



Copperas Cove High School

Copperas Cove Junior High School

Hills of Cove Golf Course

Constitution Court Apartments

FUTURE MULTIFAMILY 233 UNITS

FUTURE COMMERCIAL

Five Hills Shopping Center Phase II

190 at Robert Griffin III Dr 35,378 VPD

Five Hills Shopping Center

# Shops at Five Hills

U.S. Hwy 190, Copperas Cove  
Pad Site for Sale & Multi-Tenant Building for Lease

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- At the intersections of SH 190 South bypass & SH 190 North bypass
- 3 ingress/egress points for Hwy 190
- HEB-Anchored Masterplanned Development
- Adjacent to Super Walmart

### Space Available

- 5 Pad Sites for sale or ground lease
- 1,200-7,500 sf in new multi-tenant building

### Lease Rates

- Call broker for pricing

### Demographics



#### Population Estimate

1 mi	3 mi	5 mi
937	23,112	70,942

#### Daytime Population

1 mi	3 mi	5 mi
2,422	13,245	30,217



#### Median Household Inc.

1 mi	3 mi	5 mi
\$64,461	\$53,601	\$63,775



#### Traffic Counts

- 33,379 VPD (190 Busn, West of site)
- 56,961 VPD (190 Busn, East of Site)



### Area Retailers & Restaurants





# Shops at Five Hills

U.S. Hwy 190, Copperas Cove



Fort Cavazos  
(formerly Fort Hood)

Copperas Cove

## The Shops at Five Hills

**Phase I**

- Walmart
- ENERGY CENTER
- verizon
- Payless
- Bank of America
- RadioShack
- Yum!
- Sprint
- SUBWAY
- CAFO
- Red Western
- JACKSON HEWITT
- Days Inn

**Phase II**

- rue21
- ROSS DRESS FOR LESS
- BACK ROOM SHOES
- BEALLS
- BURKE'S Outlet
- Sport Clips

**Phase I**

- H-E-B
- USAA
- at&t
- Chick-fil-A
- Great Clips
- BEALLS
- BURKE'S Outlet
- Sport Clips

To Lampasas 16 Miles

Killeen

E Rancier Ave

Killeen Mall

Harker Heights

Harker Heights to Killeen  
**5 Miles**

Harker Heights to Copperas Cove  
**15 Miles**

5 Miles



**SHOPS AT FIVE HILLS**  
COPPERAS COVE TX

**Fort Cavazos**  
(formerly Fort Hood)

**COPPERAS COVE**  
Pop: 32,886  
Median HH Inc: \$55,930  
Daytime Pop: 18,825

**5 Available Pads**  
0.96 - 1.48 Acres

**Fort Cavazos**  
(formerly Fort Hood)

**Shops at Five Hills**  
is the closest shopping center  
to Lampasas TX (Pop. 7,826)  
18 Miles

← **one mile**



# Shops at Five Hills

U.S. Hwy 190, Copperas Cove

Hills of Cove  
Golf Course

**Fort Cavazos**  
(formerly Fort Hood)

Copperas Cove

Crossroads  
High School



190

21300 W.P.D.

MLK Jr Dr

Copperas Cove  
Jr High

Mae Stevens  
Elementary

Walmart

Days Inn

HEB

Copperas Cove

FUTURE  
PHASE



Available Pads  
0.96 - 1.48 Acres

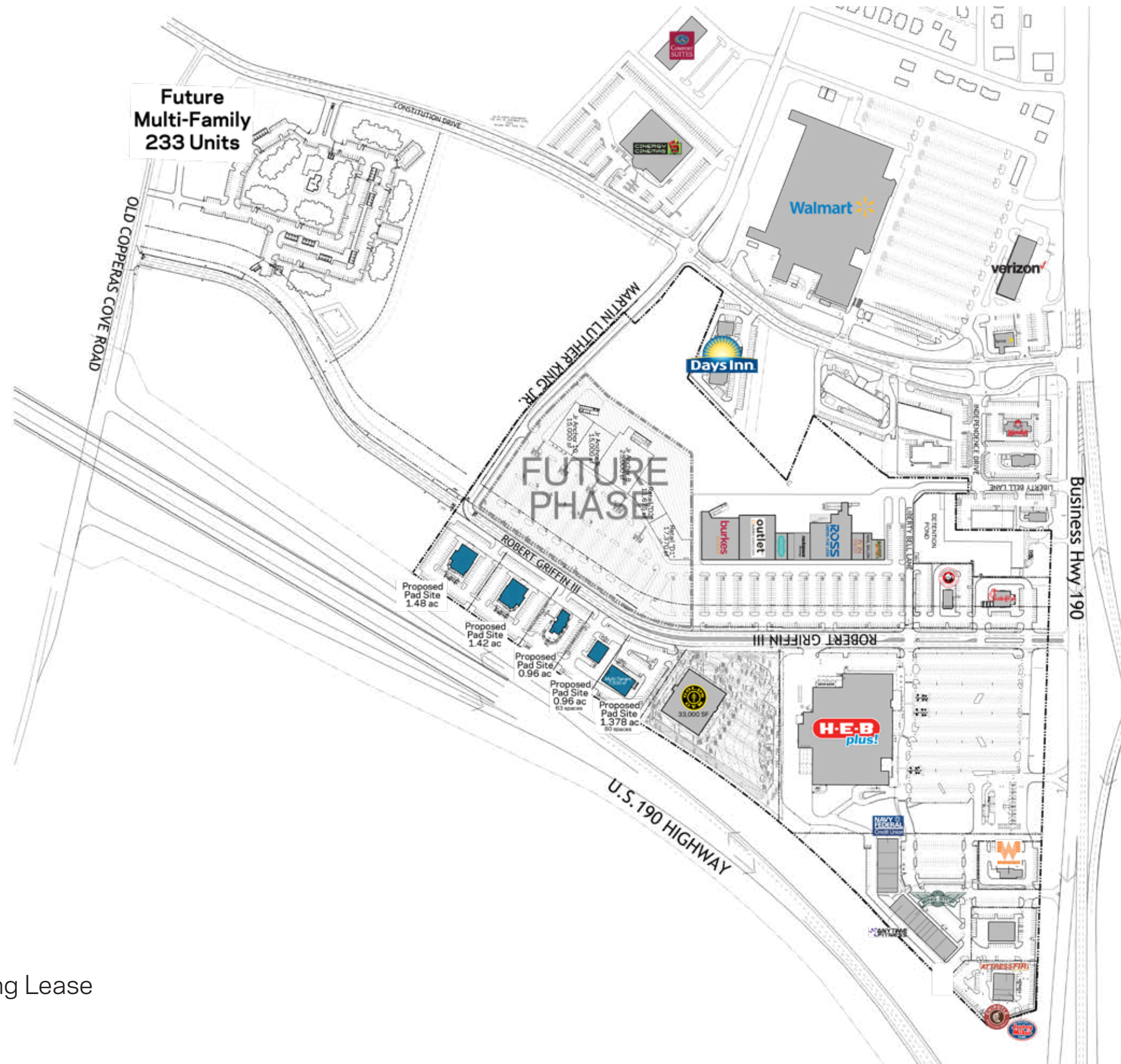
**Fort Cavazos**  
(formerly Fort Hood)









# Shops at Five Hills

U.S. Hwy 190, Copperas Cove



-  Available
-  Lease Executed
-  Signed LOI/Negotiating Lease
-  LOI Working



# Shops at Five Hills U.S. Hwy 190, Copperas Cove



- Available
- Lease Executed
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# Shops at Five Hills

U.S. Hwy 190, Copperas Cove



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# Shops at Five Hills

U.S. Hwy 190, Copperas Cove



CafeLatte

CafeLatte

BlueMoon

CBS

Twinkl





# 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 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 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.

**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.

**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 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 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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Evan Gray Deitch	662260	EDeitch@Endeavor-Re.com	512-682-5544
Sales Agent/Associate's Name	License No.	Email	Phone

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