FOR SALE

AVAILABLE PAD SITES

FM 116 at Courtney Lane and Lutheran Church Rd | Copperas Cove, TX 76522



CIP

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FOR SALE

SUMMARY

FM 116 at Courtney Lane and Lutheran Church Rd | Copperas Cove, TX 76522

SIZE: 9.48± Acres

ZONING: The corner tracts at Courtney Lane and FM 116 are currently zoned LR Low Density Residential. The approximately 9.48 +/- acres fronting along FM 116 (See Exhibit) is currently RC (Retail and Commercial) which allows uses such as Hotel/ Motel, Hospitals, Medical and Dental Offices, Restaurants, Drive-In Fast Food, Convenience Store, Pharmacy, Child Care, all Automotive Services and most office types. A full permitted use chart can be made available upon request.

This development has already attracted multiple national retailers, demonstrating the strength of the location and the growing demand within the Copperas Cove market.

- Food Zone Market
- DG Market
- McDonald's – Sold July 2026

These transactions highlight the site's strong visibility, traffic counts, and expanding trade area, making the remaining opportunities increasingly limited.

UTILITIES: All to the retail/commercial pad sites, nearby on the remaining 8 pad sites

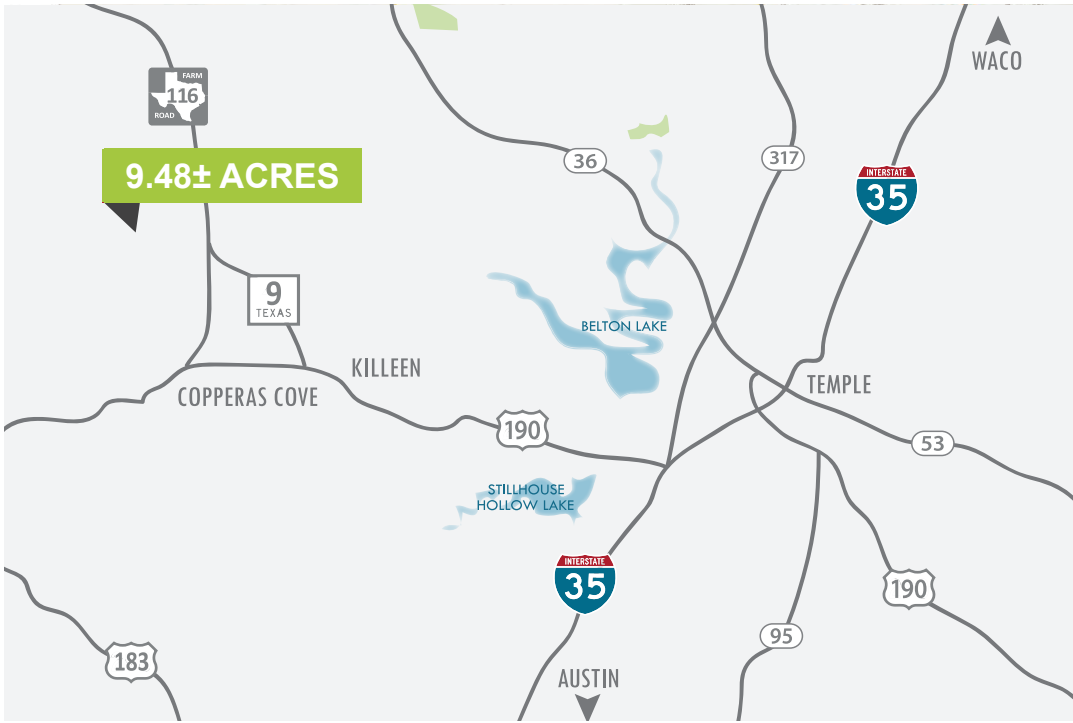
FRONTAGE: Approximately 1,700' on FM 116

ROAD IMPROVEMENTS: Ashley Drive to be extended to FM 116 with a red light. All improvements to be completed by TXDOT & City of Copperas Cove. See attached preliminary plan.

SALE PRICE: Contact broker for pricing.

PROPERTY DESCRIPTION:

- Located on North side of Copperas Cove along FM 116 and across from Ft. Cavazos Army Base and just north of the Texas 9 Bypass around Copperas Cove
- One hard corner at Courtney Lane and FM 116
- Property is adjacent to three subdivisions, House Creek North, Heartwood and Freedom Ranch all totaling approximately 1,800 lots.
- There is potential for two future hard corners with the extension of Ashley Drive to FM 116.



FOR SALE

AERIAL MAP

FM 116 at Courtney Lane and Lutheran Church Rd | Copperas Cove, TX 76522



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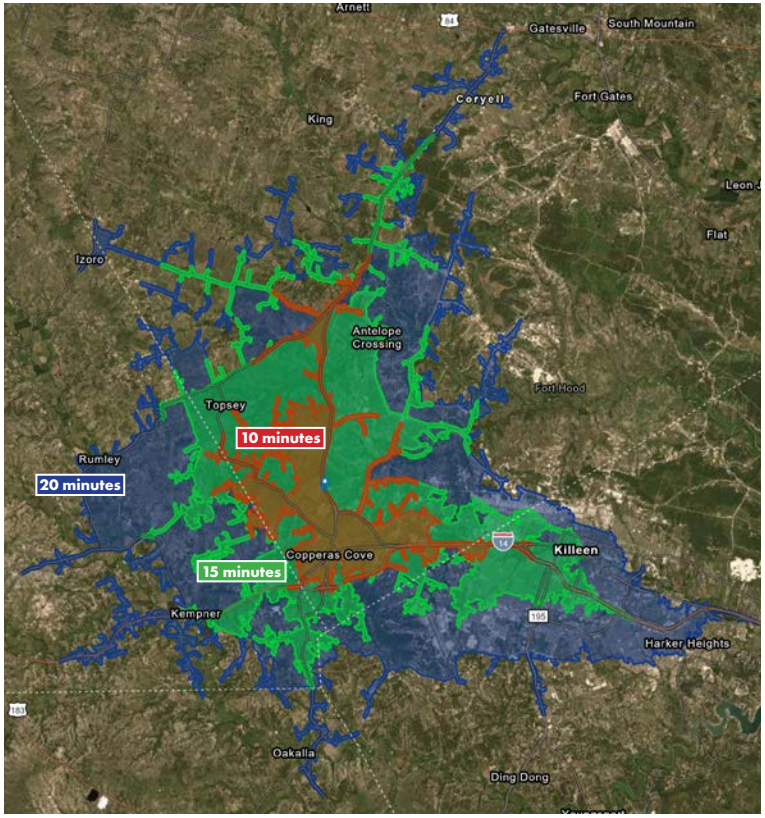
DEMOGRAPHICS

FM 116 at Courtney Lane and Lutheran Church Rd | Copperas Cove, TX 76522

DEMOGRAPHIC PROFILE

1851 N 1st St, Copperas Cove, Texas, 76522 2

Drive time of 10 minutes



EDUCATION

4.8% No High School Diploma

30.9% High School Graduate

41.3% Some College/ Associate's Degree

23.0% Bachelor's/Grad/ Prof Degree

INCOME

$69,389
Median Household Income

$31,473
Per Capita Income

$102,253
Median Net Worth

EMPLOYMENT

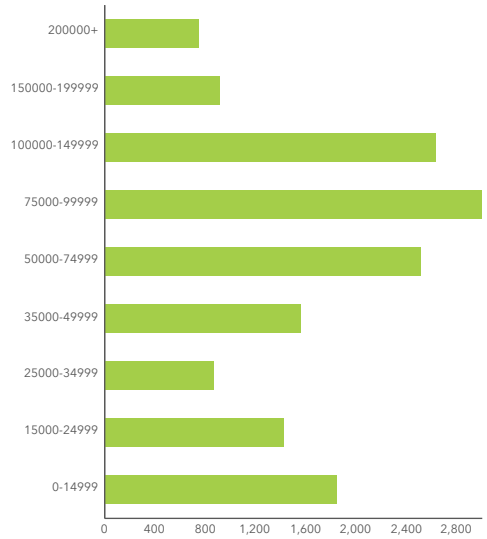
White Collar 58.3%

Blue Collar 19.2%

Services 22.5%

5.9% Unemployment Rate

HOUSEHOLD INCOME ($)



KEY FACTS

40,367
Population

33.2
Median Age

15,488
Households

$55,461
Median Disposable Income

Source: This infographic contains data provided by Esri (2026, 2031).

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All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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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.

EQUAL HOUSING OPPORTUNITY

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 pares 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.

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Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____