

# 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.

[www.fisherjamescapital.com](http://www.fisherjamescapital.com)



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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



**201,100 Population**  
within a 10-Mile Radius



#### Shadow Anchored by H-E-B Plus!

2.4M Annual Visits



**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)





|  |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>LOCATION</b>     | 3010 US-190, Copperas Cove, TX 76522                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  | <b>LOT SIZE</b>     | ±5.389 acres or ±234,745 square feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  | <b>IMPROVEMENTS</b> | <p>Two retail buildings totaling 35,191 square feet</p> <p>Building 1: 15,064 square feet</p> <ul style="list-style-type: none"> <li><b>Great Clips</b>   1,201 square feet</li> <li><b>Village Pizza</b>   1,400 square feet</li> <li><b>Ironclad Bodywork</b>   2,653 square feet</li> <li><b>Lee's Nails &amp; Spa</b>   1,500 square feet</li> <li><b>Benchmark Dental &amp; Orthodontics</b>   4,301 square feet</li> <li><b>Navy Federal Credit Union</b>   4,009 square feet</li> </ul> <p>Building 2: 20,127 square feet</p> <ul style="list-style-type: none"> <li><b>AT&amp;T</b>   4,122 square feet</li> <li><b>America's Best</b>   3,144 square feet</li> <li><b>Legacy Martial Arts</b>   1,409 square feet</li> <li><b>Sport Clips</b>   1,411 square feet</li> <li><b>Xpress Wellness*</b>   3,464 square feet</li> <li><b>Wingstop</b>   1,621 square feet</li> <li><b>Anytime Fitness</b>   4,956 square feet</li> <li><b>USAA ATM</b>   N/A</li> </ul> |
|  | <b>YEAR BUILT</b>   | 2012                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  | <b>PARKING</b>      | ±199 parking spaces                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|  | <b>FINANCING</b>    | Delivered free and clear of permanent financing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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

# \$16,543,000

## 6.20% CAP RATE

[View on Map ↗](#)

| Projected Gross Revenue         | Year 1             | Year 10            |
|---------------------------------|--------------------|--------------------|
| Scheduled Base Rent             | \$1,079,260        | \$1,460,817        |
| Total Expense Recoveries        | \$485,848          | \$603,703          |
| USAA ATM                        | \$21,000           | \$26,700           |
| Vacancy Allowance               | -\$79,305          | -\$104,561         |
| <b>Effective Gross Revenue</b>  | <b>\$1,506,802</b> | <b>\$1,986,659</b> |
| Annual Expenses                 | Year 1             | Year 10            |
| Common Area Maintenance         | \$186,859          | \$243,808          |
| Taxes                           | \$178,765          | \$213,641          |
| Insurance                       | \$55,248           | \$72,087           |
| Management                      | \$60,272           | \$79,466           |
| <b>Total Operating Expenses</b> | <b>\$481,144</b>   | <b>\$609,002</b>   |
| <b>Net Operating Income</b>     | <b>\$1,025,658</b> | <b>\$1,377,657</b> |
| <b>Return</b>                   | <b>6.20%</b>       | <b>8.33%</b>       |

### 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<br>Dec-2027 | Year 2<br>Dec-2028 | Year 3<br>Dec-2029 | Year 4<br>Dec-2030 | Year 5<br>Dec-2031 | Year 6<br>Dec-2032 | Year 7<br>Dec-2033 | Year 8<br>Dec-2034 | Year 9<br>Dec-2035 | Year 10<br>Dec-2036 |
|-------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|
| Rental Revenue                |                    |                    |                    |                    |                    |                    |                    |                    |                    |                     |
| Total Rental Revenue          | \$1,079,260        | \$1,101,040        | \$1,113,426        | \$1,185,729        | \$1,214,133        | \$1,336,758        | \$1,367,595        | \$1,402,933        | \$1,431,421        | \$1,460,817         |
| Other Tenant Revenue          |                    |                    |                    |                    |                    |                    |                    |                    |                    |                     |
| Total Expense Recoveries      | \$485,848          | \$497,697          | \$507,884          | \$518,951          | \$531,438          | \$547,823          | \$560,305          | \$572,362          | \$587,761          | \$603,703           |
| Total Tenant Revenue          | \$1,565,108        | \$1,598,737        | \$1,621,310        | \$1,704,679        | \$1,745,571        | \$1,884,581        | \$1,927,900        | \$1,975,295        | \$2,019,182        | \$2,064,520         |
| 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       | \$1,586,108        | \$1,625,437        | \$1,648,010        | \$1,731,379        | \$1,772,271        | \$1,911,281        | \$1,954,600        | \$2,001,995        | \$2,045,882        | \$2,091,220         |
| Vacancy & Credit Loss         |                    |                    |                    |                    |                    |                    |                    |                    |                    |                     |
| Vacancy Allowance             | -\$79,305          | -\$81,272          | -\$82,400          | -\$86,569          | -\$88,614          | -\$95,564          | -\$97,730          | -\$100,100         | -\$102,294         | -\$104,561          |
| Effective Gross Revenue       | \$1,506,802        | \$1,544,165        | \$1,565,609        | \$1,644,810        | \$1,683,657        | \$1,815,717        | \$1,856,870        | \$1,901,896        | \$1,943,587        | \$1,986,659         |
| 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                    | \$60,272           | \$61,767           | \$62,624           | \$65,792           | \$67,346           | \$72,629           | \$74,275           | \$76,076           | \$77,743           | \$79,466            |
| Total Operating Expenses      | \$481,144          | \$493,477          | \$505,463          | \$520,057          | \$533,341          | \$550,668          | \$564,682          | \$579,182          | \$593,890          | \$609,002           |
| Net Operating Income          | \$1,025,658        | \$1,050,688        | \$1,060,146        | \$1,124,754        | \$1,150,316        | \$1,265,048        | \$1,292,188        | \$1,322,713        | \$1,349,698        | \$1,377,657         |
| 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 | \$1,025,658        | \$951,407          | \$1,060,146        | \$933,278          | \$1,150,316        | \$1,265,048        | \$1,153,032        | \$1,276,302        | \$1,301,770        | \$1,377,657         |

GENERAL ASSUMPTIONS

|                               |                                           |                                       |
|-------------------------------|-------------------------------------------|---------------------------------------|
| Analysis Date<br>01/01/2027   | General Expense Growth per Annum<br>3.00% | Real Estate Growth per Annum<br>2.00% |
| Total Rentable Area<br>35,191 | General Inflation per Annum<br>2.00%      | Management Fee<br>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.<br>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<br>2/1/2028                                                 | \$41,300<br>\$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.<br>FMV but in no event less than the current rent              | Option –<br>@ \$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<br>6/1/2028<br>6/1/2029<br>6/1/2030<br>6/1/2031<br>6/1/2032 | \$130,588<br>\$134,506<br>\$138,541<br>\$142,697<br>\$146,978<br>\$151,387 | 1 @ 5 yrs.<br>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.<br>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.<br>Opt. 1: \$116,045<br>Opt. 2: \$127,646<br>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<br>7/1/2028<br>7/1/2029                                     | \$40,776<br>\$41,594<br>\$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<br>2/1/2028<br>2/1/2029                                     | \$123,384<br>\$125,852<br>\$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.<br>Opt. 2: \$26,700                                            | Option                  |
| Leased |                                 | 35,191  | 100%             |              |                 |                     |                     |                       |                                                                      |                                                                            |                                                                           |                         |
| Vacant |                                 | 0       | 0%               |              |                 |                     |                     |                       |                                                                      |                                                                            |                                                                           |                         |
| TOTAL  |                                 | 35,191  | 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

villagepizzacopperas cove.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

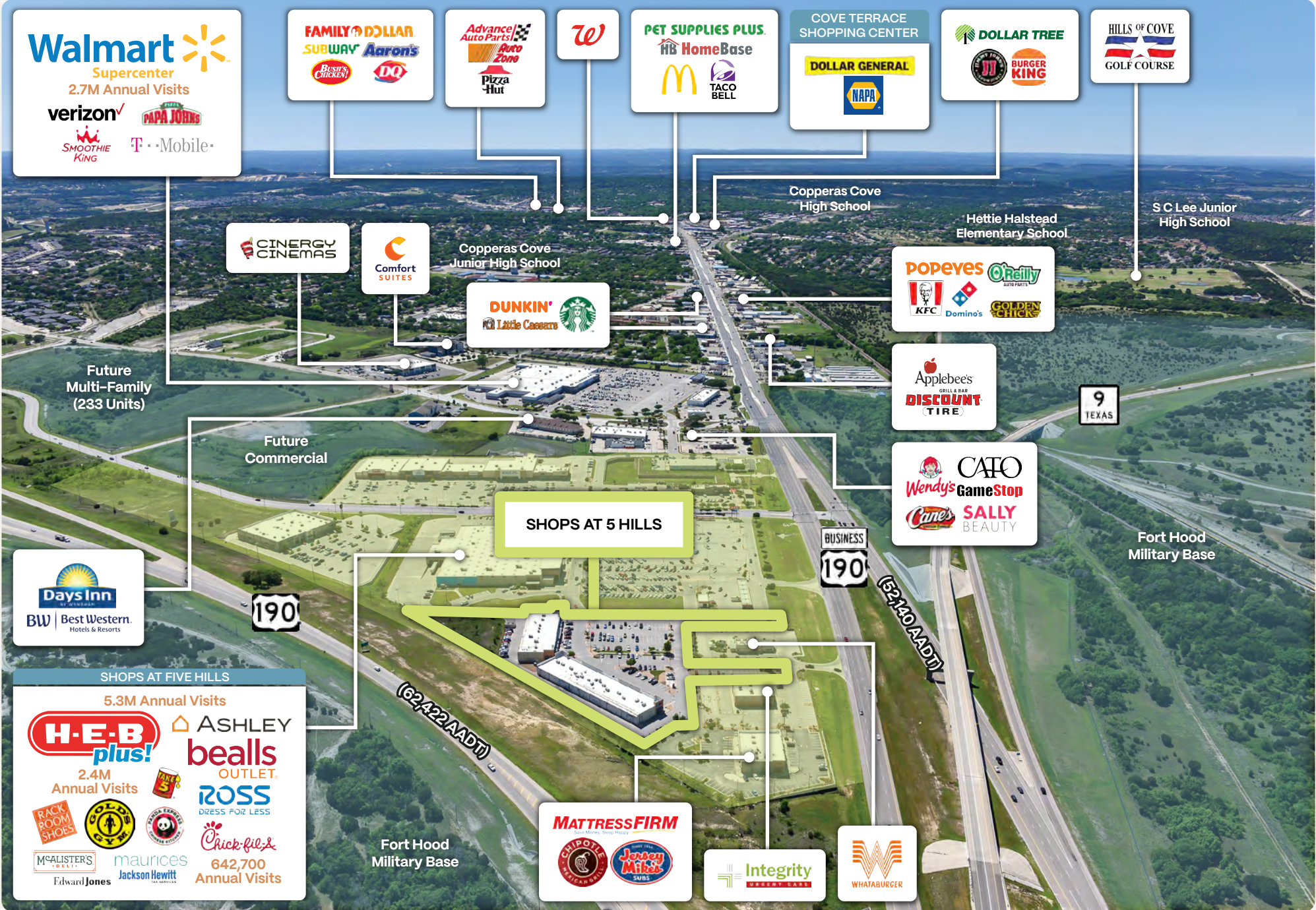
### WEBSITE

leesnailsandspacopperas cove.com

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







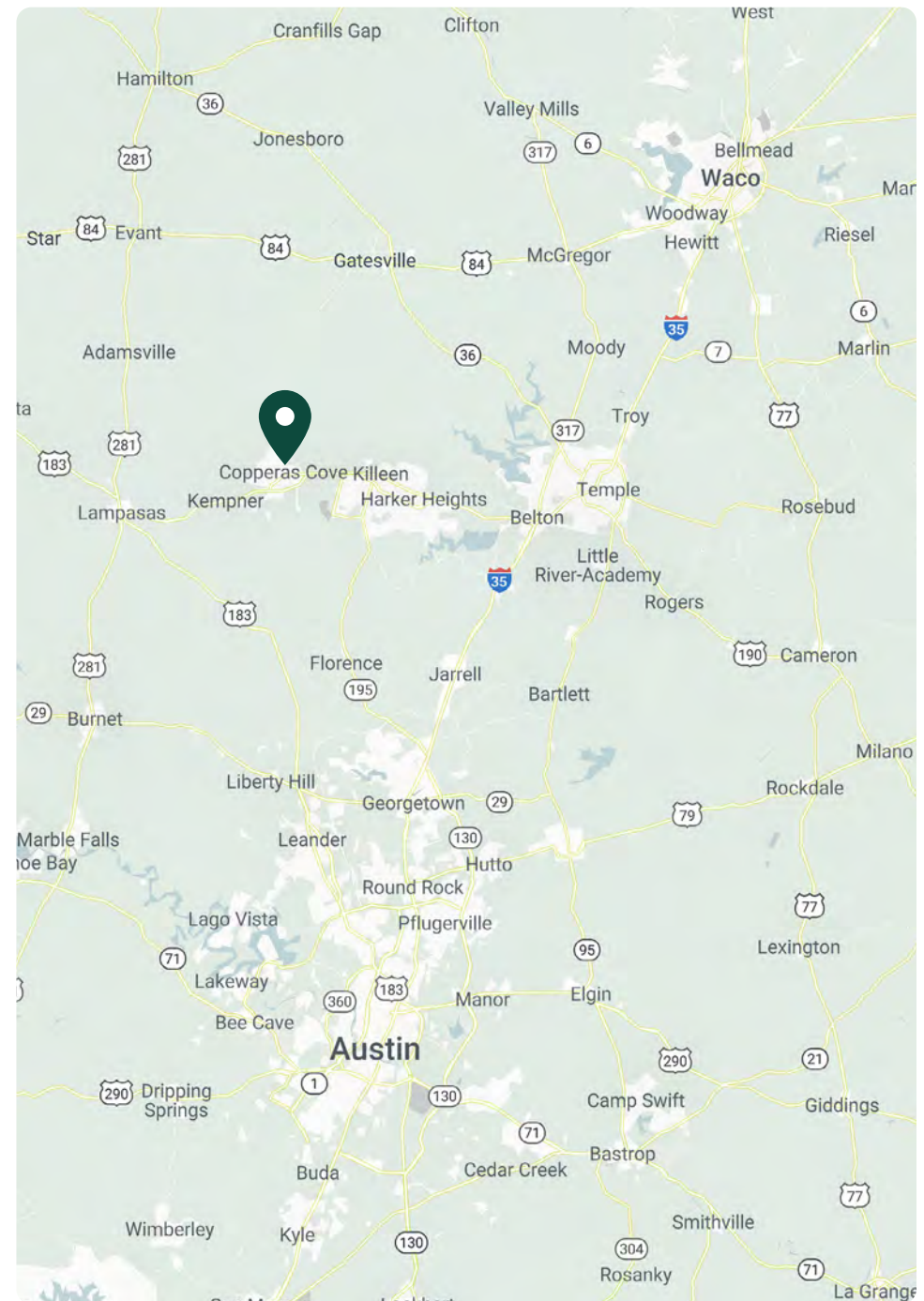
# A Growing Market Between Austin and Waco

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.





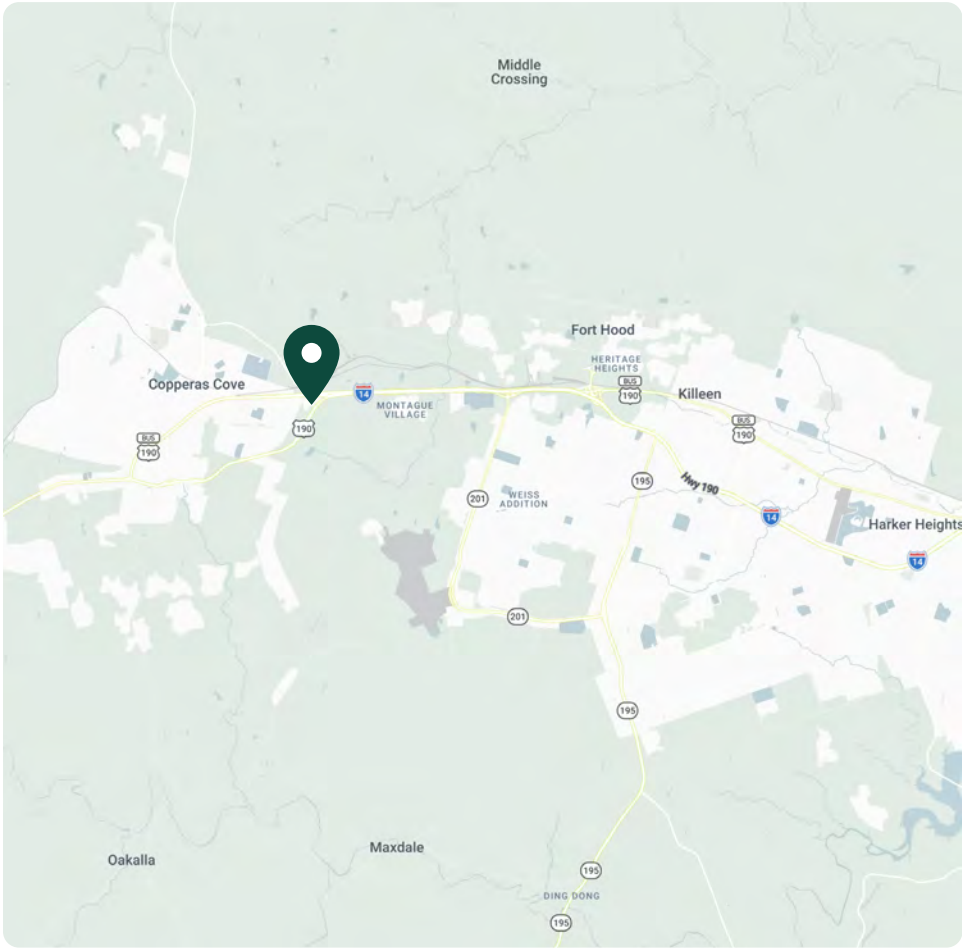
## Fort Hood & Carl R. Darnall Army Medical Center

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.





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.

| 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      |

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 Employees Over 47,000  
Civilian & Military Personnel**

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



**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.*

11-03-2025



**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.

[www.fisherjamescapital.com](http://www.fisherjamescapital.com)