent from alcohol and other drugs and report significant and ongoing increases in quality of life over time.

ABOUT THE TENANT

The Joint Commission

All Virtue Recovery center treatment facilities have been accredited by The Joint Commission, an independent, nonprofit organization that requires accredited treatment providers to deliver quality services and results, demonstrate value and meet or exceed industry performance standards in all areas. All of our addiction treatment facilities are also licensed in the states where they are located.



LegitScript Certification

Virtue Recovery Center Family of Companies is LegitScript certified. LegitScript monitors and certifies addiction treatment facilities to ensure addiction treatment providers are operating transparently and in compliance with applicable laws and regulations.



National Association of Addiction Treatment Providers

The Virtue Recovery Center Family of Companies is a member of the National Association of Addiction Treatment Providers (NAATP). This organization provides leadership, advocacy, training, and member support services to ensure the availability and highest quality of addiction treatment.



NATIONAL ASSOCIATION
OF
ADDICTION TREATMENT PROVIDERS

Better Business Bureau

BBB Accreditation signifies our commitment to integrity, ethical business practices, and customer service excellence. As a BBB Accredited Business, we are part of a select group of companies that have committed to high standards and best practices in all areas of operation.



HIPAA Compliant

All Virtue Recovery Center facilities are HIPAA (Health Insurance Portability and Accountability Act of 1996) and 42CFR compliant. HIPAA provides data privacy and security provisions for safeguarding medical information. 42CFR adds an extra layer of protection for medical records related to treatment for substance use disorder. You can be assured that your personal health information is secure with us.



ADDITIONAL LOCATIONS



Virtue Recovery Center Outpatient
Las Vegas, Nevada



Virtue Recovery Center Robindale
Las Vegas, Nevada



Virtue Recovery Center Corbett
Las Vegas, Nevada



Virtue Recovery Center
Houston, Texas

Onward
REAL ESTATE TEAM
at Keller Williams

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADDITIONAL LOCATIONS



Virtue Recovery Center
Sun City West, Arizona



Virtue Recovery Center
Chandler, Arizona



Virtue Recovery Center
Astoria, Oregon



Virtue Recovery Center Outpatient
Milwaukie, Oregon



Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Onward
REAL ESTATE TEAM
at Keller Williams

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Onward
REAL ESTATE TEAM
at Keller Williams

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Onward
REAL ESTATE TEAM
at Keller Williams

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Onward
REAL ESTATE TEAM
at Keller Williams

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY BOUNDARY



NOTE: This is not a survey. Boundary lines and measurements are approximate.

Onward
REAL ESTATE TEAM
at Keller Williams

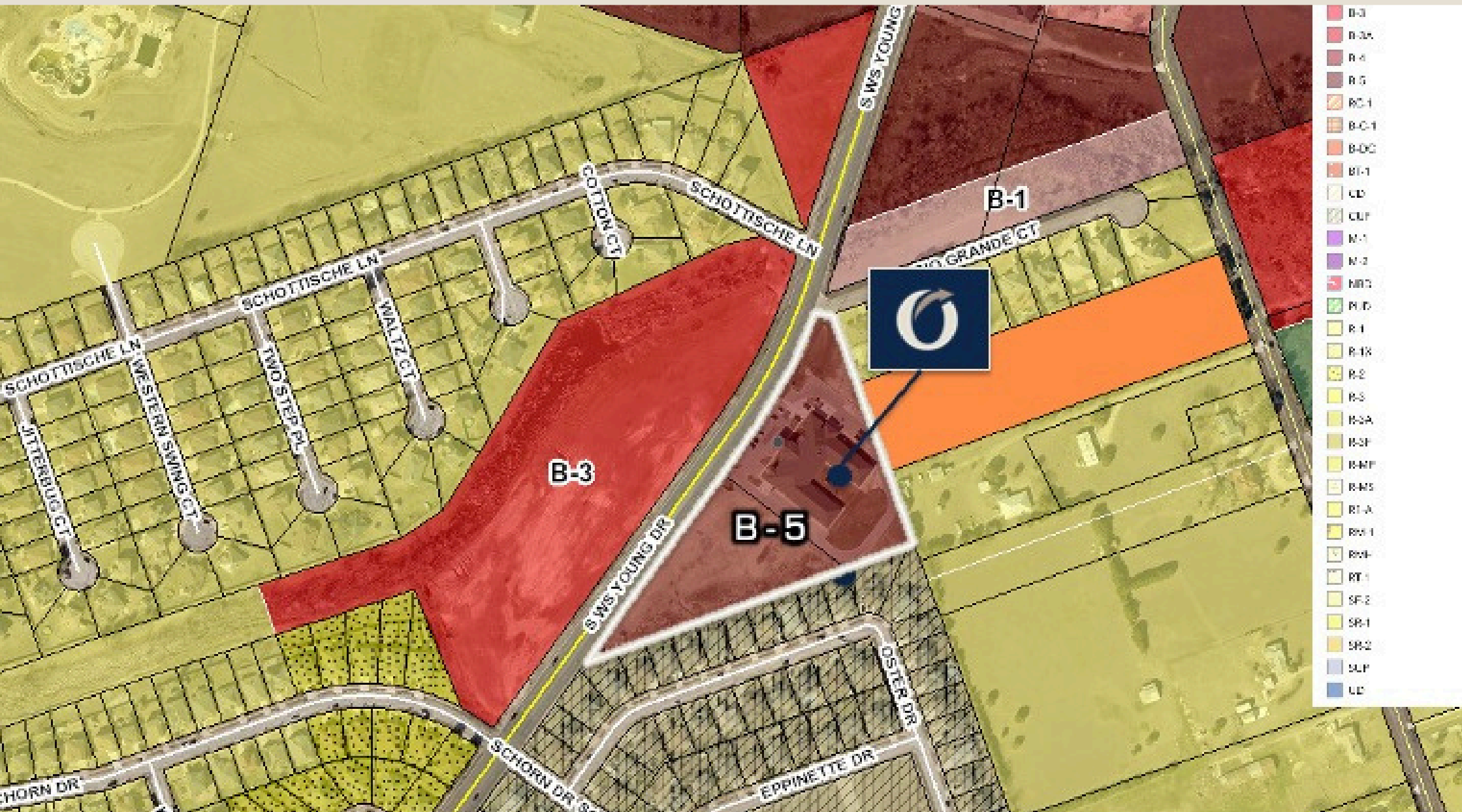
Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ZONING EXHIBIT



[Red]	B-3
[Light Red]	B-3A
[Dark Red]	B-4
[Brown]	B-5
[Light Brown]	BC-1
[Orange]	B-C-1
[Light Orange]	B-DC
[Light Tan]	BT-1
[Light Green]	CD
[Green]	CUP
[Purple]	M-1
[Dark Purple]	M-2
[Red with White Star]	MHD
[Green with White Star]	PLD
[Light Yellow]	R-1
[Yellow]	R-1X
[Light Green]	R-2
[Yellow]	R-3
[Light Green]	R-3A
[Light Green]	R-3F
[Light Green]	R-4F
[Light Green]	R-MS
[Light Green]	RT-A
[Light Green]	Rm-1
[Light Green]	Rm-4
[Light Green]	RT-1
[Light Green]	SF-2
[Light Green]	SR-1
[Light Green]	SR-2
[Light Blue]	SUP
[Blue]	UD

Onward
 REAL ESTATE TEAM
 at Keller Williams

Xavier Rosas
 254.870.1426
xrosas@OnwardRET.com

Adam Voight
 254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
 254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FEMA FLOOD EXHIBIT



**Not in
FEMA Flood Zone**

Onward
REAL ESTATE TEAM
at Keller Williams

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PRESENTED BY:



Adam Voight
Director of Commercial Operations
254.870.1421
avoight@OnwardRET.com
License #650810 (TX)



Brad Harrell, CCIM
Associate Broker
254.870.0050
bharrell@OnwardRET.com
License #363789 (TX)



Xavier Rosas
Commercial Specialist
254.870.1426
xrosas@OnwardRET.com
License #794462 (TX)



OnwardCRE.com

