

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



**Onward**  
REAL ESTATE TEAM  
at Keller Williams

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## 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

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5200 W S Young Drive Killeen, TX 76542

### LOT SIZE

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3.37 Acres (146,797.20 SF)

### YEAR BUILT

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2017

### TOTAL IMPROVEMENTS

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25,581.50 SF

### ZONING

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B-5 Business District

### TRAFFIC COUNTS (2023)

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W S Young Drive: 17,800+ VPD

E Stan Schlueter Loop: 23,600+ VPD

### CAP RATE

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6.00% - NNN Lease

### SALES PRICE

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\$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



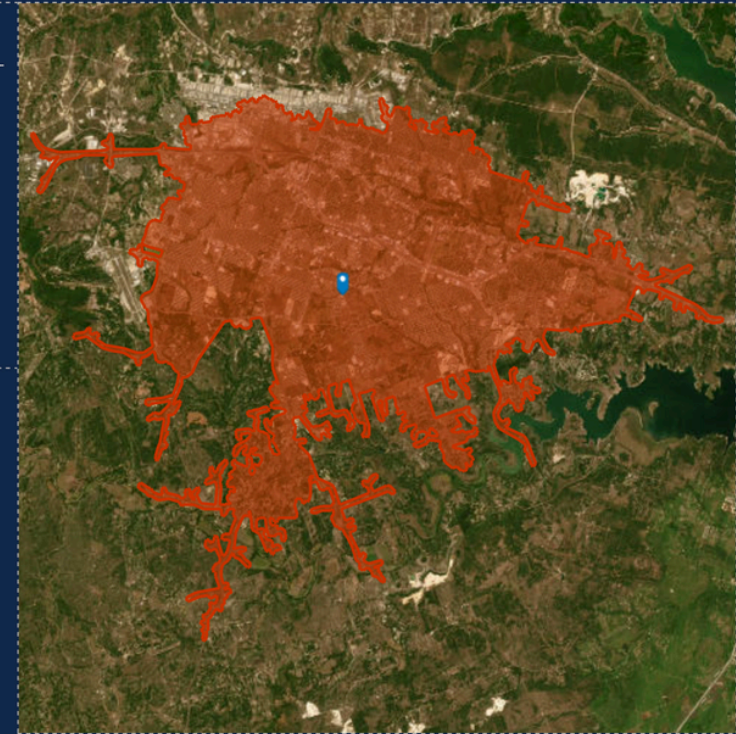
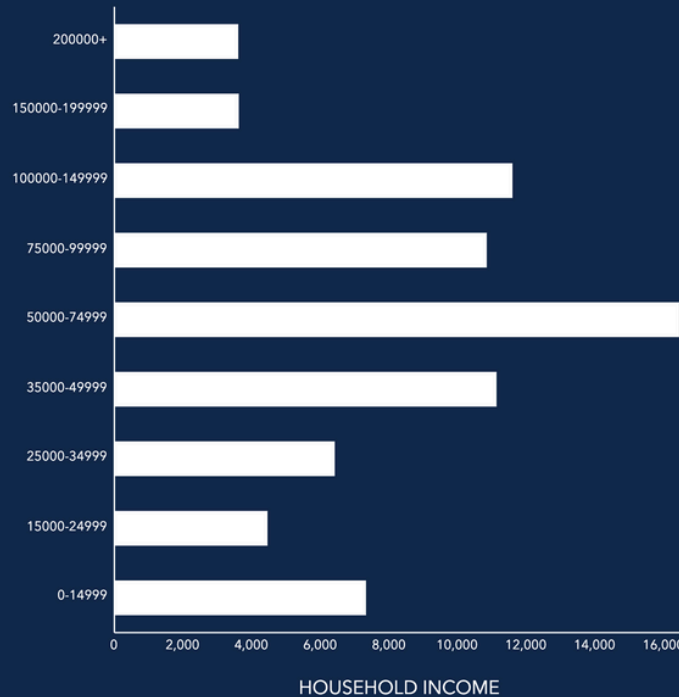
\$29,412

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.





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# PROPERTY BOUNDARY



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

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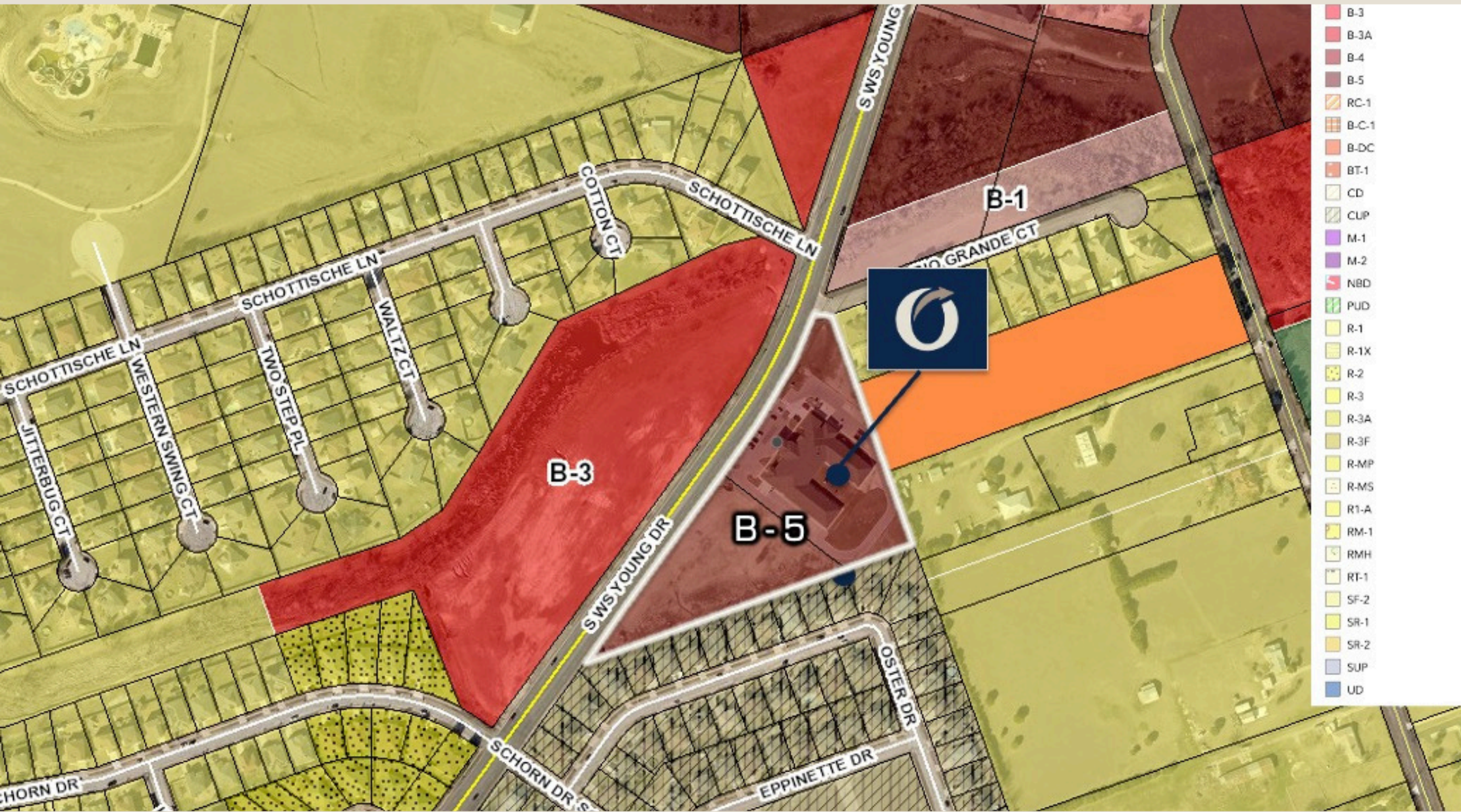
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# ZONING EXHIBIT



■	B-3
■	B-3A
■	B-4
■	B-5
■	RC-1
■	B-C-1
■	B-DC
■	BT-1
■	CD
■	CLUP
■	M-1
■	M-2
■	NBD
■	PUD
■	R-1
■	R-1X
■	R-2
■	R-3
■	R-3A
■	R-3F
■	R-MP
■	R-MS
■	R1-A
■	RM-1
■	RMH
■	RT-1
■	SF-2
■	SR-1
■	SR-2
■	SUP
■	UD

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# FEMA FLOOD EXHIBIT



**Not in  
FEMA Flood Zone**



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# PRESENTED BY:



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OnwardCRE.com



# 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.



### 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 on honestly and fairly.

### 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 or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on 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 on known by the agent, including information disclosed to the agent by the seller or seller's agent.

**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 on 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 specially 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 on that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation on agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information on 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.

_____	_____	_____	_____
<u>Keller Williams Advantage</u>	<u>9003002</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
<u>Al Rincon</u>	<u>525285</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
<u>Kerri Humble</u>	<u>693930</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
<u>Brad Harrell</u>	<u>363789</u>	<u>bharrell@OnwardRET.com</u>	<u>254.870.9769</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date