

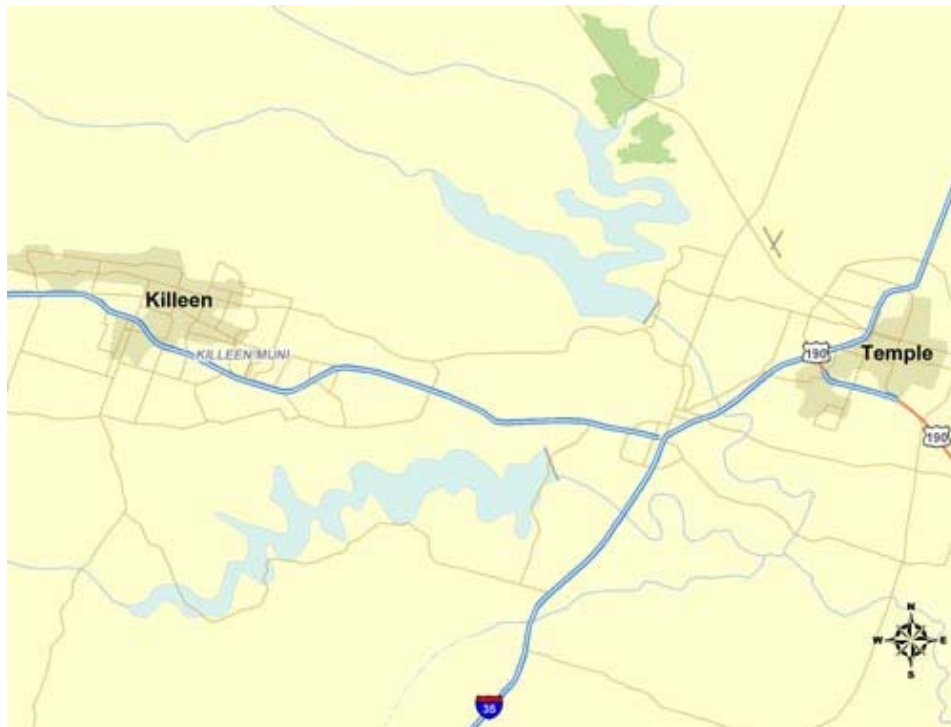
# Real Estate Market Overview 2005\*

## Killeen-Temple-Fort Hood

The Killeen-Temple-Fort Hood Metropolitan Statistical Area (MSA), located along I-35 between Austin and Dallas-Fort Worth, consists of three counties. Temple and Killeen are located in Bell County, while most of Ft. Hood is located in Coryell County. Ft. Hood, the largest active U.S. Army post in the United States, is adjacent to Killeen. The base boasts an on-post population of more than 70,000 and encompasses more than 200,000 acres. The military and medical services sectors are a major influence on the MSA's economy.

Quick Facts	
<b>Land Area</b>	3600.33 square miles
<b>Population Density (2000)</b>	88.6 people per square mile
<b>Counties</b>	Bell, Coryell, Lampasas
Area Cities and Towns	
Belton, Copperas Cove, Gatesville, Harker Heights, Killeen, Lampasas, Morgans Point, Salado, Temple, Troy	

\*This report's MSA data reflects either 1999 or 2003 MSA definitions based on data availability. Use of 2003 definition is noted where applicable.



# Table of Contents

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Demographics ..... 3

Education ..... 6

Employment ..... 7

Economy ..... 12

Infrastructure ..... 13

Public Facilities ..... 14

Multifamily ..... 15

Housing ..... 17

Retail ..... 21

Hotel ..... 22

Office ..... 23

Industrial ..... 24

## Killeen-Temple-Fort Hood Market Overview 2005 Demographics

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**Killeen-Temple MSA Population**

Year	Population	% Change
1990	255,299	1.0
1991	252,206	-1.2
1992	257,110	1.9
1993	272,288	5.9
1994	292,778	7.5
1995	296,903	1.4
1996	301,687	1.6
1997	304,561	1.0
1998	307,900	1.1
1999	308,150	0.1
2000	312,952	1.6
2001	315,281	0.7
2002	319,346	1.3
2003	324,649	1.7
2004	325,398	0.2

Source: U.S. Census Bureau

**County Population Growth**

County	1990 Population	2004 Population	Growth 1990 - 2004 (in percent)
Bell	191,073	250,324	31.0
Coryell	64,226	75,074	16.9
Lampasas	13,521	20,718	53.2

Source: U.S. Census Bureau (2003 definition)

**Area Cities With 10,000 or More Residents**

City	2000 Population	Growth 1990 - 2000 (in percent)
Killeen	86,911	35.9
Temple	54,514	11.9
Copperas Cove	29,592	21.7
Harker Heights	17,308	35.0
Gatesville	15,591	30.5
Belton	14,623	16.5

Source: U.S. Census Bureau

**Texas Metropolitan Area Population Change, 1990 - 2004**

<b>Metropolitan Area</b>	<b>1990 Population</b>	<b>2004 Population</b>	<b>Percent Change</b>
McAllen-Edinburg-Mission	383,545	658,248	71.6
Austin-San Marcos	846,227	1,412,271	66.9
Laredo	133,239	219,464	64.7
Dallas	2,676,248	3,886,553	45.2
Brownsville-Harlingen-San Benito	260,120	371,825	42.9
Brazoria County	191,707	271,130	41.4
Houston	3,321,911	4,587,092	38.1
Fort Worth-Arlington	1,361,034	1,878,334	38.0
<b>Texas</b>	<b>16,986,335</b>	<b>22,490,022</b>	<b>32.4</b>
San Antonio	1,324,749	1,722,117	30.0
Bryan-College Station	121,862	156,275	28.2
<b>Killeen-Temple</b>	<b>255,299</b>	<b>325,398</b>	<b>27.5</b>
Galveston-Texas City	217,396	271,743	25.0
Tyler	151,309	186,414	23.2
Sherman-Denison	95,019	115,933	22.0
Amarillo	187,514	227,472	21.3
El Paso	591,610	713,126	20.5
Waco	189,123	222,439	17.6
Victoria	74,361	85,777	15.4
Lubbock	222,636	251,018	12.7
Longview-Marshall	193,801	215,159	11.0
Texarkana	120,132	132,716	10.5
Corpus Christi	349,894	385,700	10.2
Odessa-Midland	225,545	244,832	8.6
Beaumont-Port Arthur	361,218	383,443	6.2
San Angelo	98,458	103,772	5.4
Wichita Falls	130,351	136,595	4.8
Abilene	119,655	125,108	4.6

Source: U.S. Census Bureau

**Killeen-Temple MSA Projected Population**

<b>Year</b>	<b>Texas State Data Center (Scenario 0.5)</b>	<b>Texas Water Development Board</b>
2005	341,797	-
2010	368,920	394,555
2015	395,174	-
2020	420,920	457,928

Sources: Texas State Data Center and Texas Water Development Board

**Household Composition**

	<b>Killeen-Temple MSA</b>	<b>Texas</b>
Average household size (2000)	2.72	2.74
Population younger than 18 (2000, in percent)	28.2	28.2
Population 65 and older (2000, in percent)	8.0	9.9

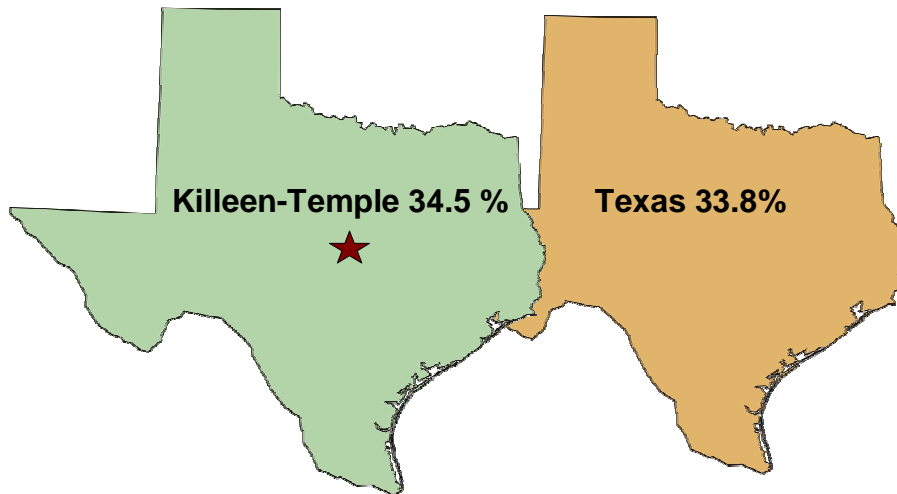
Source: U.S. Census Bureau

**Distribution by Race and Hispanic or Latino Origin, 2000 (in percent)**

	Bell County	Coryell Co.	Texas
White	63.4	65.3	71.0
Black	20.4	21.8	11.5
Asian	2.6	1.8	2.7
American Indian	0.7	0.9	0.6
Other	8.5	6.3	11.7
Two or more races	3.9	3.5	2.5
Hispanic (of any race)	16.7	12.6	32.0

Source: U.S. Census Bureau

**Projected Population Growth, 2000 – 2020**  
 (in percent)



Source: Texas State Data Center (Scenario 0.5)

## Killeen-Temple-Fort Hood Market Overview 2005 Education

**Educational Attainment, Persons Age 25 and Older (in percent)**

Level of Education	Bell County	Coryell County	Lampasas County	Texas
High school graduate	27.4	32.1	30.5	24.8
Some college, no degree	28.7	28.5	25.8	22.4
Associate's degree	8.7	8.1	6.3	5.2
Bachelor's degree	13.4	8.6	10.9	15.6
Graduate or professional degree	6.4	3.7	5.2	7.6

Source: U.S. Census Bureau 2000 (2003 definition)

**Educational Attainment, Persons Age 25 and Older (in percent)**

Level of Education	Killeen-Temple MSA	Texas
High School Graduate or Higher	83.8	79.2
Bachelor's Degree or Higher	18.1	23.9

Source: U.S. Census Bureau 2000

**Local College and University Enrollment**

School	Fall 1999	Fall 2000	Fall 2001	Fall 2002	Fall 2003	Fall 2004
Central Texas College	7,356	6,650	7,231	7,935	7,651	8,038
Temple College	3,254	3,381	3,579	3,664	3,932	4,068
University of Mary Hardin-Baylor	2,566	2,590	2,624	2,655	2,627	2,705

Source: Texas Higher Education Coordinating Board

**Local College and University Enrollment**

School	Spring 1999	Spring 2000	Spring 2001	Spring 2002	Spring 2003	Spring 2004
Central Texas College		5,395	6,048	7,596	7,273	5,755
Temple College		3,207	3,147	3,362	3,673	3,911
University of Mary Hardin-Baylor					2,447	2,437

Source: Texas Higher Education Coordinating Board

## Killeen-Temple-Fort Hood Market Overview 2005 Employment

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### Temple Top Ten Employers

Employer	Sector	Employees
Scott & White Hospital	Health care	7,608
Central Texas Veterans' Health Care System	Health care	2,753
Wilsonart International	Laminate and surfacing materials	1,685
McLane Company	Headquarters & distribution center	1,549
Temple Independent School District	Education	1,368
PACTIV Packaging	Containers	1,063
Nextel Communications	In-bound customer service calls	922
King's Daughters Hospital & Clinic	Health care	688
Wal-Mart Distribution Center	Distribution center	660
City of Temple	Government	637

Source: Temple Economic Development Council Feb-2005

### Killeen Top Ten Employers

Employer	Sector	Employees
III Corps & Fort Hood - Includes Air Force	Military	39,604
Fort Hood Civilian/federal/contract	Military	10,817
Killeen Independent School District	Public school district	5,145
Central Texas College District	Education system	1,100
Metroplex Hospital	Health care	935
City of Killeen	City government	808
Wal-Mart	Retail	700
Sallie Mae	Loan servicing	627
First National Bank	Bank	507
First Community Services	Bank	500

Source: Killeen Chamber of Commerce May-2004

Fort Hood Plans, Analysis, and Integration Office Sept-2004

**Employment Growth by Industry**

	<b>Killeen-Temple-Fort Hood MSA</b>	<b>Texas</b>
Employment growth 2004 (in percent)	3.0	1.3
Unemployment rate 2004 (in percent)	5.8	6.1
New jobs in 2004	3300	120,600
<b>Employment growth by sector 2004 (in percent)</b>		
Total Nonfarm	3.0	1.3
Natural Resources, Mining, and Construction	9.4	-
Natural Resources and Mining	-	3.2
Construction	-	-1.0
Manufacturing	0.0	-0.2
Trade, Transportation and Utilities	1.9	1.2
Information	7.1	-1.1
Financial Activities	1.8	1.7
Professional and Business Services	5.7	1.7
Educational and Health Services	3.2	2.1
Leisure and Hospitality	6.1	2.1
Government	1.0	1.5

All estimates are subject to revision March-2005

Source: Bureau of Labor Statistics and Real Estate Center at Texas A&M University (2003 definition)

**Texas Metropolitan Area Employment Change, 1990-2004**

<b>Metropolitan Area</b>	<b>1990 Employment</b>	<b>2004 Employment</b>	<b>Percent Change</b>
McAllen-Edinburg-Mission	128,092	231,224	80.5
Austin-Round Rock	452,961	738,706	63.1
Laredo	48,588	77,898	60.3
<b>Killeen-Temple-Fort Hood</b>	<b>93,215</b>	<b>137,634</b>	<b>47.7</b>
Brownsville-Harlingen	90,534	130,457	44.1
College Station-Bryan	69,738	97,038	39.1
San Antonio	620,868	833,331	34.2
Dallas-Fort Worth-Arlington	2,163,142	2,790,815	29.0
<b>Texas</b>	<b>8,071,312</b>	<b>10,362,982</b>	<b>28.4</b>
Amarillo	96,512	122,770	27.2
Tyler	70,712	89,186	26.1
Houston-Baytown-Sugar Land	1,926,731	2,411,653	25.2
Sherman-Denison	43,644	53,651	22.9
Lubbock	110,510	134,203	21.4
Waco	86,033	104,444	21.4
Midland	51,435	61,405	19.4
Abilene	64,278	76,330	18.7
Corpus Christi	156,681	184,573	17.8
Victoria	44,880	52,847	17.8
El Paso	228,522	267,419	17.0
Longview	80,290	93,867	16.9
Wichita Falls	61,226	70,608	15.3
San Angelo	44,183	50,604	14.5
Texarkana	51,476	57,743	12.2
Odessa	52,585	57,944	10.2
Beaumont-Port Arthur	156,860	164,663	5.0

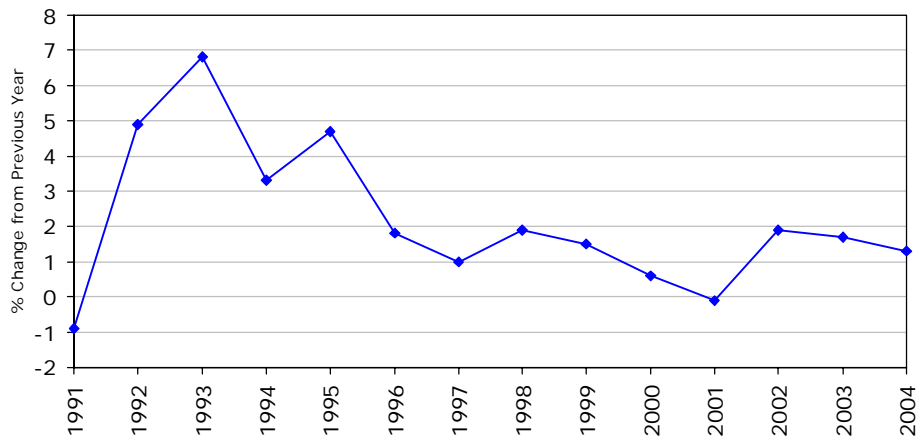
Source: Bureau of Labor Statistics and Real Estate Center at Texas A&M University (2003 definition)

**Killeen-Temple MSA Employment**

Year	Employment	% Change
1990	87,724	-
1991	86,935	-0.9
1992	91,188	4.9
1993	97,398	6.8
1994	100,572	3.3
1995	105,265	4.7
1996	107,145	1.8
1997	108,241	1.0
1998	110,256	1.9
1999	111,954	1.5
2000	112,606	0.6
2001	112,535	-0.1
2002	114,643	1.9
2003	116,537	1.7
2004	118,058	1.3

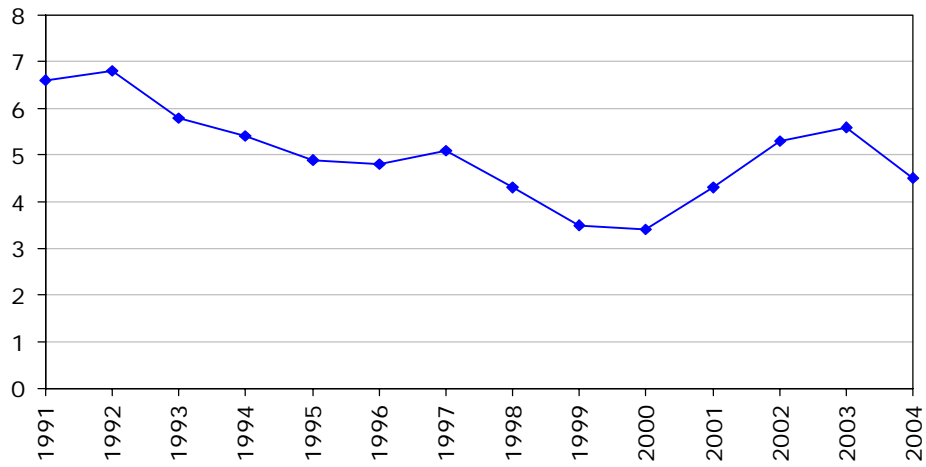
Source: U.S. Bureau of Labor Statistics

**Employment Growth  
 Killeen-Temple-Fort Hood MSA**



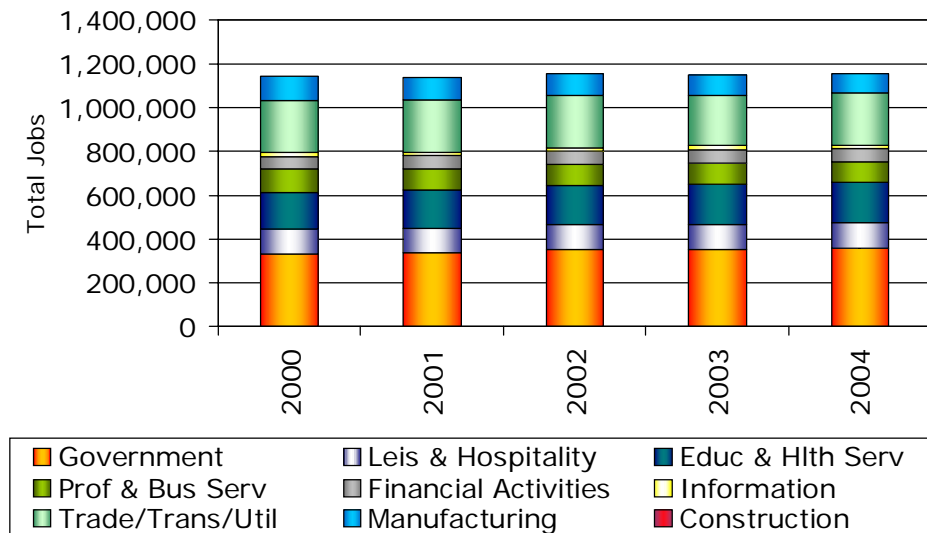
Source: U.S. Bureau of Labor Statistics and Real Estate Center at Texas A&M University

**Killeen-Temple-Fort Hood MSA Unemployment Rate  
 (in percent)**

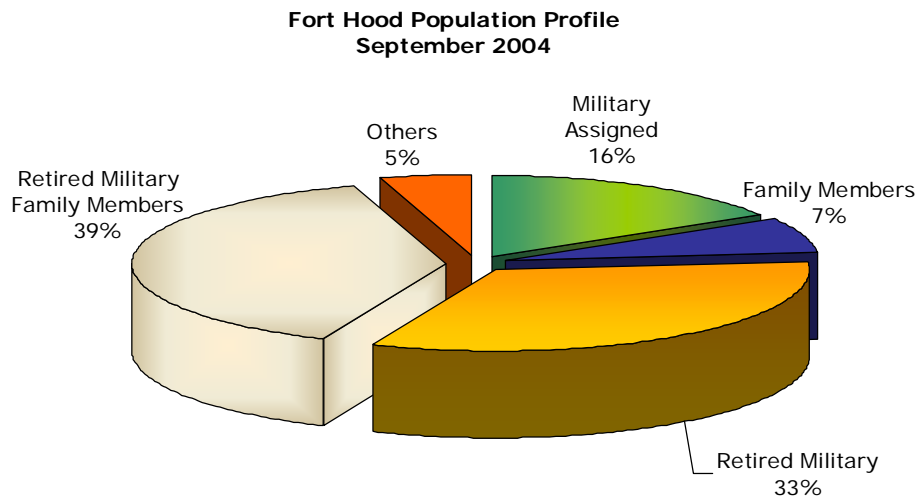


Source: U.S. Bureau of Labor Statistics and Real Estate Center at Texas A&M University

**Distribution of Employment in Major Categories**



Source: Texas Workforce Commission Feb-2005



Source: Fort Hood Plans, Analysis, and Integration Office

## Killeen-Temple-Fort Hood Market Overview 2005 Economy

**Killeen-Temple MSA Gross Retail Sales**

Year	Total Sales	Sales per Capita
1990	\$1,213,033,581	\$4,751
1991	1,270,368,861	5,037
1992	1,431,506,463	5,568
1993	1,581,610,483	5,809
1994	1,971,819,541	6,735
1995	2,599,968,741	8,757
1996	3,024,658,361	10,026
1997	2,189,215,952	7,188
1998	2,178,373,823	7,075
1999	3,576,069,570	11,605
2000	4,183,013,932	13,366
2001	3,850,594,395	12,213
2002	2,977,263,047	9,323
2003	3,975,067,510	12,244
2004	4,175,582,480	12,832
<b>State Average 2004:</b>		<b>\$14,546</b>

Source: Texas Comptroller's Office

**Facts about Fort Hood**

<b>Economic Impact</b>	<b>\$3.9 BILLION</b>
<b>TOTAL LAND</b>	<b>209,089 ACRES/327 SQ. MILES</b>
<b>Post Population</b>	
Military Assigned	39,604
Family Members on Post	16,997
Civilian Employees (Appropriated Fund)	3,885
Others	1,124
Contractor Employees	4,482
AAFES Employees	955
Civilian Employees (NAF Employees)	824
AAFES Concession Employees	248
Fort Worth District Engineers	42
Defense Reutilization & Marketing Office	16
Army Audit Agency	11
<b>Total post population</b>	<b>68,188</b>
<b>Supported population</b>	
Number of retirees	79,780
Number of survivors and family members	93,849
Post Population	68,188
Off post population	35,892
<b>TOTAL SUPPORTED POPULATION</b>	<b>277,709</b>

Source: Fort Hood Plans, Analysis, and Integration Office Sept-2004

## Killeen-Temple-Fort Hood Market Overview 2005 Infrastructure

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### Killeen Airline Activity

Killeen Municipal Airport	1998	1999	2000	2001	2002	2003	2004
Enplaned	82,671	90,089	99,613	96,572	103,116	94,026	112,807
Deplaned	85,786	91,934	99,717	97,752	103,953	95,302	112,704
Total	168,457	182,023	199,330	194,324	207,069	189,328	225,511

Source: Killeen Municipal Airport

### Airport Cargo Statistics (in pounds)

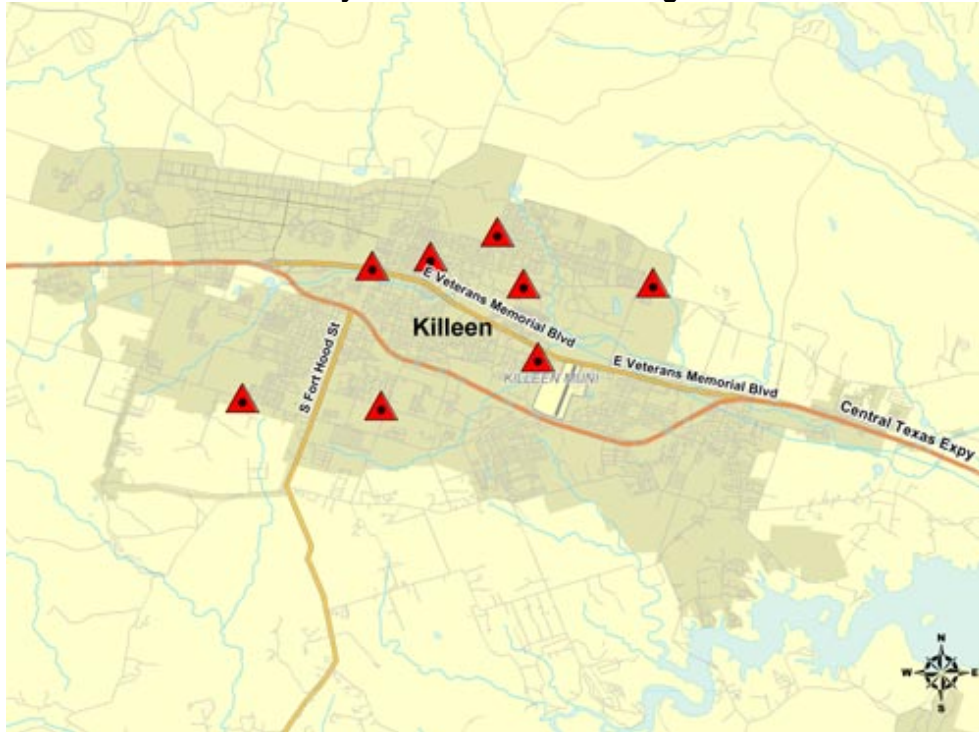
Killeen Municipal Airport	1998	1999	2000	2001	2002	2003	2004
	34,221	30,300	33,753	30,183	30,037	43,309	44,485

Source: Killeen Municipal Airport

# Killeen-Temple-Fort Hood Market Overview 2005

## Public Facilities

Killeen City Public Facilities Building Permits



Killeen City Building Permit Office

Temple City Public Facilities Building Permits



Temple City Building Permit Office

# Killeen-Temple-Fort Hood Market Overview 2005

## Multifamily

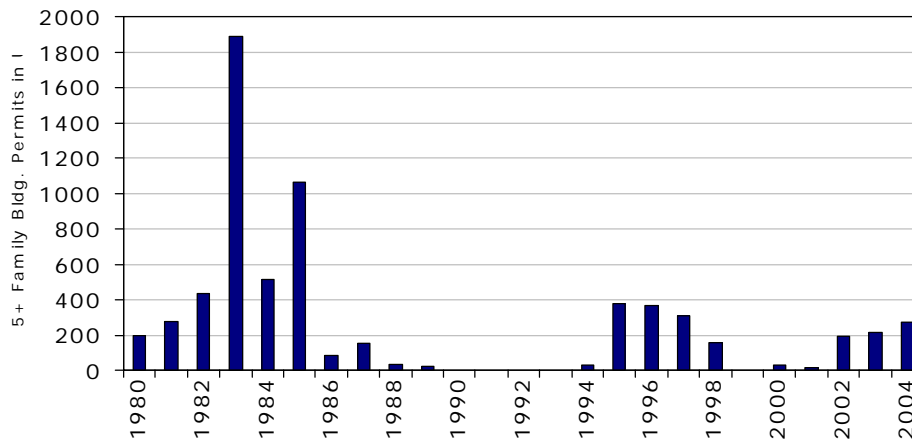
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**Belton/Central Texas Apartment Statistics 2004**

	Belton/Central Texas	Texas Metro Average
Average rent per square foot	\$0.67	\$0.79
Average rent for units built since 2000	\$0.64	\$0.92
Average occupancy (in percent)	90.3	91.5
Average occupancy for units built since 2000 (in percent)	98.0	92.4

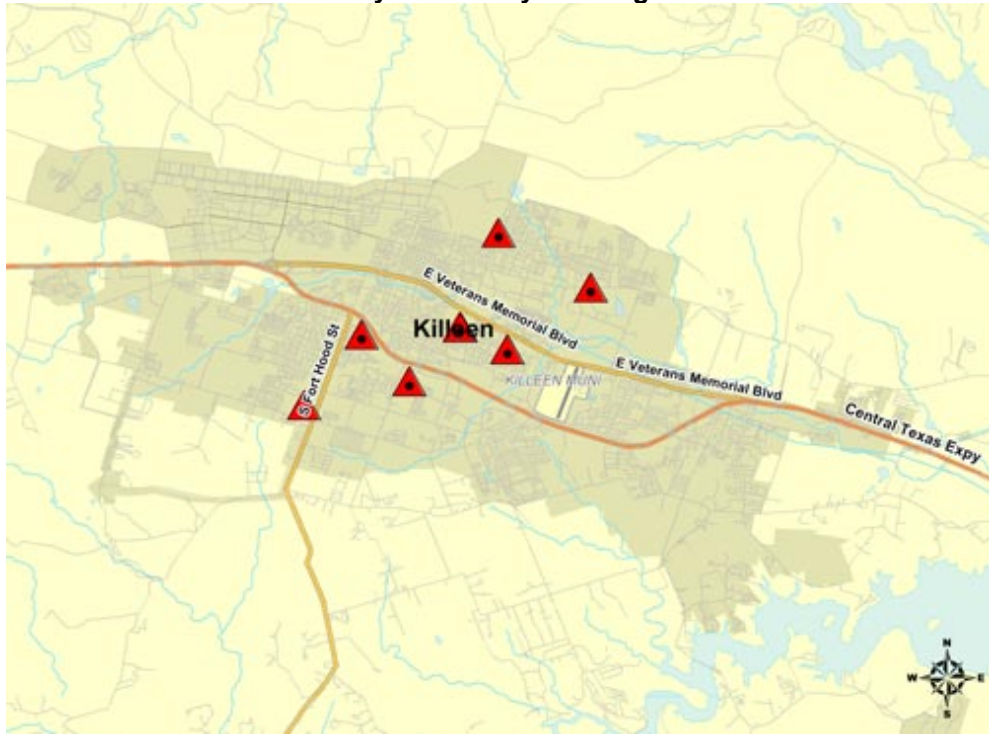
Source: Apartment MarketData Research Jan-2005

**Killeen-Temple-Fort Hood MSA Multifamily Building Permits**



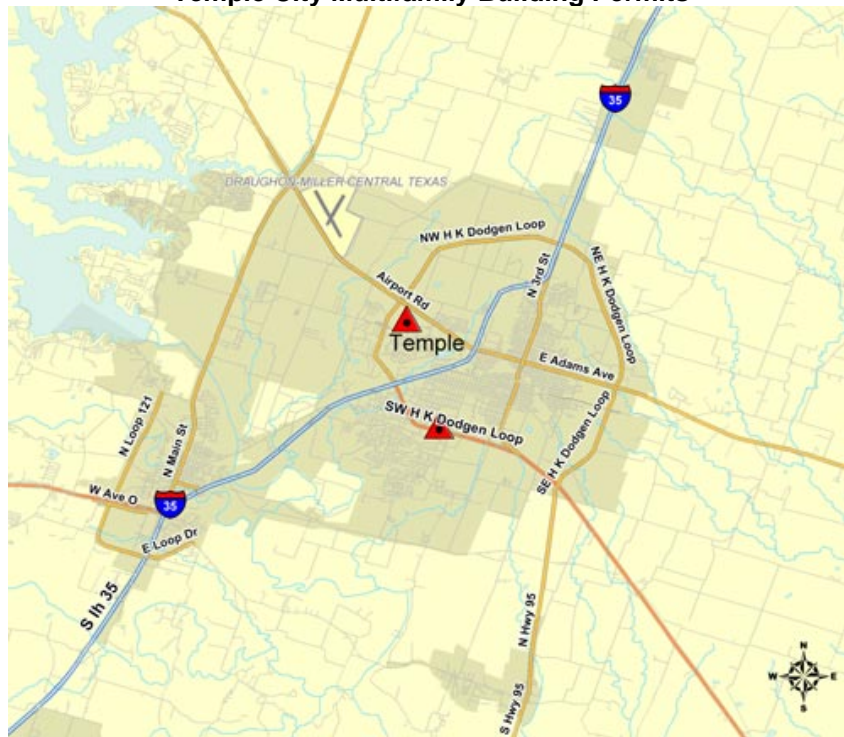
Source: U.S. Census Bureau and Real Estate Center at Texas A&M University

### Killeen City Multifamily Building Permits



Killeen City Building Permit Office

### Temple City Multifamily Building Permits



Temple City Building Permit Office

## Killeen-Temple-Fort Hood Market Overview 2005 Housing

### Housing Affordability - Fourth Quarter 2004

	Percent of Households That Can Afford Median-priced Home	THAI*	THAI for First-time Homebuyers
Killeen-Ft. Hood	73	1.47	1.57
Temple-Belton	66	1.37	1.27
Texas MLS Total	50	0.99	0.91
U.S. Total	49	0.99	0.72

\* The THAI is the ratio of median household income to the income required to buy the median-priced home using currently available mortgage financing. Standard financing is a 30-year loan covering 80 percent of the cost of the home. A THAI of 1.00 indicates that the median household income is just enough to qualify for a loan sufficient to purchase the median-priced home.

Source: Real Estate Center at Texas A&M University

### Price Distribution of MLS Homes Sold, Temple - Belton Area, 2004 (in percent)

Price Range	1998	1999	2000	2001	2002	2003	2004
\$29,999 or less	3.6	3.3	4.1	3.5	-	3.0	3.6
30,000 - 39,999	3.2	5.2	3.3	2.9	-	3.6	2.6
40,000 - 49,999	7.7	8.2	6.5	4.8	-	4.1	3.0
50,000 - 59,999	9.4	8.5	8.1	7.0	-	5.9	6.0
60,000 - 69,999	12.5	10.5	9.0	10.8	-	8.0	6.7
70,000 - 79,999	12.8	13.7	9.5	10.3	-	10.0	9.9
80,000 - 89,999	10.4	10.3	11.5	12.3	-	9.9	9.7
90,000 - 99,999	7.8	6.4	8.8	6.3	-	9.2	9.1
100,000 - 119,999	8.2	9.4	9.0	9.6	-	12.3	13.2
120,000 - 139,999	8.5	6.8	9.5	9.5	-	10.5	10.5
140,000 - 159,999	4.7	5.5	4.5	6.8	-	7.9	6.9
160,000 - 179,999	3.6	2.7	5.2	4.2	-	3.2	4.1
180,000 - 199,999	2.0	2.2	2.1	2.3	-	3.1	3.4
200,000 - 249,999	2.9	4.1	3.9	5.4	-	5.1	5.3
250,000 - 299,999	2.0	1.7	2.2	2.2	-	2.4	2.6
300,000 - 399,999	0.4	1.2	2.4	1.5	-	1.1	2.3
400,000 - 499,999	0.1	0.0	0.3	0.5	-	0.5	0.6
500,000 and more	0.0	0.4	0.2	0.4	-	0.2	0.4

"-" represents unreported data or nonparticipation in Real Estate Center's survey.

Source: Real Estate Center at Texas A&M University

**Price Distribution of MLS Homes Sold, Killeen - Fort Hood Area, 2004 (in percent)**

Price Range	1998	1999	2000	2001	2002	2003	2004
\$29,999 or less	2.5	3.8	4.7	3.4	3.6	3.7	2.7
30,000 - 39,999	2.4	3.9	4.6	3.5	3.1	2.8	2.7
40,000 - 49,999	5.7	8.3	8.2	7.1	4.3	4.5	3.8
50,000 - 59,999	12.2	13.6	12.9	9.5	8.6	6.7	4.9
60,000 - 69,999	21.9	17.0	16.0	14.8	11.8	10.4	9.2
70,000 - 79,999	18.9	19.2	16.1	18.0	15.2	12.8	11.7
80,000 - 89,999	10.8	10.0	11.0	11.6	15.4	13.8	10.9
90,000 - 99,999	9.0	7.3	6.7	6.8	7.6	9.9	11.3
100,000 - 119,999	6.9	7.5	8.2	8.7	10.8	13.1	12.2
120,000 - 139,999	5.2	4.6	5.0	6.7	8.2	8.4	11.3
140,000 - 159,999	2.4	2.8	3.1	4.2	5.3	6.0	8.1
160,000 - 179,999	0.9	1.0	1.7	2.0	2.4	3.4	4.4
180,000 - 199,999	0.5	0.3	0.7	1.4	1.4	1.6	2.9
200,000 - 249,999	0.5	0.4	0.8	1.5	1.8	2.0	2.4
250,000 - 299,999	0.0	0.2	0.2	0.6	0.5	0.6	0.6
300,000 - 399,999	0.1	0.0	0.0	0.1	0.0	0.4	0.5
400,000 - 499,999	0.0	0.0	0.0	0.0	0.0	0.0	0.1
500,000 and more	0.0	0.1	0.0	0.0	0.0	0.0	0.0

Source: Real Estate Center at Texas A&M University

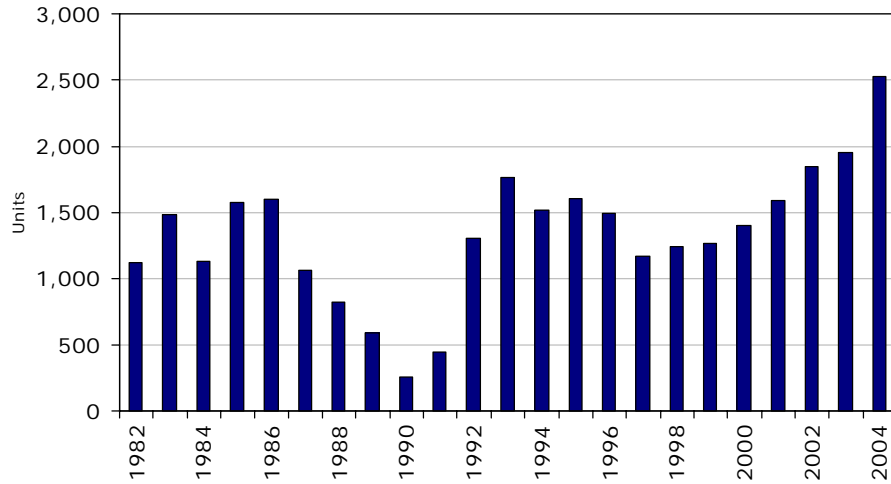
**Property Tax Rates, 2004**  
**County, Major City, Major School District**

Taxing Entity*	Tax Rate per \$100 Valuation	Taxing Entity*	Tax Rate per \$100 Valuation
Bell County	\$0.33	Bell County	\$0.33
City of Killeen	0.70	City of Temple	0.60
Killeen ISD	1.56	Temple ISD	1.63
<b>Total</b>	<b>\$2.58</b>	<b>Total</b>	<b>\$2.57</b>

\* Only the typical taxing entities are listed. However, there are numerous numbers of taxing entities that need to be taken into account for an actual tax rate calculation.

Source: Bell County Appraisal District

**Killeen-Temple-Fort Hood MSA Single-Family Building Permits**

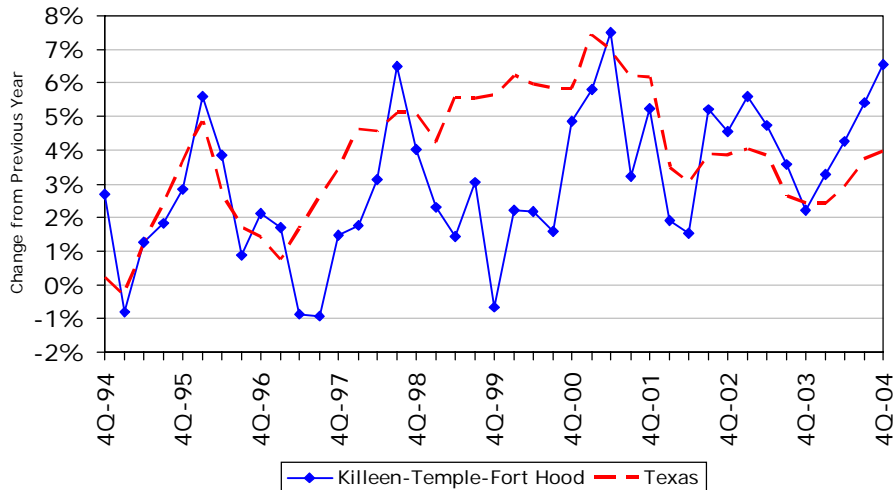


Source: U.S. Census Bureau and Real Estate Center at Texas A&M University

**Home Price Appreciation  
 Killeen-Temple-Fort Hood MSA\***

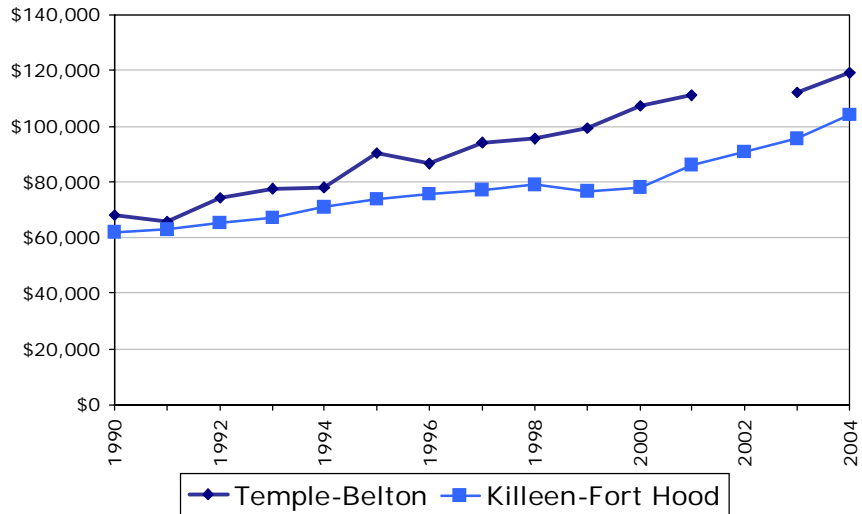
The HPI for each geographic area is estimated using repeated observations of housing values for individual single-family residential properties on which at least two mortgages were originated and subsequently purchased by either Freddie Mac or Fannie Mae since January 1975.

\*According to the new 2003 definition, including Bell, Coryell, Lampasas Counties



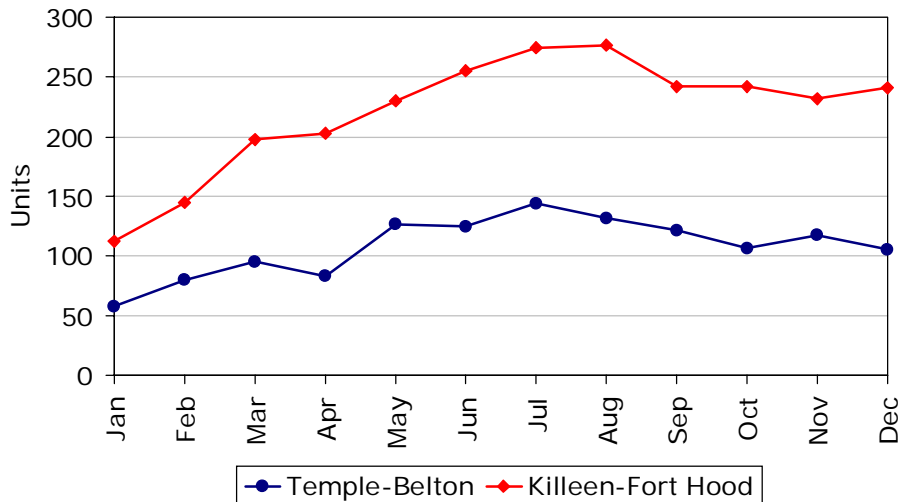
Source: Office of Federal Housing Enterprise Oversight

**Average Sales Price of Single-Family Home  
 Killeen-Temple-Fort Hood Area**



Source: Real Estate Center at Texas A&M University

**Single-Family Home Sales Volume  
 Killeen-Temple-Fort Hood Area**

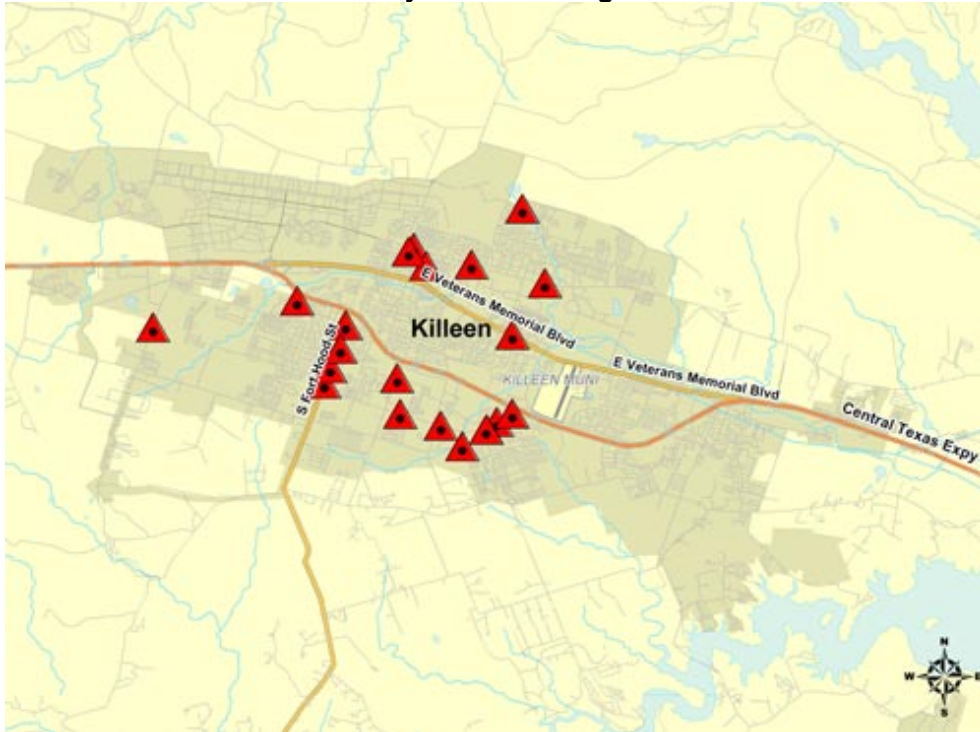


Source: Real Estate Center at Texas A&M University

# Killeen-Temple-Fort Hood Market Overview 2005

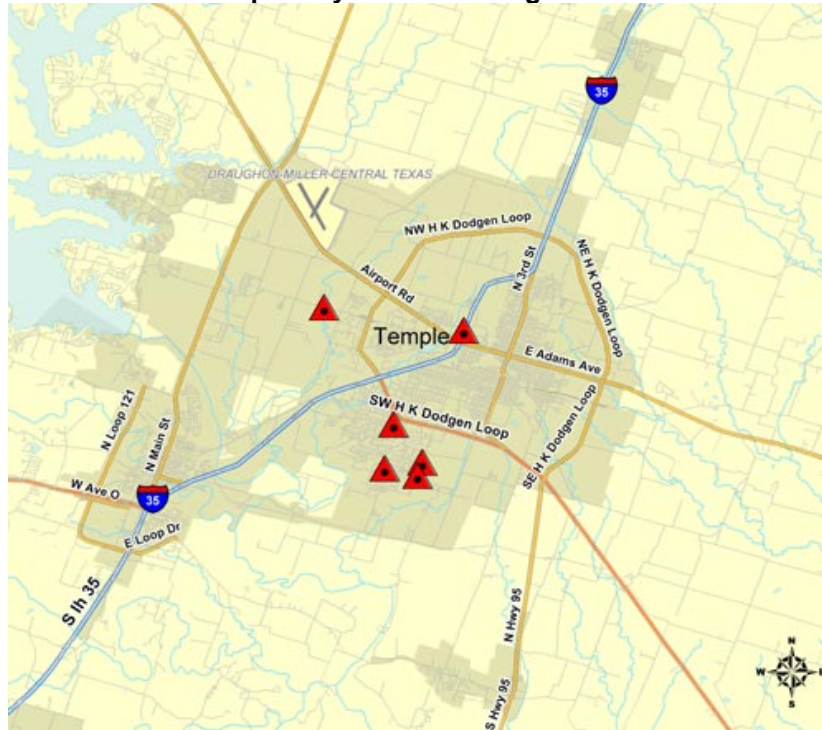
## Retail

Killeen City Retail Building Permits



Killeen City Building Permit Office

Temple City Retail Building Permits



Temple City Building Permit Office

# Killeen-Temple-Fort Hood Market Overview 2005 Hotel

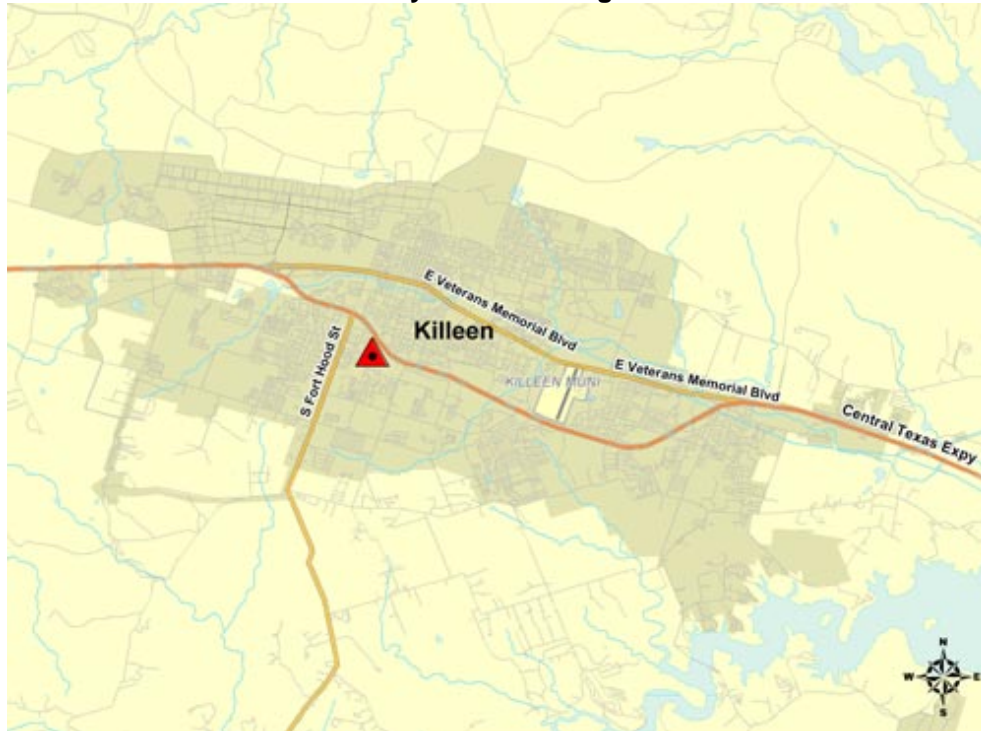
**Hotel Occupancy and Rental Rates**

	2003*		2004	
	Killeen Temple	Texas	Killeen Temple	Texas
# Rooms 000's	3.7	320.2	3.8	329.2
Average daily rate	\$52.10	\$68.80	\$54.58	\$70.62
Occupancy rate (in percent)	55.7	54.2	59.7	55.2

\* 2003 and later data according to new MSA definition including Bell, Coryell, Lampasas Counties

Source: Office of the Governor Economic Development and Tourism and Source Strategies, Inc. of San Antonio

**Killeen City Hotel Building Permits**



Killeen City Building Permit Office

# Killeen-Temple-Fort Hood Market Overview 2005 Office

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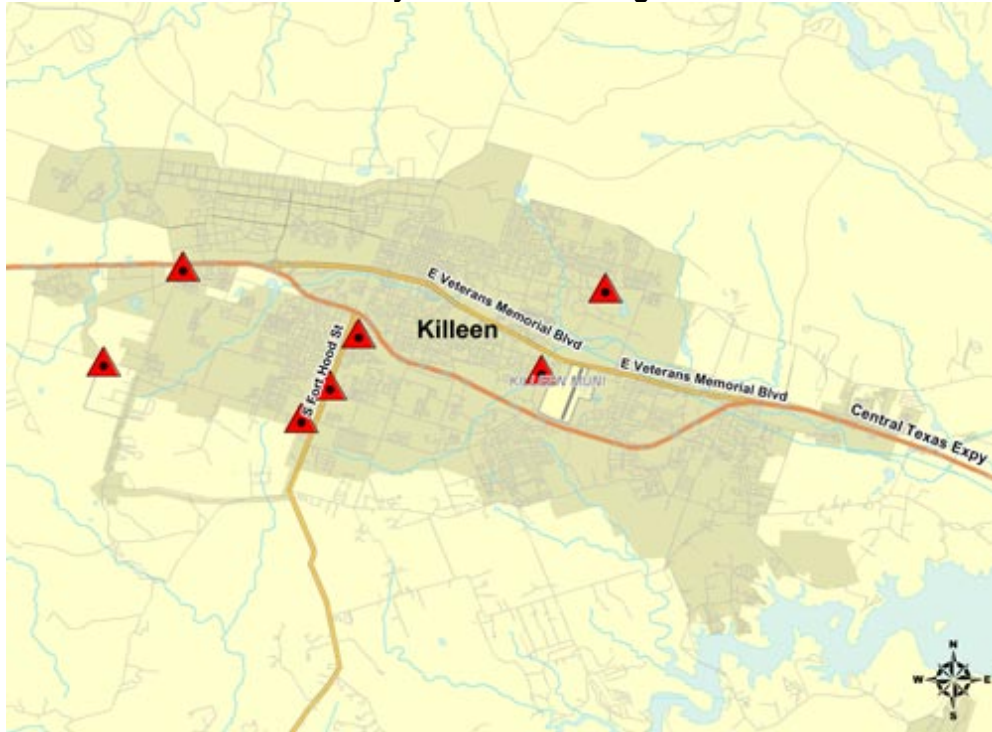
Temple City Office Building Permits



Temple City Building Permit Office

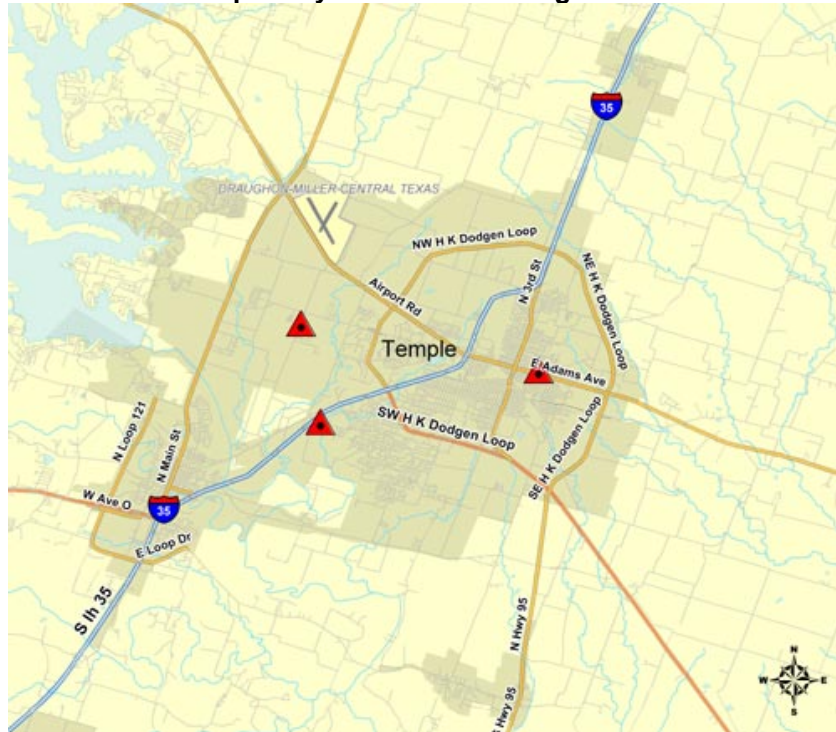
# Killeen-Temple-Fort Hood Market Overview 2005 Industrial

## Killeen City Industrial Building Permits



Killeen City Building Permit Office

## Temple City Industrial Building Permits



Temple City Building Permit Office



This annual report is created free of charge by the Real Estate Center at Texas A&M University. We strive to provide the most accurate, up-to-date, and insightful data to paint a detailed picture of Texas' Metropolitan Statistical Area's. The Center also provides numerous publications, resources, and data on building permits, employment, population, and home sales at <http://recenter.tamu.edu>.

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