OFFERING MEMORANDUM

Fisher James Capital

Shops at 5 Hills

Copperas Cove, TX (Killeen-Temple, TX MSA)

SHADOW ANCHORED BY H-E-B PLUS! (2.4M ANNUAL VISITS)





This property is listed in conjunction with Texas-licensed real estate broker Delta Commercial.

Fisher James Capital

01 Property Highlights

02 Overview & Pricing

03 Financial Analysis & Rent Roll

05 Tenant Information

08 Site Plan

09 Aerials

11 About the Area

14 Demographics

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Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- Fully Leased Retail Shops Anchored by Anytime Fitness & Navy Federal Credit Union with Diverse, Complementary Tenant Mix
  - → Shorter Lease Terms with Future Upside Potential
  - → Scheduled Rent Increases in Majority of Leases
- Prominent Location at the Split of US-190 & E Business Hwy 190 (77,303 ADT Combined)
  - → Along Copperas Cove's Primary Commercial Corridor
- Within the 5 Hills Shopping Center, Anchored by H-E-B Plus!
  - → Additional Tenants include Whataburger, Chipotle, & Jersey Mike's
- Within Copperas Cove's Core Retail Hub
  - → Neighbors include Walmart Supercenter, Ross, Cinergy Theater, Bealls, Ashley Furniture Outlet, Chick-fil-A, Raising Cane's, and Multiple National Hotel Chains
- ~7 Miles from Fort Hood, One of the Nation's Largest Military Installations
  - → 70,000+ Military and Civilian Personnel
  - → Contributes Over $39 Billion Annually to Texas' Economy
- Just Over 1 Hour from Austin-Bergstrom International Airport
  - → 21M+ Annual Passengers
- Part of the Killeen-Temple MSA, Population of Over 500,000
  - → Copperas Cove is One of Central Texas' Fastest-Growing Communities, Supported by Continued Commercial and Residential Development

Within Copperas Cove's Primary Retail Hub
Frontage on E Business Hwy 190

Shadow Anchored by H-E-B Plus!
2.4M Annual Visits

201,100 Population
within a 10-Mile Radius

No State Income Tax
in Texas

~7 MILES FROM FORT HOOD

Home to 36,000+ active-duty soldiers and 45,000 family members, **Fort Hood contributes more than $39 billion annually to Texas' economy** and drives sustained employment, housing, and retail demand throughout the region.

SHADOW ANCHORED BY H-E-B PLUS! (2.4M ANNUAL VISITS)





LOCATION	3010 US-190, Copperas Cove, TX 76522
LOT SIZE	±5.389 acres or ±234,745 square feet
IMPROVEMENTS	Two retail buildings totaling 35,191 square feet Building 1: 15,064 square feet **Great Clips** | 1,201 square feet **Village Pizza** | 1,400 square feet **Ironclad Bodywork** | 2,653 square feet **Lee's Nails & Spa** | 1,500 square feet **Benchmark Dental & Orthodontics** | 4,301 square feet **Navy Federal Credit Union** | 4,009 square feet Building 2: 20,127 square feet **AT&T** | 4,122 square feet **America's Best** | 3,144 square feet **Legacy Martial Arts** | 1,409 square feet **Sport Clips** | 1,411 square feet **Xpress Wellness*** | 3,464 square feet **Wingstop** | 1,621 square feet **Anytime Fitness** | 4,956 square feet **USAA ATM** | N/A
YEAR BUILT	2012
PARKING	±199 parking spaces
FINANCING	Delivered free and clear of permanent financing

*Tenant no longer occupies space but continues to pay rent per their lease.

$16,526,000

6.20% CAP RATE

View on Map ↗

Projected Gross Revenue	Year 1	Year 10
Scheduled Base Rent	$1,078,140	$1,365,083
Total Expense Recoveries	$485,816	$600,821
USAA ATM	$21,000	$26,700
Vacancy Allowance	-$79,248	-$99,630
Effective Gross Revenue	$1,505,709	$1,892,974
Annual Expenses	**Year 1**	**Year 10**
Common Area Maintenance	$186,859	$243,808
Taxes	$178,765	$213,641
Insurance	$55,248	$72,087
Management	$60,228	$75,719
Total Operating Expenses	$481,101	$605,255
Net Operating Income	**$1,024,608**	**$1,287,719**
Return	**6.20%**	**7.79%**

NOTE:

The net income is an estimate and does not provide for all potential costs and expenses (i.e. maintenance, repair, etc.) that may be required of the owner. Any reserves set forth herein are merely estimates and not based on any experience, physical inspection, or prior knowledge. All prospective purchasers are strongly advised to make an independent investigation to determine their estimate of costs and expenses prior to entering into an agreement to purchase.

For the Years Ending	Year 1 Dec-2027	Year 2 Dec-2028	Year 3 Dec-2029	Year 4 Dec-2030	Year 5 Dec-2031	Year 6 Dec-2032	Year 7 Dec-2033	Year 8 Dec-2034	Year 9 Dec-2035	Year 10 Dec-2036
Rental Revenue										
Total Rental Revenue	$1,078,140	$1,098,655	$1,109,713	$1,185,410	$1,214,133	$1,241,023	$1,271,860	$1,307,198	$1,335,686	$1,365,083
Other Tenant Revenue										
Total Expense Recoveries	$485,816	$497,629	$507,778	$518,942	$531,438	$545,096	$557,578	$569,635	$584,957	$600,821
Total Tenant Revenue	$1,563,956	$1,596,284	$1,617,490	$1,704,352	$1,745,571	$1,786,119	$1,829,439	$1,876,834	$1,920,643	$1,965,904
Other Revenue										
USAA ATM	$21,000	$26,700	$26,700	$26,700	$26,700	$26,700	$26,700	$26,700	$26,700	$26,700
Potential Gross Revenue	$1,584,956	$1,622,984	$1,644,190	$1,731,052	$1,772,271	$1,812,819	$1,856,139	$1,903,534	$1,947,343	$1,992,604
Vacancy & Credit Loss										
Vacancy Allowance	-$79,248	-$81,149	-$82,210	-$86,553	-$88,614	-$90,641	-$92,807	-$95,177	-$97,367	-$99,630
Effective Gross Revenue	$1,505,709	$1,541,835	$1,561,981	$1,644,499	$1,683,657	$1,722,178	$1,763,332	$1,808,357	$1,849,975	$1,892,974
Operating Expenses										
CAM	$186,859	$192,465	$198,239	$204,186	$210,311	$216,621	$223,119	$229,813	$236,707	$243,808
Taxes	$178,765	$182,341	$185,987	$189,707	$193,501	$197,371	$201,319	$205,345	$209,452	$213,641
Insurance	$55,248	$56,906	$58,613	$60,371	$62,182	$64,048	$65,969	$67,948	$69,987	$72,087
Management	$60,228	$61,673	$62,479	$65,780	$67,346	$68,887	$70,533	$72,334	$73,999	$75,719
Total Operating Expenses	$481,101	$493,384	$505,318	$520,044	$533,341	$546,927	$560,941	$575,441	$590,145	$605,255
Net Operating Income	**$1,024,608**	**$1,048,450**	**$1,056,663**	**$1,124,455**	**$1,150,316**	**$1,175,251**	**$1,202,391**	**$1,232,916**	**$1,259,830**	**$1,287,719**
Leasing & Capital Costs										
Tenant Improvements	$0	$44,599	$0	$86,940	$0	$0	$64,195	$21,523	$22,343	$0
Leasing Commissions	$0	$54,682	$0	$104,536	$0	$0	$74,961	$24,888	$25,585	$0
Cash Flow Before Debt Service	**$1,024,608**	**$949,169**	**$1,056,663**	**$932,979**	**$1,150,316**	**$1,175,251**	**$1,063,235**	**$1,186,505**	**$1,211,902**	**$1,287,719**

GENERAL ASSUMPTIONS

Analysis Date
01/01/2027

Total Rentable Area
35,191

General Expense Growth per Annum
3.00%

General Inflation per Annum
2.00%

Real Estate Growth per Annum
2.00%

Management Fee
4% of EGR

MARKET LEASING ASSUMPTIONS

Lease Term: 10 years

Type: NNN

Annual Rent: $3.00/SF

Leasing Comm: 6%/3%

Rent Increases: 3% annual

TI: $20/$10

Suite	Tenant	Sq. Ft.	Monthly Rent PSF	Monthly Rent	Annual Rent PSF	Initial Annual Rent	Rent Commence. Date	Lease Expiration Date	Rental Increase Date(s)	Rental Increase Amount(s)	Options	End of Term Assumption
100	Great Clips	1,201	$2.77	$3,328.00	$33.25	$39,936	6/2/2013	6/30/2028	N/A	N/A	1 @ 5 yrs. Opt. 2: $43,920	Option
106	Village Pizza	1,400	$2.39	$3,341.33	$28.64	$40,096	2/1/2024	1/31/2029	2/1/2027 2/1/2028	$41,300 $42,546	None	MLA
112	Ironclad Bodywork	2,653	$2.45	$6,506.50	$29.43	$78,078	3/4/2018	6/30/2028	7/1/2027	$81,208	None	MLA
118	Lee's Nails & Spa	1,500	$2.82	$4,235.00	$33.88	$50,820	5/15/2013	5/31/2028	N/A	N/A	1 @ 5 yrs. FMV but in no event less than the current rent	Option – @ $3.00/SF
130	Benchmark Dental & Orthodontics	4,301	$2.48	$10,668.92	$29.77	$128,027	5/7/2013	5/31/2033	6/1/2027 6/1/2028 6/1/2029 6/1/2030 6/1/2031 6/1/2032	$130,588 $134,506 $138,541 $142,697 $146,978 $151,387	1 @ 5 yrs. FMV but in no event less than the current rent	MLA
148	Navy Federal Credit Union	4,009	$2.80	$11,215.18	$33.57	$134,582	5/26/2013	5/31/2028	N/A	N/A	1 @ 5 yrs. Opt. 1: $148,052	Option
200	AT&T	4,122	$2.43	$10,000.00	$29.11	$120,000	6/23/2013	6/30/2029	N/A	N/A	None	MLA
224	America's Best	3,144	$2.54	$7,991.00	$30.50	$95,892	1/1/2027	12/31/2036	1/1/2032	$105,481	3 @ 5 yrs. Opt. 1: $116,045 Opt. 2: $127,646 Opt. 3: $140,411	Option
230	Legacy Martial Arts	1,409	$2.36	$3,331.08	$28.37	$39,973	2/1/2021	6/30/2030	7/1/2027 7/1/2028 7/1/2029	$40,776 $41,594 $42,425	None	MLA
236	Sport Clips	1,411	$2.26	$3,190.00	$27.13	$38,280	6/26/2013	6/30/2035	7/1/2030	$43,050	None	MLA
242	Xpress Wellness (dark)*	3,464	$3.33	$11,551.67	$40.02	$138,620	9/29/2018	9/30/2028	10/1/2027	$142,778	None	MLA
260	Wingstop	1,621	$2.32	$3,756.67	$27.81	$45,080	10/27/2013	10/31/2033	11/1/2028	$48,300	None	MLA
272	Anytime Fitness	4,956	$2.03	$10,080.42	$24.41	$120,965	1/1/2014	1/31/2030	2/1/2027 2/1/2028 2/1/2029	$123,384 $125,852 $128,369	None	MLA
–	USAA ATM	0	N/A	$1,750.00	N/A	$21,000	5/4/2017	5/31/2027	N/A	N/A	1 @ 5 yrs. Opt. 2: $26,700	Option
	Leased Vacant **TOTAL**	35,191 0 **35,191**	100% 0% **100%**									

*Tenant no longer occupies space but continues to pay rent per their lease.

Great Clips

LESSEE
Aristoxus, LLC

GUARANTOR
Allan Einboden

NO. OF LOCATIONS
4,400+

WEBSITE
greatclips.com

Great Clips is the world's largest hair salon brand with more than 4,400 salons across the U.S. and Canada. Founded in 1982, the brand provides value-priced haircare for men, women, and children, with a business model built around convenience, evening and weekend hours, and a broad suburban customer base. Great Clips enhances the customer experience through Online Check-In and Clip Notes technology, which stores haircut preferences for consistency across locations.

AT&T

LESSEE
New Cingular Wireless PCS, LLC

NO. OF LOCATIONS
5,700+

WEBSITE
att.com

AT&T Inc. (NYSE: T) is one of the largest telecommunications companies in the United States, providing wireless, fiber, broadband, and business connectivity services. The company operates a nationwide 5G network and is the largest fiber provider in the U.S., reaching 38.6 million fiber locations across 100+ metro areas as of June 30, 2026. AT&T's retail platform supports device sales, wireless plans, upgrades, customer service, and connected home solutions across a broad national footprint.

Navy Federal Credit Union

LESSEE
Navy Federal Credit Union

NO. OF LOCATIONS
382

WEBSITE
navyfederal.org

Navy Federal Credit Union is the world's largest credit union, serving active-duty military members, veterans, Department of Defense employees, and their families. The institution serves approximately 15.3 million members and operates 382 branches worldwide, including 178 branches on or near military installations and a network of 30,000+ free ATMs. Navy Federal offers checking, savings, loans, mortgages, credit cards, and digital banking services through a military-focused financial platform.

Wingstop

LESSEE
CNO Wings II, LLC

GUARANTOR
San Antonio Wings, Inc

NO. OF LOCATIONS
2,728

WEBSITE
wingstop.com

Wingstop Inc. (NASDAQ: WING) is a fast-casual chicken wing restaurant brand founded in 1994 and headquartered in Dallas, Texas. The company operates a highly franchised system known for cooked-to-order wings, tenders, chicken sandwiches, seasoned fries, and a wide range of signature sauce flavors. As of June 27, 2026, Wingstop operated 3,255 restaurants systemwide, including 2,728 restaurants in the United States.

Anytime Fitness

LESSEE
GET FIT LLC

NO. OF LOCATIONS
6,000+

WEBSITE
anytimefitness.com

Anytime Fitness is one of the world's largest fitness franchises, offering 24/7 gym access, coaching, personal training, and membership reciprocity across its global network. The brand began in 2002 and has grown from a single club in Minnesota into a global fitness platform with thousands of independently owned locations. Members have around-the-clock access to 6,000+ Anytime Fitness gyms worldwide, supporting convenience-driven fitness demand in neighborhood retail centers.

Sport Clips

LESSEE
Sport Clips, Inc.

NO. OF LOCATIONS
~1,800

WEBSITE
sportclips.com

Sport Clips Haircuts is a nationally recognized men's and boys' haircut franchise founded in 1993 and headquartered in Georgetown, Texas. The brand pioneered the sports-themed haircut concept and is known for its "championship haircut experience," online check-in, and recurring customer service model. Sport Clips has grown to nearly 1,800 locations across the U.S. and Canada and remains one of the leading franchise brands in the men's haircare category.

Legacy Martial Arts

LESSEE
EIDDEW Enterprises, LLC

GUARANTOR(S)
Chris Hamm and Amanda Hamm

NO. OF LOCATIONS
3

WEBSITE
legacymartialartscove.com

Legacy Martial Arts is a Central Texas martial arts studio serving Copperas Cove, Harker Heights, and Temple. Founded in 2008, the studio offers age-tailored martial arts programs for preschool, kids, teens, and adults, along with birthday parties, summer camp programming, and community-focused events. The concept emphasizes confidence, discipline, leadership, and personal development for students throughout the surrounding market.

America's Best

LESSEE
National Vision, Inc.

NO. OF LOCATIONS
1,069

WEBSITE
americasbest.com

America's Best Contacts & Eyeglasses is a national optical retailer and the largest brand within National Vision Holdings, Inc. The concept combines eye exams, prescription eyeglasses, contact lenses, and vision-related products in a value-oriented retail format. As of July 4, 2026, America's Best operated 1,069 stores, serving a broad customer base with affordable eyewear and accessible eye care services.

Benchmark Dental & Orthodontics

LESSEE
Celebi Dentistry PLLC

GUARNATOR
Dr. Ahmet Arif Celebi

NO. OF LOCATIONS
1

WEBSITE
benchmarkfamilydental.com

Benchmark Dental & Orthodontics is a local dental practice serving patients of all ages in Copperas Cove. The office provides general, cosmetic, emergency, implant, sedation, and orthodontic dental services in a family-oriented setting. Benchmark Family Dental positions itself as a comprehensive dental provider with all major services offered under one roof, supporting recurring patient visits and long-term community relationships.

Ironclad Bodywork

LESSEE
Ironclad Bodywork, PLLC

GUARANTOR(S)
Dana Kerekes and Mary Soisson

NO. OF LOCATIONS
3

WEBSITE
ironcladmassage.com

Ironclad Bodywork is a Central Texas massage and bodywork studio with locations in Copperas Cove, Killeen, and Temple. Founded in 2015, the company provides customized therapeutic massage, holistic bodywork, Ashiatsu, Thai massage, lymphatic services, structural integration, and recovery-focused treatments. Ironclad's appointment-based service model supports repeat visitation from customers seeking regular muscle maintenance, stress relief, and injury recovery.

Village Pizza

LESSEE
Tired Dog Investments, LLC dba Village Pizza

GUARANTOR(S)
James Januszka and Sara Januszka

NO. OF LOCATIONS
1

WEBSITE
villagepizzacopperascove.com

Village Pizza is a local pizzeria serving the Copperas Cove community. The restaurant offers made-to-order pizzas, wraps, appetizers, desserts, and other casual dining options through dine-in, pickup, curbside, and online ordering.

Lee's Nails & Spa

LESSEE
Nam Quoc Truong and Anh The Luong

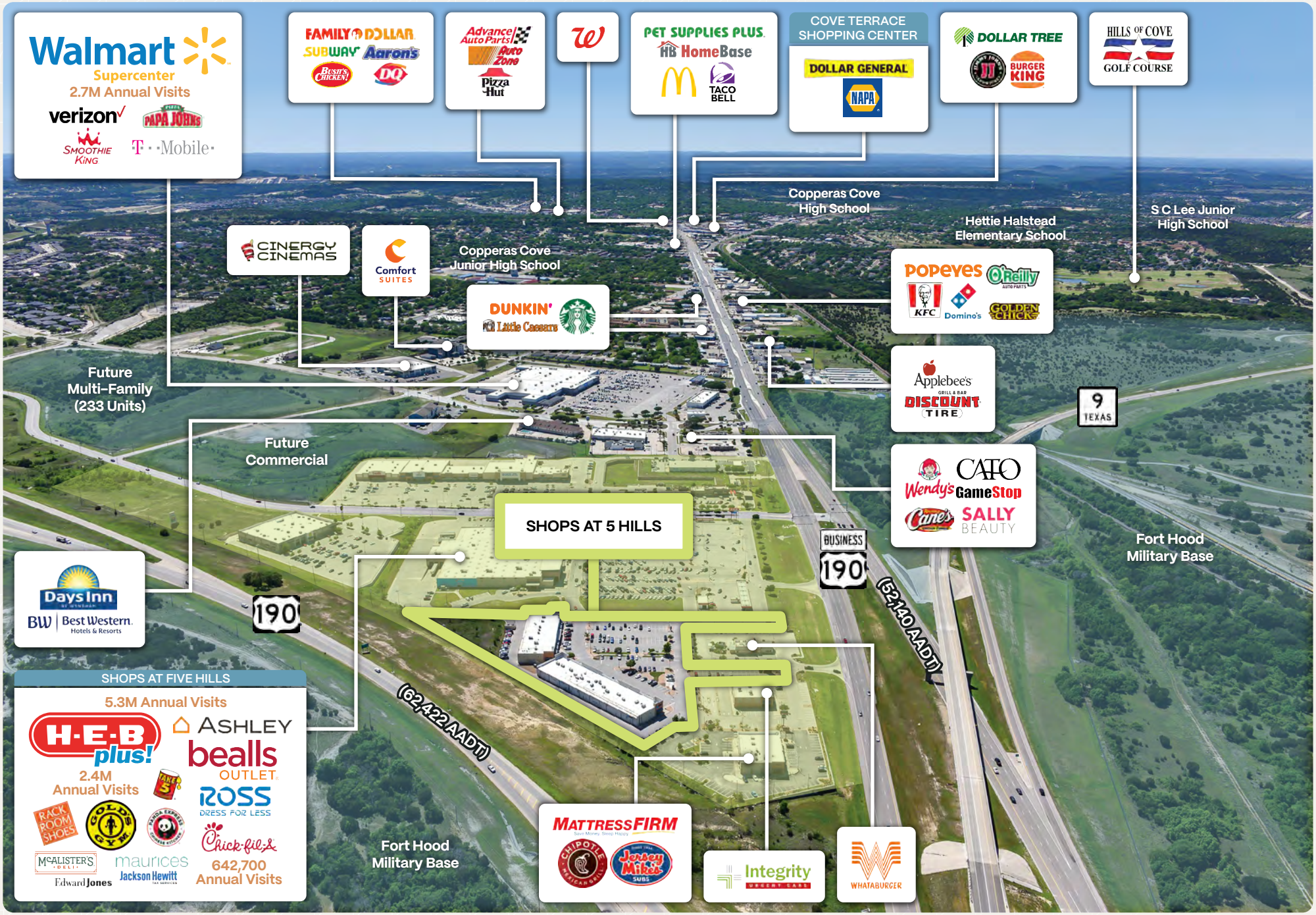
NO. OF LOCATIONS
1

WEBSITE
leesnailsandspacopperascove.com

Lee's Nails & Spa is a local nail salon serving Copperas Cove with manicure, pedicure, and waxing services.


BUSINESS
190
SIGN
H-E-B Fuel
Integrity Urgent Care
MATTRESS FIRM
5 HILLS
SHOPPING CENTER
USAA ATM
AT&T
ab america's best
LEGACY
SportClips
XpressWellness URGENT CARE
4,122 SF
3,144 SF
1,409 SF
1,409 SF
3,464 SF
1,610 SF
4,967 SF
4,009 SF
4,301 SF
1,503 SF
2,653 SF
1,400 SF
1,201 SF
WING STOP
ANYTIME FITNESS
190
NAVY FEDERAL Credit Union
BENCHMARK DENTAL & ORTHODONTICS
Great Clips IT'S GONNA BE GREAT
Lee's Nails & Spa
VILLAGE PIZZA
IRONCLAD
H-E-B plus!


KILLEEN MALL
Dillard's
JCPenney
Burlington
H&M
VICTORIA'S SECRET
SHOE DEPT.
ENCORE
THE HOME DEPOT
BEST BUY
dd's DISCOUNTS
ROSS DRESS FOR LESS
REGAL
Academy SPORTS+OUTDOORS
ALDI
OLLIE'S Bargain OUTLET GOOD STUFF CHEAP
PETSMART
H-E-B
ALDI
Downtown Killeen
(~8.5 Miles)
Temple
Shoemaker High School
Montague Village Elementary School
WENDLAND PLAZA
CRUNCH
CITI TRENDS
DOLLAR TREE
Fort Hood
(Population~70,000)
Pizza Hut
CENTRAL TEXAS COLLEGE
AdventHealth Central Texas
Walmart Neighborhood Market
Walmart Supercenter
MATTRESS FIRM
CHIPOTLE MEXICAN GRILL
Jersey Mike's SUBS
SHOPS AT 5 HILLS
SHOPS AT FIVE HILLS
5.3M Annual Visits
H-E-B plus!
ASHLEY
2.4M Annual Visits
bealls OUTLET
RACK ROOM SHOES
maurices
McALISTER'S DELI
ROSS DRESS FOR LESS
Integrity URGENT CARE
WHATABURGER
190
(62,422 AADT)
Fort Hood Military Base
9 TEXAS
(52,140 AADT)
BUSINESS 190
Chick-fil-A
642,700 Annual Visits
PANDA EXPRESS CHINESE KITCHEN
GOLD'S GYM


Walmart
Supercenter
2.7M Annual Visits
verizon
PAPA JOHN'S
SMOOTHIE KING
T-Mobile
FAMILY DOLLAR
SUBWAY
Aaron's
Buster's Chicken
DQ
Advance Auto Parts
AutoZone
Pizza Hut
PET SUPPLIES PLUS
HB HomeBase
TACO BELL
COVE TERRACE SHOPPING CENTER
DOLLAR GENERAL
NAPA
DOLLAR TREE
JJ
BURGER KING
HILLS OF COVE GOLF COURSE
CINERGY CINEMAS
Comfort SUITES
DUNKIN'
Little Caesars
Copperas Cove Junior High School
Copperas Cove High School
Hettie Halstead Elementary School
S C Lee Junior High School
popeyes
O'Reilly AUTO PARTS
KFC
Domino's
GOLDEN CHICK
Applebee's GRILL & BAR
DISCOUNT TIRE
Future Multi-Family (233 Units)
Future Commercial
9 TEXAS
CATO
Wendy's
GameStop
Cane's
SALLY BEAUTY
SHOPS AT 5 HILLS
BUSINESS 190
(52,140 AADT)
Fort Hood Military Base
Days Inn
BW Best Western Hotels & Resorts
190
(62,422 AADT)
SHOPS AT FIVE HILLS
5.3M Annual Visits
H-E-B plus!
2.4M Annual Visits
ASHLEY
bealls OUTLET
ROSS DRESS FOR LESS
Chick-fil-A
642,700 Annual Visits
RACK ROOM SHOES
GOLD'S GYM
TAKE 5
PANDA EXPRESS
McALISTER'S DELI
maurices
Jackson Hewitt
Edward Jones
Fort Hood Military Base
MATTRESS FIRM
CHIPOTLE
Jersey Mike's SUBS
Integrity
WHATABURGER

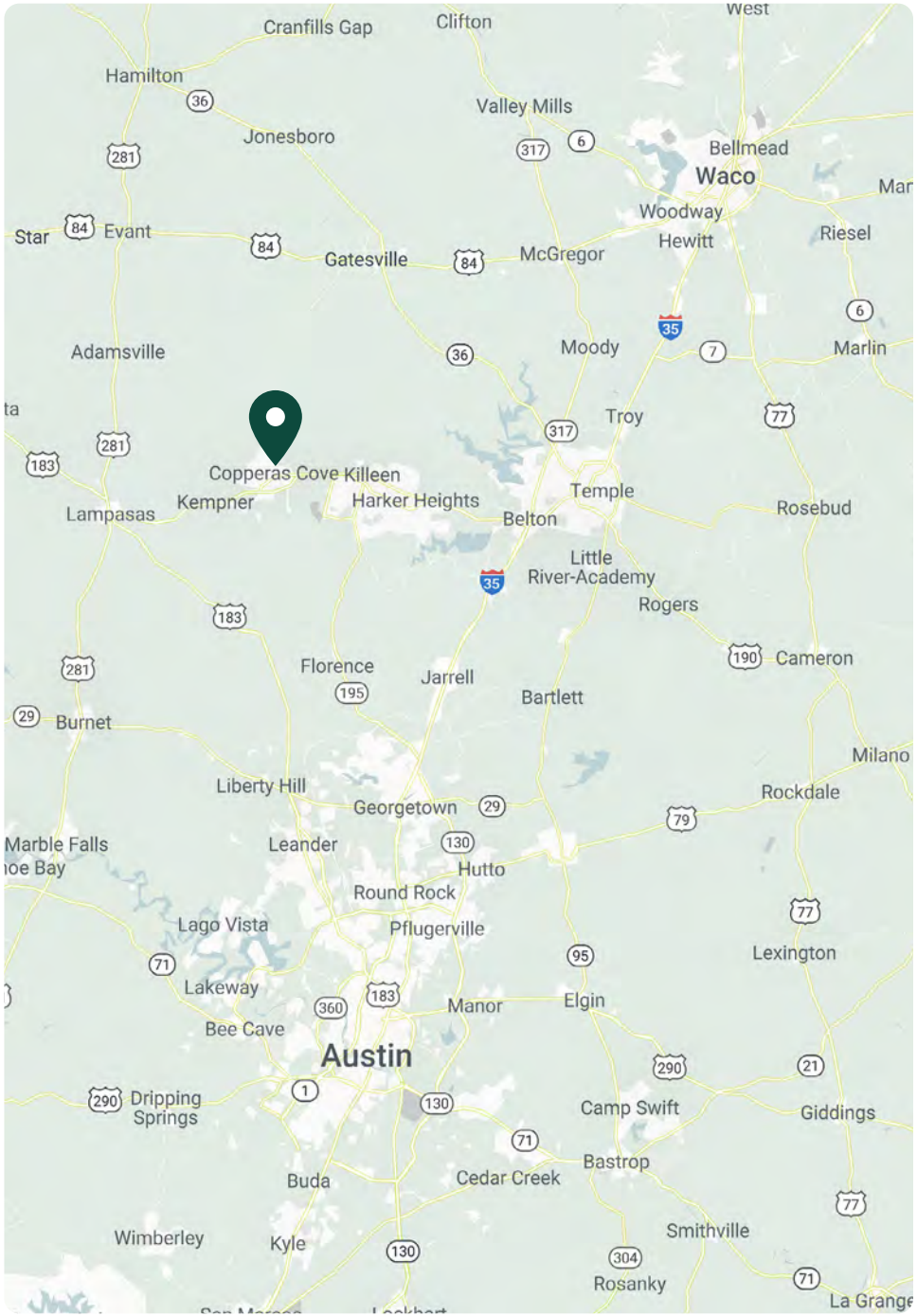
A Growing Market Between Austin and Waco

Copperas Cove (population ~40,000) is a growing Central Texas community located in southern Coryell County, with portions extending into Lampasas and Bell counties. Positioned within the Killeen–Temple MSA, Copperas Cove is located directly west of Fort Cavazos and approximately 70 miles north of Austin, benefiting from its strategic location along the U.S. Highway 190 / Interstate 14 corridor. The city serves as a key residential and commercial community for the broader Central Texas region, supported by continued population growth, military-related demand, and convenient access to major employment centers throughout Bell and Coryell counties.

The Killeen–Temple MSA has a population exceeding 500,000 residents and benefits from multimodal accessibility via road, rail, and air, strengthening its appeal to manufacturers, distributors, logistics operators, and regional employers. High-growth sectors include healthcare, manufacturing, retail trade, transportation and warehousing, construction, education, and defense-related industries, reflecting the area's diverse and resilient economic base.

Copperas Cove's market fundamentals are strongly supported by its proximity to Fort Cavazos, one of the largest military installations in the United States and a major regional employment and economic driver. The city also benefits from a solid educational and workforce development foundation, with Central Texas College and Texas A&M University–Central Texas located nearby along the Highway 190 corridor, providing a steady supply of skilled graduates and workforce training.

Copperas Cove's sustained residential growth, strategic Central Texas location, and direct access to the Fort Cavazos employment base position it as an important growth community within the Killeen–Temple market. Supported by expanding regional infrastructure, continued in-migration, and strong connectivity to Austin, Waco, Temple, and Killeen, Copperas Cove remains well-positioned for continued economic and population growth in the years ahead.





FORT HOOD, TEXAS



CARL R. DARNALL ARMY MEDICAL CENTER

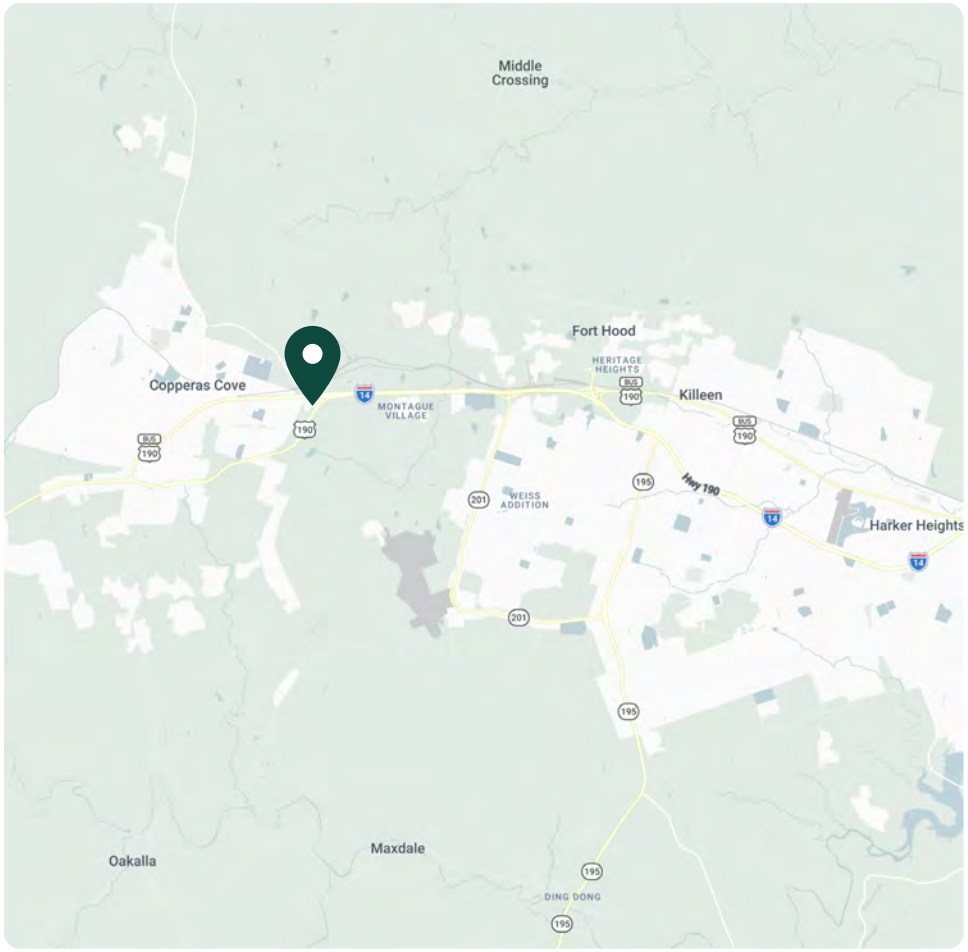
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Fort Hood & Carl R. Darnall Army Medical Center

Fort Hood is the dominant economic driver in Central Texas and the largest single-site employer in the region, contributing more than $39 billion annually to the state's economy. Spanning over 218,000 acres, the installation supports more than 36,000 active-duty soldiers and 45,000 family members, and is home to major commands including the III Armored Corps Headquarters, 1st Cavalry Division, and 13th Sustainment Command. The base's presence provides Killeen with a highly skilled and disciplined workforce, bolstered by service members transitioning to civilian careers each year—driving steady employment, housing demand, and economic growth across the region.

At the heart of the installation, the Carl R. Darnall Army Medical Center serves as a state-of-the-art healthcare facility for service members, veterans, and their families. Completed on a 72-acre campus, the medical complex includes a 615,000-square-foot, six-story hospital with 122 beds and specialized departments for trauma, surgery, women's health, and behavioral health. Adjacent to the hospital is a 322,000-square-foot clinic building offering primary care, orthopedics, rehabilitation, and other specialty services, supported by a 23,000-square-foot central utility plant and five parking garages totaling over one million square feet.

Together, Fort Hood and the Carl R. Darnall Army Medical Center form a cornerstone of the Central Texas economy, fostering regional stability, job creation, and long-term investment opportunities throughout the Killeen-Temple MSA.



Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Shops at Five Hills	5.3M Annual Visits
H-E-B Plus!	2.4M Annual Visits
Chick-fil-A	642,700 Annual Visits
Whataburger	416,900 Annual Visits
Ross Dress for Less	389,800 Annual Visits
Panda Express	227,900 Annual Visits
Walmart	2.7M Annual Visits
McDonald's	706,900 Annual Visits



The subject property is prominently located within 5 Hills Shopping Center along U.S. Highway 190 / East Business Highway 190, one of Copperas Cove's primary commercial corridors. Positioned at this high-traffic split, the site benefits from strong regional visibility and access, with combined traffic counts of approximately 77,303 vehicles per day. This strategic location provides convenient connectivity to the surrounding residential base, Fort Hood, Killeen, and the broader Central Texas market.

5 Hills Shopping Center is anchored by H-E-B Plus! and includes a diverse mix of complementary national and regional tenants. The subject retail shops are fully leased and anchored by Anytime Fitness and Navy Federal Credit Union, with additional nearby tenants including Whataburger, Chipotle, Jersey Mike's, and other daily-needs retailers and service providers. The surrounding retail node is further strengthened by nearby Walmart Supercenter, Ross, Cinergy Theater, Bealls, Ashley Furniture Outlet, Chick-fil-A, Raising Cane's, and multiple national hotel chains, creating consistent traffic throughout the corridor.

The property is further supported by its proximity to Fort Hood, located approximately seven miles away, which serves as one of the region's most significant employment and economic drivers with more than 70,000 military and civilian personnel and an annual economic contribution exceeding $39 billion. The site also benefits from a 10-mile population of approximately 201,100 residents and convenient access to Austin-Bergstrom International Airport, located just over one hour south and serving more than 21 million annual passengers. These demand drivers, combined with the center's H-E-B anchoring, fully leased tenant mix, and position within Copperas Cove's primary retail hub, support a strong and durable consumer environment for the property.

201,100
2026 Total Population

$264,393
Average Home Value

$84,477
Average Household Income



3010 US-190, Copperas Cove, TX 76522

Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	26,534	75,531	191,300
2026 Total Population	26,745	79,527	201,100
2031 Total Population	27,141	81,524	208,098
2026-2031 Annual Population Growth Rate	0.29%	0.50%	0.69%
Household Summary			
2026 Total Households	10,642	27,387	72,839
2031 Total Households	11,065	28,709	76,941
2026-2031 Annual Household Growth Rate	0.78%	0.95%	1.10%
2026 Average Household Income	$76,771	$84,477	$78,293
2026 Average Home Value	$212,676	$242,200	$264,393

Fort Hood Employes Over 47,000 Civilian & Military Personnel

Major Employers in Copperas Cove	# of Employees
Fort Hood - Military	34,500
Fort Hood - Civilian	13,125
Copperas Cove ISD	1,415
H-E-B	421
Intelogix	395
City of Copperas Cove	320
Walmart	294

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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This property is listed in conjunction with Texas-licensed real estate broker Delta Commercial.