

Future
Multi Family
233 Units



BURKES
Outlet

RACK
ROOM
SHOES

ROSS
DRESS FOR LESS



maurices

rue21

outlet
Ashley HOMESTORE

ROBERT GRIFFIN III

H-E-B



endeavor-re.com

Shops at Five Hills Phase II

U.S. Hwy 190, Copperas Cove

2.5 Miles to
Fort Cavazos

Endeavor Real Estate Group

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Exit to Five Hills

- At the intersections of SH 190 South bypass & SH 190 North bypass
- Center fronts Hwy 190
- 3 ingress/egress points for Hwy 190


Space Available

- Shop space for lease: 2,500 SF
- 5 Pad Sites for sale or ground lease


Lease Rates

- Call broker for pricing
- NNNs (2024): \$10.94 PSF (estimate provided by Landlord and subject to adjustment)


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	
•	36,342 VPD (Gibson Street)



Area Retailers & Restaurants



Shops at Five Hills Phase II

U.S. Hwy 190, Copperas Cove



Fort Cavazos
(formerly Fort Hood)

Copperas Cove

The Shops at Five Hills

Phase II

Walmart
ENERGY
VERIZON
Payless
Bank of America
RadioShack
Sprint
SUBWAY
CAFO
Best Western
JACKSON HEWITT
Days Inn

Phase I

H-E-B
USAA
at&t
Chick-fil-A
Great Clips
Sport Clips
BEALL'S
BURKE'S Outlet
rue21
ROSS
DRESS FOR LESS
Rack Room Shoes
d.t.

To Lampasas 16 Miles

Killeen

Killeen Mall

JCP
Dillard's
sears
Gurlington
GAP

STAPLES
iROSS
BET
HUGO & BOSS
HUGO BOSS

TARGET
DICK'S
BED BATH & BEYOND
iROSS
BARNES & NOBLE
ULTA

H-E-B

Harker Heights

Walmart
SUPERCENTER

u/c

GOLD'S GYM

BIG LOTS
LACKS
USA
DISCOUNTS

H-E-B

HOBBY LOBBY
TRACTOR SUPPLY CO.

KOHL'S
LOWE'S
OfficeMax

PETSMART
Office DEPOT
Academy
TOYS R US

Harker Heights to Killeen
5 Miles

Harker Heights to Copperas Cove
15 Miles



Shops at Five Hills Phase II

U.S. Hwy 190, Copperas Cove

Hills of Cove
Golf Course

Fort Cavazos
(formerly Fort Hood)

Copperas Cove

Crosroads
High School

E Avenue D

Copperas Cove

Copperas Cove
Jr High

Mar Stevens
Elementary

Available Pads
0.96 - 1.48 Acres

Fort Cavazos
(formerly Fort Hood)

ENDEAVOR

endeavor-re.com

0 1/4 1/2 Mile

McALISTER'S
ROSS
DRESS FOR LESS
TJ MAXX
MIDWINTER
BEALLS
burkes
OUTLET

FUTURE
PHASE

Constitution Dr

Robert Griffin III Dr

Old Copperas Cove Rd

190W

190

21300 WPB

100S

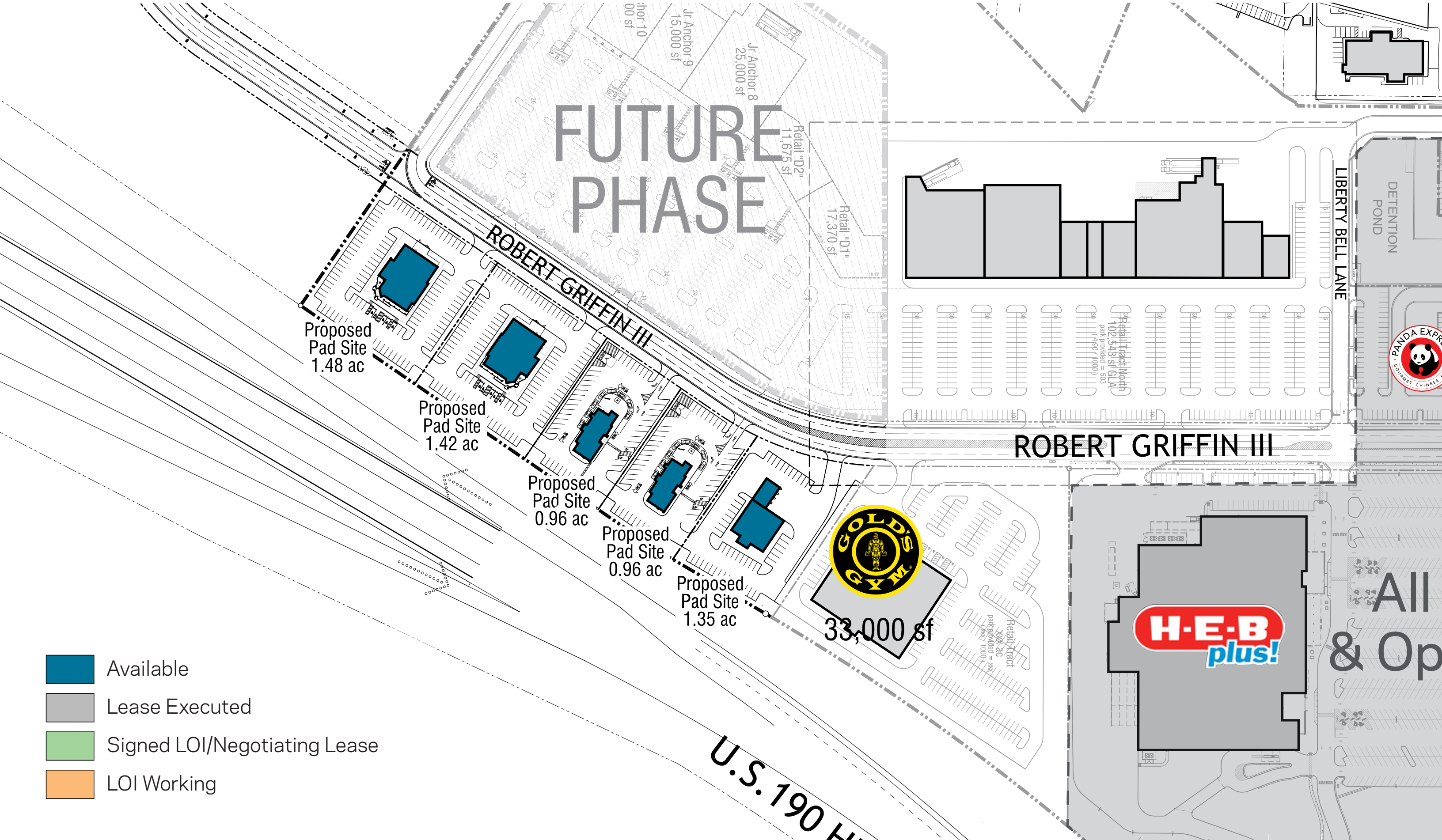
U.S. Hwy 190, Copperas Cove

U.S. Hwy 190, Copperas Cove



Shops at Five Hills Phase II

U.S. Hwy 190, Copperas Cove



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

Shops at Five Hills Phase II

U.S. Hwy 190, Copperas Cove



Available Pad

Available Pad

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know, because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker’s records

OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date:

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)