

Real Estate Market Overview 2004

Killeen - Temple

The Killeen-Temple Metropolitan Statistical Area (MSA), located along I-35 between Austin and Dallas-Fort Worth, consists of two 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	
Land Area	2,111.48 square miles
Population Density (2000)	148.2 people per square mile
Counties	Bell, Coryell
Area Cities and Towns	Belton, Copperas Cove, Gatesville, Harker Heights, Killeen, Morgans Point, Salado, Temple, Troy

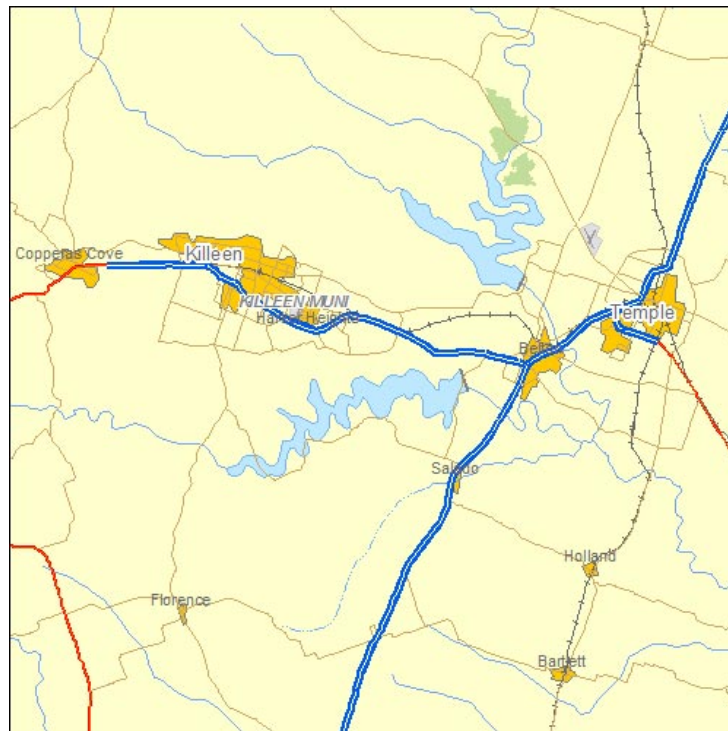


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Killeen – Temple Market Overview 2004 Demographics

Killeen-Temple MSA Population

Year	Population	Percent 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	316,306	1.1
2002	319,163	0.9

Source: U.S. Census Bureau

County Population Growth

County	1990 Population	2002 Population	Growth 1990 - 2002 (percent)
Bell	191,073	244,668	28.0
Coryell	64,226	74,495	16.0

Source: U.S. Census Bureau

Area Cities With 10,000 or More Residents

City	2000 Population	Growth 1990-2000 (percent)
Killeen	86,911	35.9
Temple	54,514	11.9
Copperas Cove	29,592	21.7
Harker Heights	17,308	35
Gatesville	15,591	30.5
Belton	14,623	16.5

Source: U.S. Census Bureau

Texas Metropolitan Area Population Change, 1990 - 2002

Metropolitan Area	1990 Population	2002 Population	Percent Change
McAllen-Edinburg-Mission	383,545	614,474	60.2
Austin-San Marcos	846,227	1,349,291	59.4
Laredo	133,239	207,611	55.8
Dallas	2,676,248	3,743,254	39.9
Brownsville-Harlingen-San Benito	260,120	353,561	35.9
Brazoria County	191,707	257,256	34.2
Houston	3,321,911	4,420,081	33.1
Fort Worth-Arlington	1,361,034	1,802,465	32.4
Texas	16,986,335	21,779,893	28.2
Bryan-College Station	121,862	156,099	28.1
San Antonio	1,324,749	1,660,205	25.3
Killeen-Temple	255,299	319,163	25.0
Galveston-Texas City	217,396	261,219	20.2
Tyler	151,309	181,437	19.9
Sherman-Denison	95,019	113,860	19.8
Amarillo	187,514	222,915	18.9
El Paso	591,610	697,562	17.9
Waco	189,123	217,713	15.1
Victoria	74,361	84,932	14.2
Lubbock	222,636	247,574	11.2
Longview-Marshall	193,801	212,288	9.5
Corpus Christi	349,894	382,188	9.2
Texarkana	120,132	131,027	9.1
Wichita Falls	130,351	138,960	6.6
Odessa-Midland	225,545	239,981	6.4
Beaumont-Port Arthur	361,218	382,242	5.8
Abilene	119,655	125,647	5.0
San Angelo	98,458	103,018	4.6

Source: U.S. Census Bureau

Killeen-Temple MSA Projected Population

Year	Texas State Data Center (Scenario 0.5)	Texas Water Development Board
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

	Bell County	Coryell Co.	Texas
Average household size (2000)	2.68	2.91	2.74
Population younger than 18 (2000, in percent)	28.9	26.2	28.2
Population 65 and older (2000, in percent)	8.8	5.7	9.9

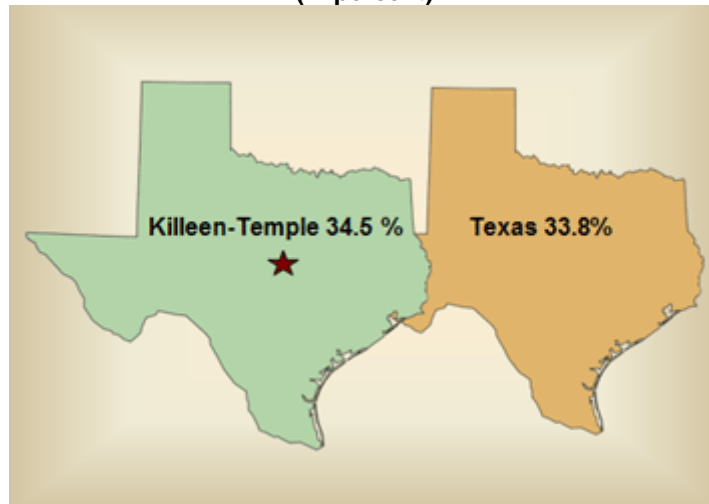
Source: U.S. Census Bureau

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

	Bell County		Coryell Co.		Texas	
	1990	2000	1990	2000	1990	2000
White	65.5	63.4	66.6	65.3	60.8	71.0
Black	19.2	20.4	21.6	21.8	11.7	11.5
Asian	3.0	2.6	2.8	1.8	0.3	2.7
American Indian	0.5	0.7	0.8	0.9	1.8	0.6
Other	0.0	8.5	0.0	6.3	0.1	11.7
Two or more races*	-	3.9	-	3.5	-	2.5
Hispanic (of any race)	11.8	16.7	8.2	12.6	25.3	32.0

* For the 2000 Census, the Census Bureau changed the "race" options, allowing people to report their race as "other" or as two or more races.
 Source: U.S. Census Bureau

Projected Population Growth, 2000-2020 (in percent)



Source: Texas State Data Center (Scenario 0.5)

Killeen – Temple Market Overview 2004

Education

**Educational Level, Persons Age 25 and Older
2000 (in percent)**

Level of Education	Killeen-Temple MSA	Texas
High school graduate	33.2	26.3
Some college, no degree	27.4	21.7
Associate's degree	8.6	5.2
Bachelor's degree	13.6	16.1
Graduate or professional degree	6.7	7.4

Source: U.S. Census Bureau, 2000

Local College and University Enrollment

School	Fall 2002	Spring 2003	Fall 2003
Central Texas College	7,935	4,103	7,907
Temple College	3,684	3,673	3,998
University of Mary Hardin-Baylor	2,655	-	2,627

Sources: Educational institutions

Killeen – Temple Market Overview 2004 Employment

Top Ten Temple 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	655
City of Temple	Government	637

Source: Temple Economic Development Council Jan-2004

Top Ten Killeen Employers

Employer	Sector	Employees
III Corps & Fort Hood	Military	45,777
Fort Hood Civilian/federal/contract	Military	14,500
Killeen Independent School District	Public school district	4,200
Central Texas College District	Education system	2,043
Metroplex Hospital	Health care	900
Dyncorp	Government contractor	805
Sallie Mae	Loan servicing	705
Convergys	Customer service center	700
First National Bank	Bank	700
City of Killeen	City government	680

Source: - Killeen Chamber of Commerce Dec-2004

Real Estate Center Market Overview 2004
 Killeen – Temple, Texas

Employment Growth by Industry - 2003

	Killeen-Temple MSA	Texas
Employment growth (percent)	-0.5	-0.5
Unemployment rate (percent)	5.6	6.8
New jobs	-500	-49,800
Employment growth by sector (percent)		
Manufacturing	-7.4	-5.0
Construction	-	-3.0
Natural Resources and Mining	-6.1	0.6
Trade, Transportation and Utilities	-2	-1.8
Information	7.7	-5.8
Financial Activities	2	0.9
Professional and Business Services	-1.2	-1.1
Educational and Health Services	2.7	3.3
Leisure and Hospitality	3.2	1.2
Government	0.3	1.3
Total Nonfarm	-0.5	-0.5

Source: Texas Workforce Commission and U.S. Bureau of Labor Statistics

Real Estate Center Market Overview 2004
 Killeen – Temple, Texas

Texas Metropolitan Area Employment Change, 1990 - 2003

Metropolitan Area	1990 Employment	2003 Employment	Percent Change
Austin-San Marcos	454,618	746,750	64.3
Laredo	48,766	77,065	58.0
McAllen-Edinburg-Mission	128,560	197,870	53.9
Brownsville-Harlingen-San Benito	90,866	131,457	44.7
Bryan-College Station	58,292	82,368	41.3
San Antonio	587,550	796,235	35.5
Killeen-Temple	87,724	117,801	34.3
Tyler	70,970	93,561	31.8
Dallas	1,467,668	1,916,607	30.6
Texas	8,071,312	10,284,203	27.4
Fort Worth-Arlington	721,875	915,919	26.9
Houston	1,720,152	2,180,719	26.8
Victoria	34,648	43,652	26.0
Amarillo	92,967	113,051	21.6
El Paso	229,358	274,926	19.9
Lubbock	107,823	128,854	19.5
Waco	86,347	102,310	18.5
Longview-Marshall	86,048	100,952	17.3
Odessa-Midland	104,401	120,374	15.3
Corpus Christi	150,142	172,705	15.0
San Angelo	43,587	49,798	14.2
Brazoria County	93,552	105,320	12.6
Abilene	52,389	58,513	11.7
Sherman-Denison	43,804	48,866	11.6
Wichita Falls	56,897	62,812	10.4
Galveston-Texas City	105,423	114,327	8.4
Texarkana	51,575	55,658	7.9
Beaumont-Port Arthur	157,435	167,915	6.7

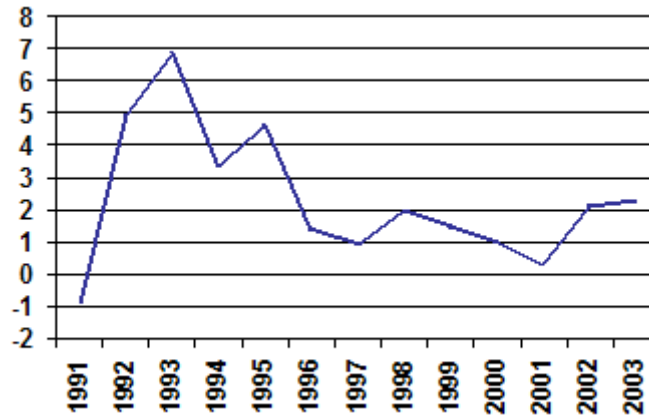
Source: U.S. Bureau of Labor Statistics and The Real Estate Center

Killeen-Temple MSA Employment

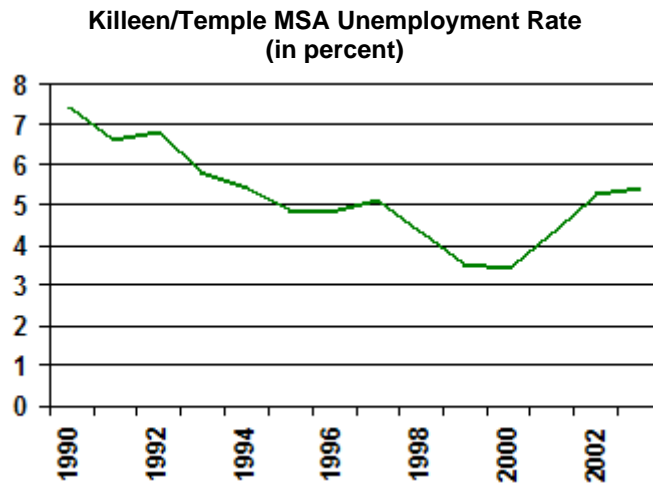
Year	Employment	Percent Change
1990	87,724	-
1991	86,935	-0.9
1992	91,188	4.9
1993	97,398	6.8
1994	100,572	3.3
1995	105,216	4.6
1996	106,692	1.4
1997	107,686	0.9
1998	109,795	2.0
1999	111,434	1.5
2000	112,499	1.0
2001	112,846	0.3
2002	115,198	2.1
2003	117,801	2.3

Source: U.S. Bureau of Labor Statistics

Annual Percent Change in Killeen/Temple MSA Employment



Source: U.S. Bureau of Labor Statistics



Killeen – Temple Market Overview 2004 Infrastructure

Killeen Airline Activity

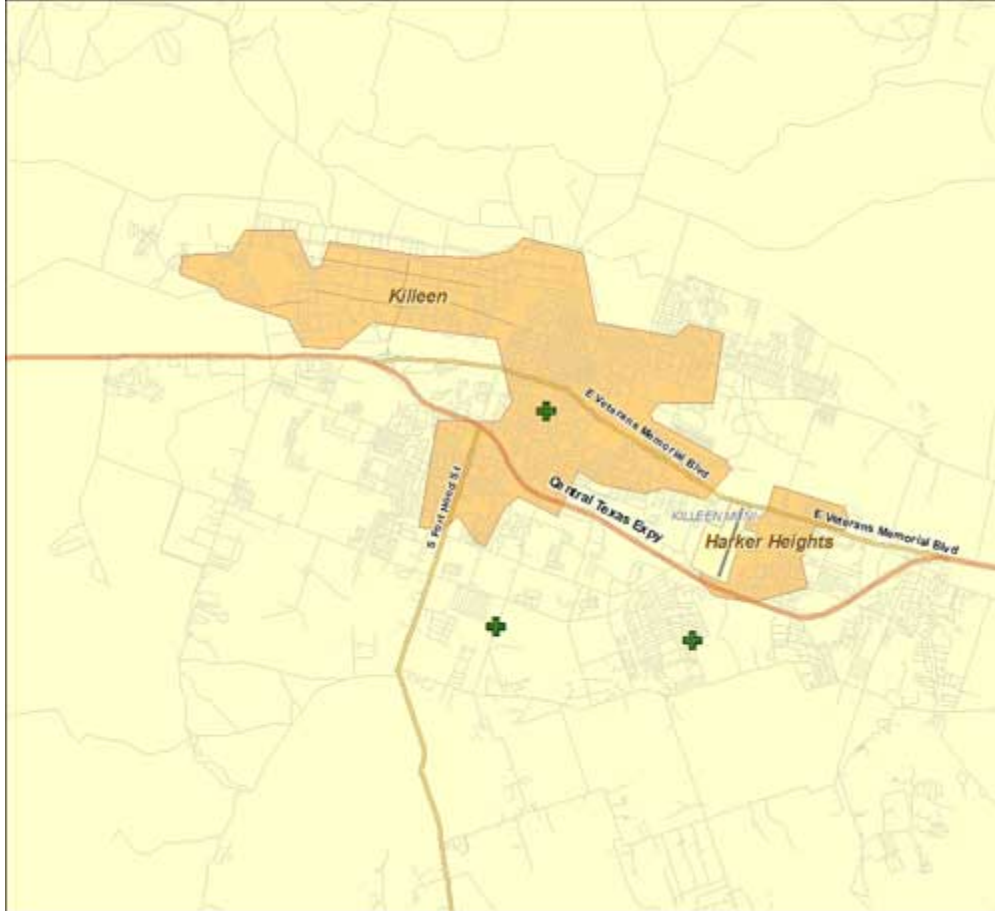
	1998	1999	2000	2001	2002	2003
Enplaned	82,671	90,089	99,613	96,572	103,116	94,026
Deplaned	85,786	91,934	99,717	97,752	103,953	95,302
Total	168,457	182,023	199,330	194,324	207,069	189,328

Source: Killeen Municipal Airport

Killeen – Temple Market Overview 2004

Public Facilities

Killeen City Public Facilities Building Permits



Killeen City Building Permit Office

Temple City Public Facilities Building Permits



Temple City Building Permit Office

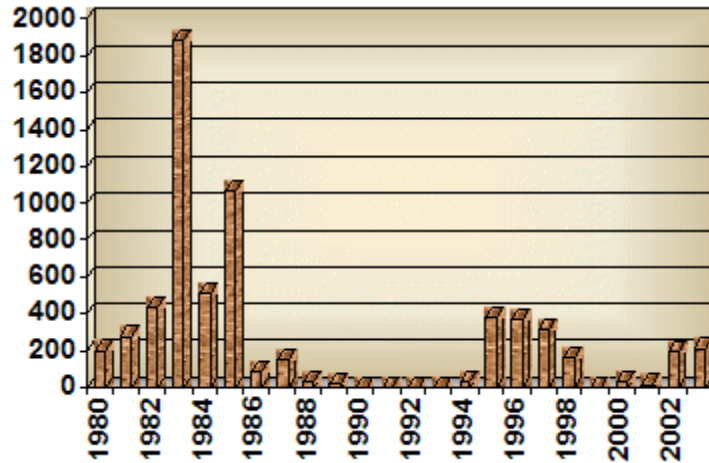
Killeen – Temple Market Overview 2004 Multifamily

Belton Apartment Statistics, April 2003

	Belton	Texas Metro Average
Average rent per square foot	\$0.66	\$0.79
Average rent for units built since 2000	-	\$0.91
Average occupancy (percent)	93.2	92.1
Average occupancy for units built since 2000 (percent)	-	90.8

Source: Apartment MarketData Research

**Killeen/Temple MSA Multifamily Building Permits
 (5+ Family Bldg. Permits in units)**



Source: U.S. Census Bureau

Temple City Multifamily Building Permits



Temple City Building Permit Office

Killeen – Temple Market Overview 2004 Housing

Housing Affordability - Fourth Quarter 2003

	Percent of Households That Can Afford Median-priced Home	THAI*	THAI for First-time Homebuyers
Killeen-Ft. Hood	79	1.67	1.70
Temple-Belton	66	1.34	1.19
Texas MLS Total	54	1.06	0.92
U.S. Total	55	1.06	0.77

* 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, 2003 (in percent)

Price Range	Temple- Belton	Killeen-Fort Hood
\$29,999 or less	3.0	3.7
30,000 - 39,999	3.6	2.8
40,000 - 49,999	4.1	4.5
50,000 - 59,999	5.9	6.7
60,000 - 69,999	8.0	10.4
70,000 - 79,999	10.0	12.8
80,000 - 89,999	9.9	13.8
90,000 - 99,999	9.2	9.9
100,000 - 119,999	12.3	13.1
120,000 - 139,999	10.5	8.4
140,000 - 159,999	7.9	6.0
160,000 - 179,999	3.2	3.4
180,000 - 199,999	3.1	1.6
200,000 - 249,999	5.1	2.0
250,000 - 299,999	2.4	0.6
300,000 - 399,999	1.1	0.4
400,000 - 499,999	0.5	0.0
500,000 and more	0.2	0.0

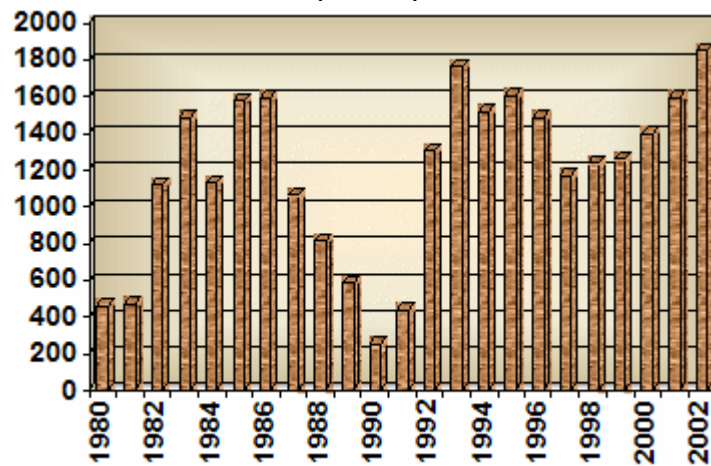
Source: Real Estate Center at Texas A&M University

Property Tax Rates, 2003

Killeen Taxing Entity	Tax Rate per \$100 Valuation
City of Killeen	\$0.70
Killeen ISD	1.56
Central Texas College	0.15
Bell County	0.34
Total (Killeen)	\$2.74
City of Temple	\$0.60
Temple ISD	1.65
Temple College	0.22
Bell County	0.34
Total (Temple)	\$2.81

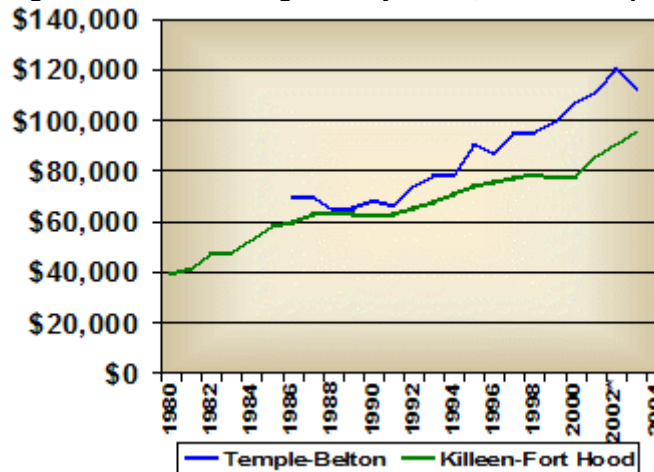
Source: Bell County Appraisal District

Killeen/Temple MSA Single-family Building Permits (in units)



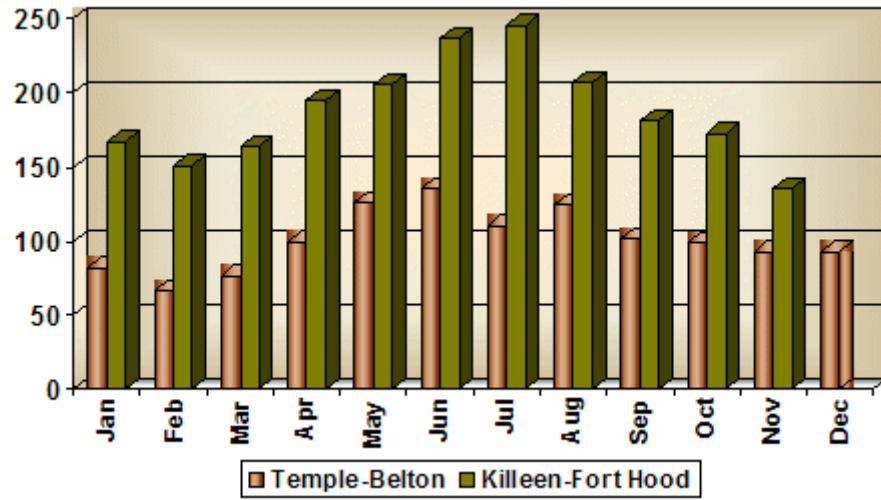
Source: U.S. Census Bureau

Average Sales Price of Single-family Home, Killeen/Temple Area



Source: Real Estate Center at Texas A&M University

Single-family Home Sales Volume, Killeen/Temple Area, 2003
(Number of Units)



Source: Real Estate Center at Texas A&M University

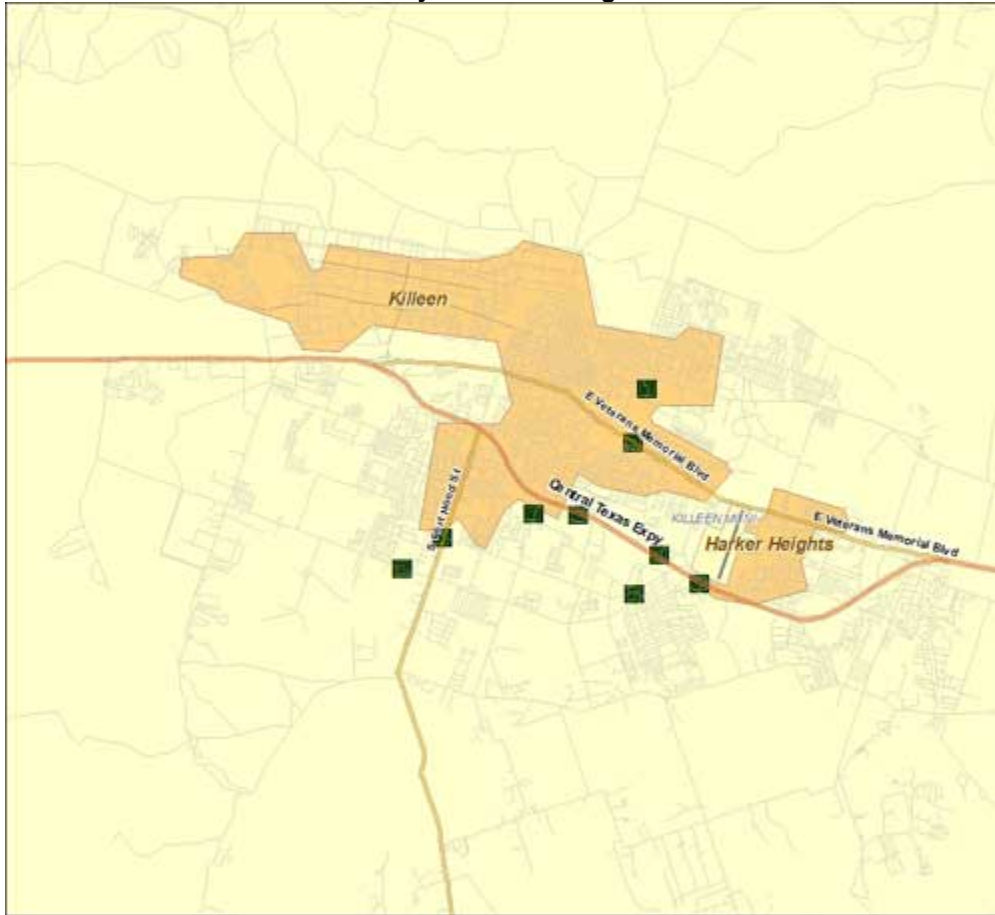
Killeen – Temple Market Overview 2004 Retail

Killeen-Temple MSA Gross Retail Sales

Year	Total Sales	Sales per Capita
1990	\$1,213,033,581	\$4,743
1991	1,270,368,861	5,061
1992	1,431,506,463	5,616
1993	1,581,610,483	5,880
1994	1,971,819,541	6,844
1995	2,599,968,741	8,932
1996	3,024,658,361	10,267
1997	2,189,215,952	7,416
1998	2,178,373,823	7,335
1999	3,576,069,570	12,068
2000	4,183,013,932	13,366
2001	3,837,711,120	12,222
2002	2,831,822,481	8,873
State Average 2002: \$12,143		

Source: Texas Comptroller's Office

Killeen City Retail Building Permits



Killeen City Building Permit Office

Temple City Retail Building Permits



Temple City Building Permit Office

Killeen – Temple Market Overview 2004 Hotel

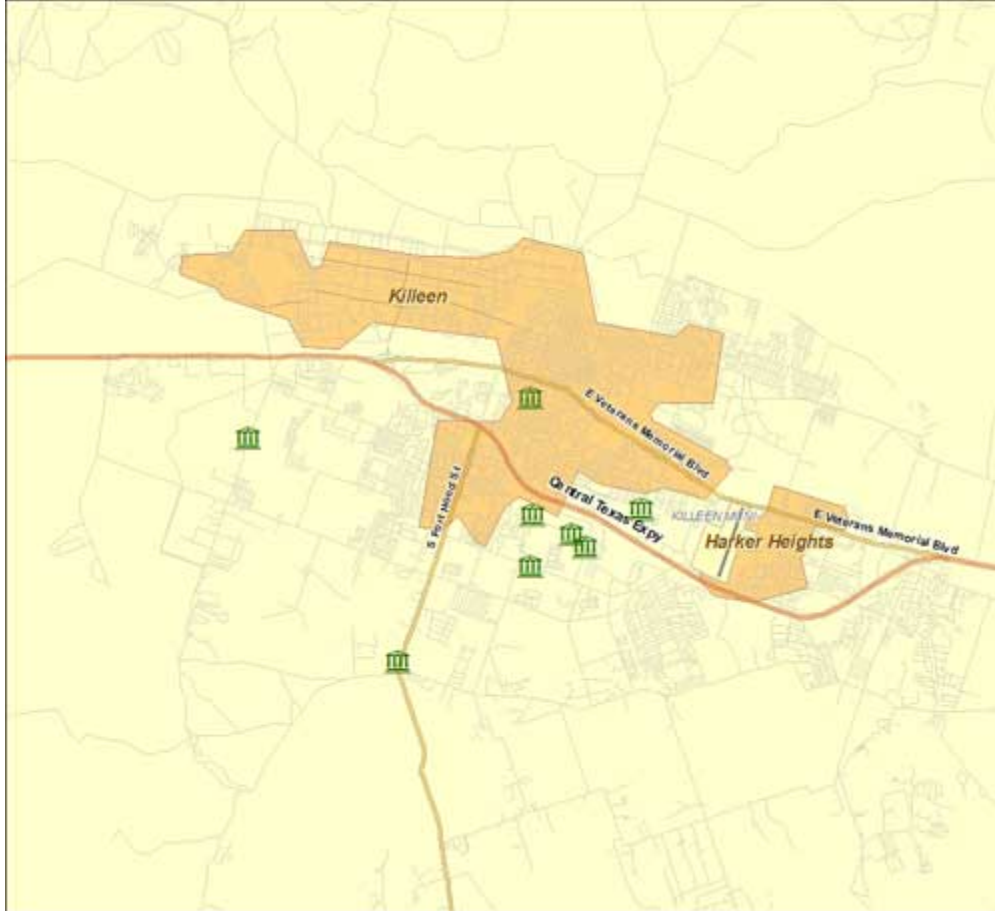
Hotel* Occupancy and Rental Rates

	Killeen Temple	Texas
2000		
Rooms (000)	3.2	296.8
Average daily rental rate	\$51.38	\$71.56
Occupancy rate (percent)	55.5	59.3
2001		
Rooms (000)	3.3	307.1
Average daily rental rate	\$50.90	\$70.27
Occupancy rate (percent)	53.6	57.3
2002		
Rooms (000)	3.5	314.3
Average daily rental rate	\$51.15	\$70.11
Occupancy rate (percent)	54.7	55.4
2003		
Rooms (000)	3.5	320.8
Average daily rental rate	\$52.11	\$68.78
Occupancy rate (percent)	56.2	54.3

Source: Office of the Governor Economic Development and Tourism and Source Strategies, Inc. of San Antonio
 *Only properties exceeding \$16,600 in the current quarter are included; those units below \$16,600 only result in 1.5% of the total state revenues, and have been excluded from this database.

Killeen – Temple Market Overview 2004 Office

Killeen City Office Building Permits



Killeen City Building Permit Office

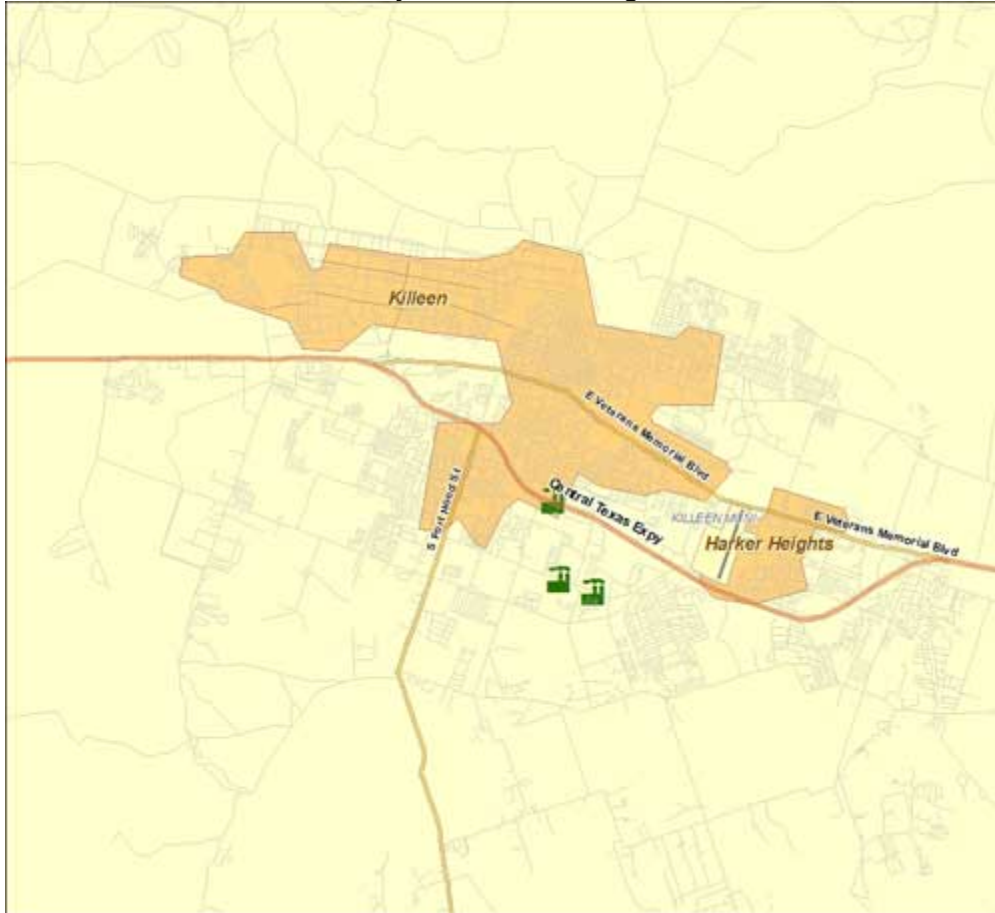
Temple City Office Building Permits



Temple City Building Permit Office

Killeen – Temple Market Overview 2004 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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