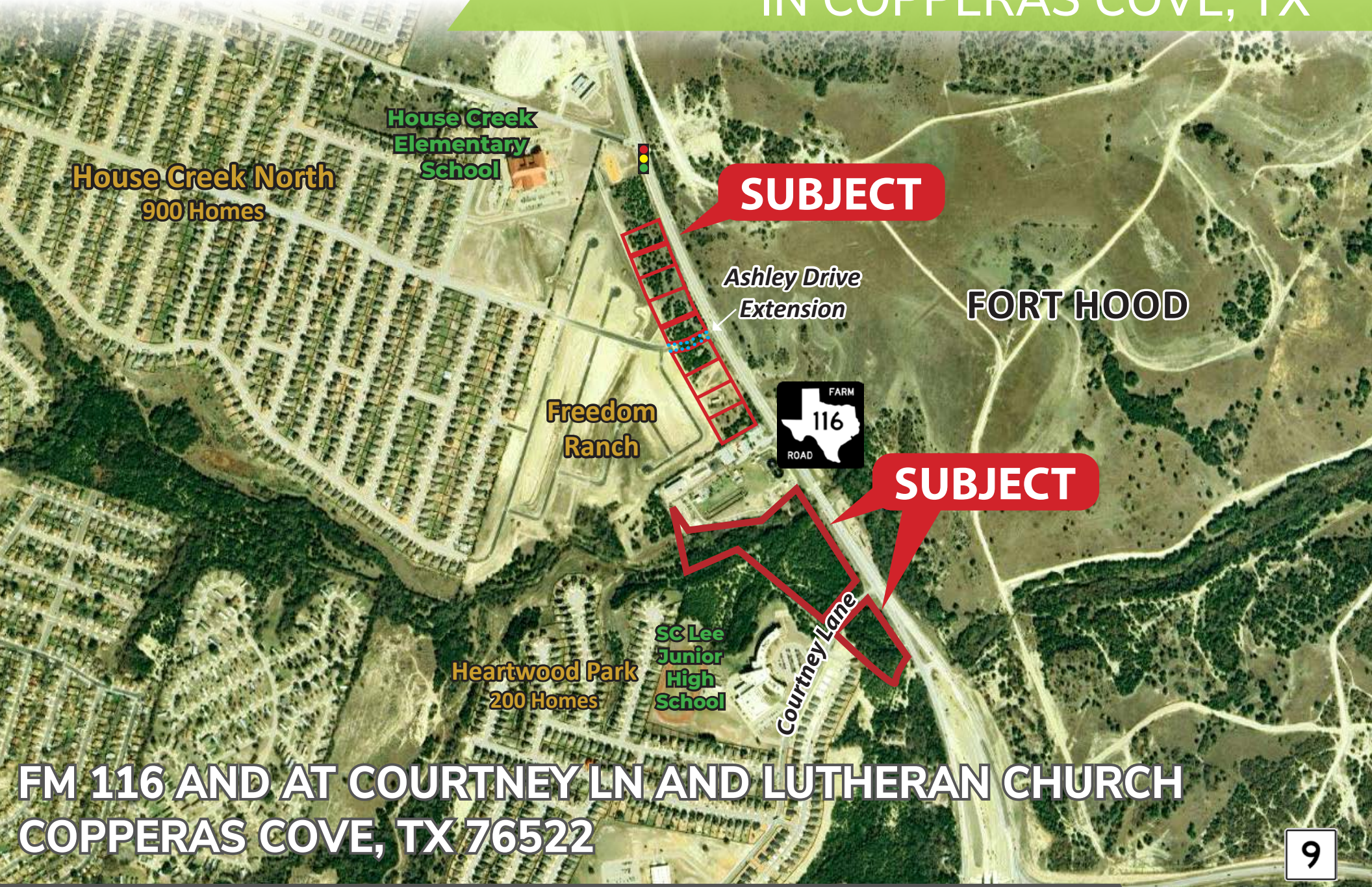
FOR SALE

RETAIL/COMMERCIAL PAD SITES IN COPPERAS COVE, TX



FM 116 AND AT COURTNEY LN AND LUTHERAN CHURCH
COPPERAS COVE, TX 76522

9

CIP

Lee Ellison lee@cipaustin.com

512 682 1000
ciptexas.com

FOR SALE

SUMMARY

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

SIZE: 30.75± Acres

ZONING: The corner tracts at Courtney Lane and FM 116 are currently zoned LR Low Density Residential. The approximately 12.9 +/- acres fronting along FM 116 (See Exhibit) has been rezoned to 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 – Sold
- DG Market – Sold
- 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 4 and 14 acre tracts

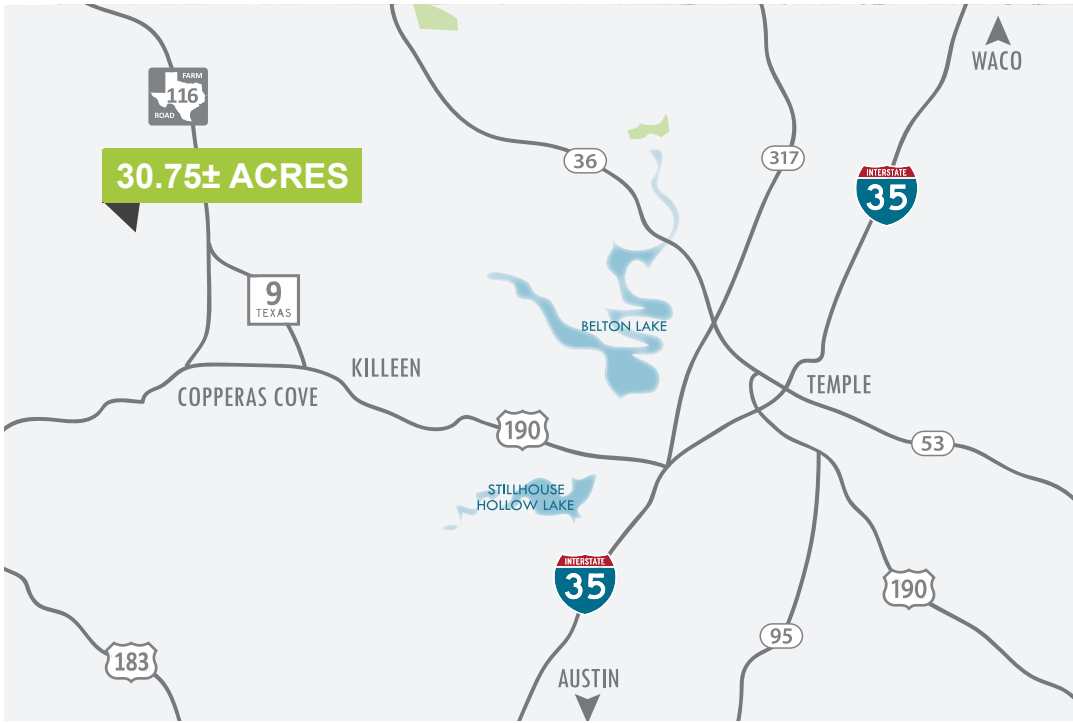
FRONTAGE: Approximately 2,300' on FM 116

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:

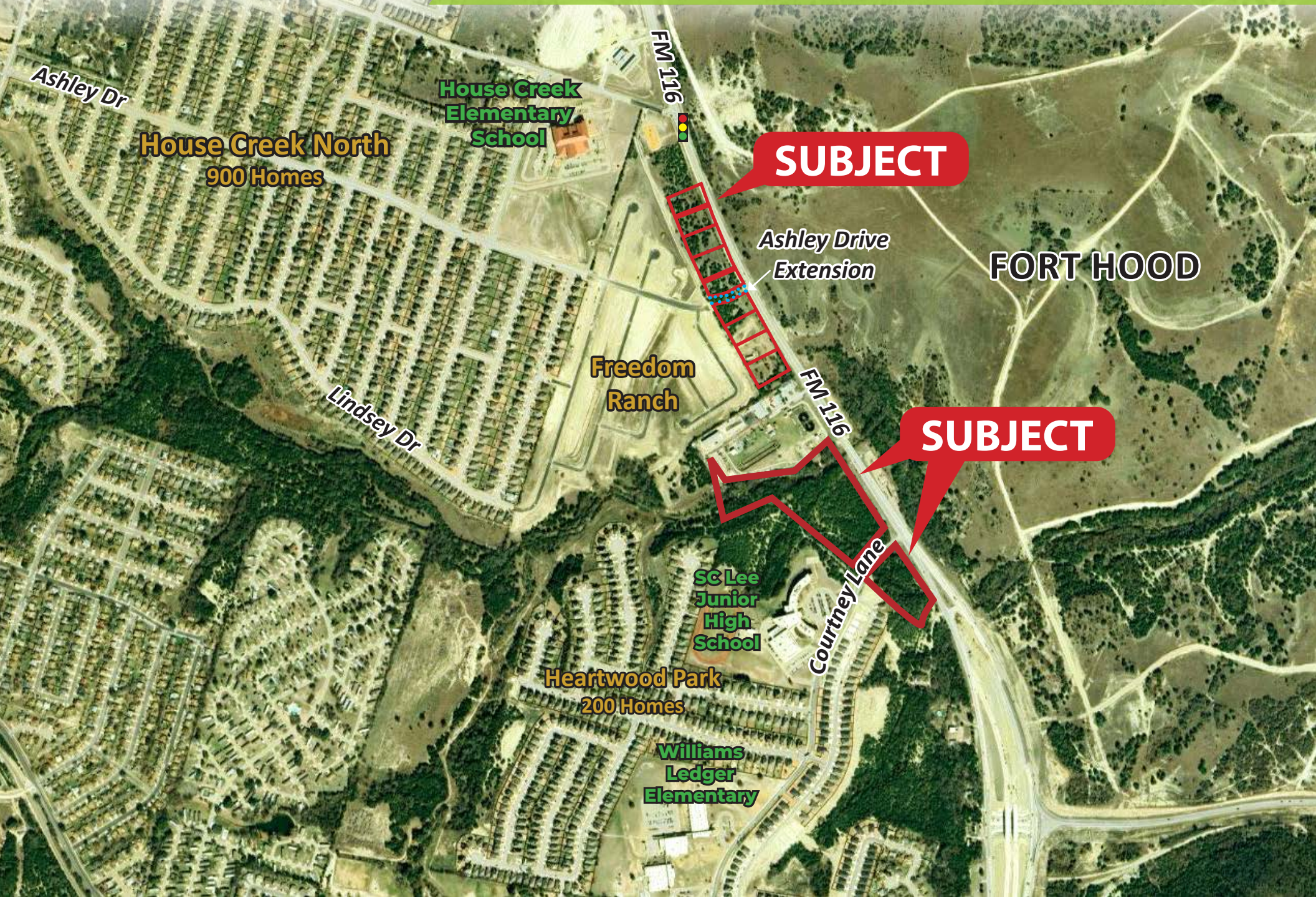
- 30.75± acres of commercial land along FM 116
- Located on North side of Copperas Cove along FM 116 and across from Ft. Cavazos Army Base and just north of the Texas 9 Bypass around Copperas Cove
- Two hard corners at Courtney Lane and FM 116
- Property is adjacent to three subdivisions, House Creek 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

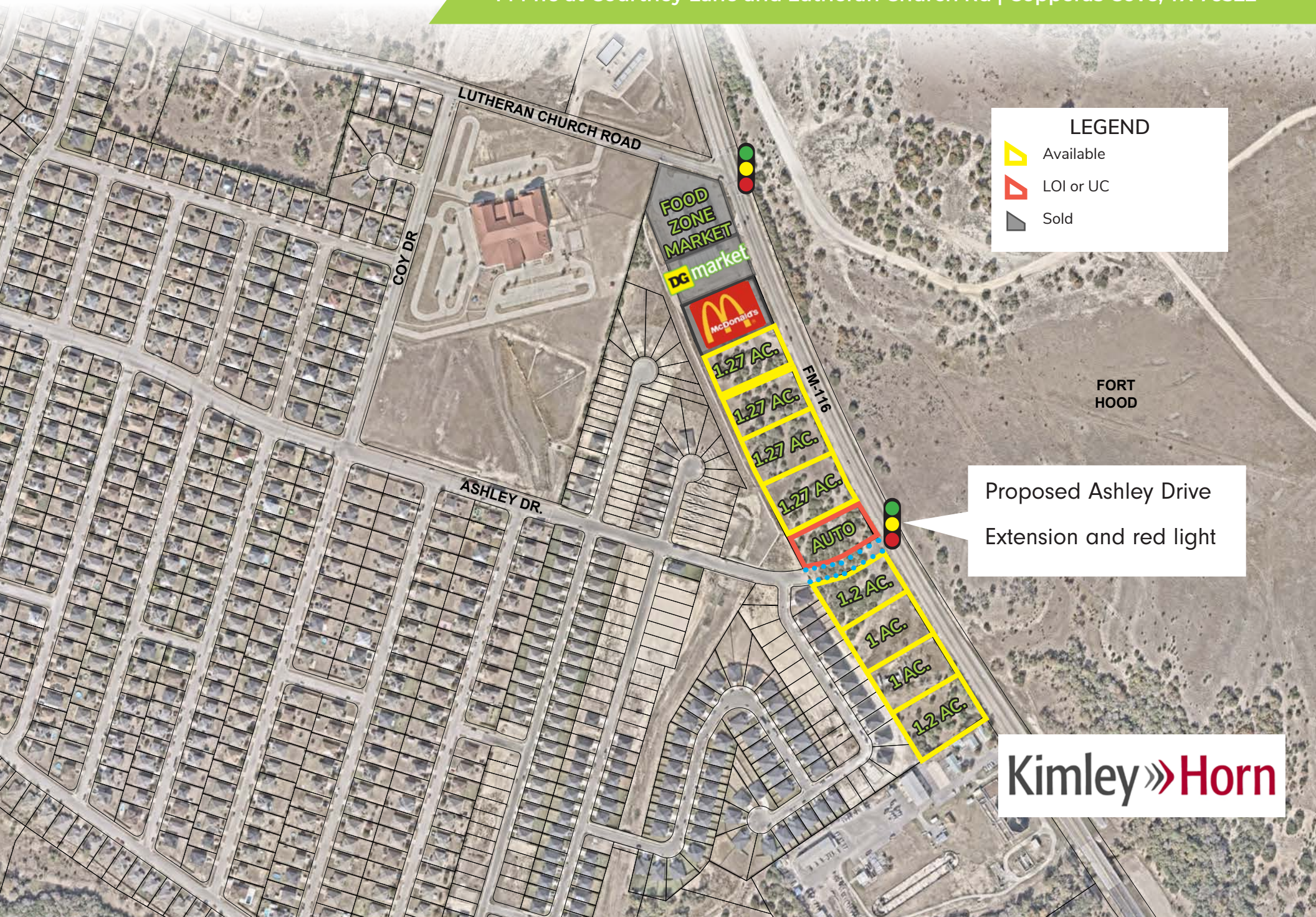
FM 116 at Courtney Lane and Lutheran Church Rd | Copperas Cove, TX 76522



FOR SALE

AVAILABLE PAD SITES

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



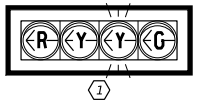
FOR SALE

PRELIMINARY ASHLEY DRIVE EXTENSION

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

PROPOSED SIGNAL HEADS

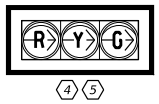
4-SECTION HORIZONTAL 12" SIGNAL HEAD (FYA)



3-SECTION HORIZONTAL 12" SIGNAL HEAD



3-SECTION HORIZONTAL 12" SIGNAL HEAD



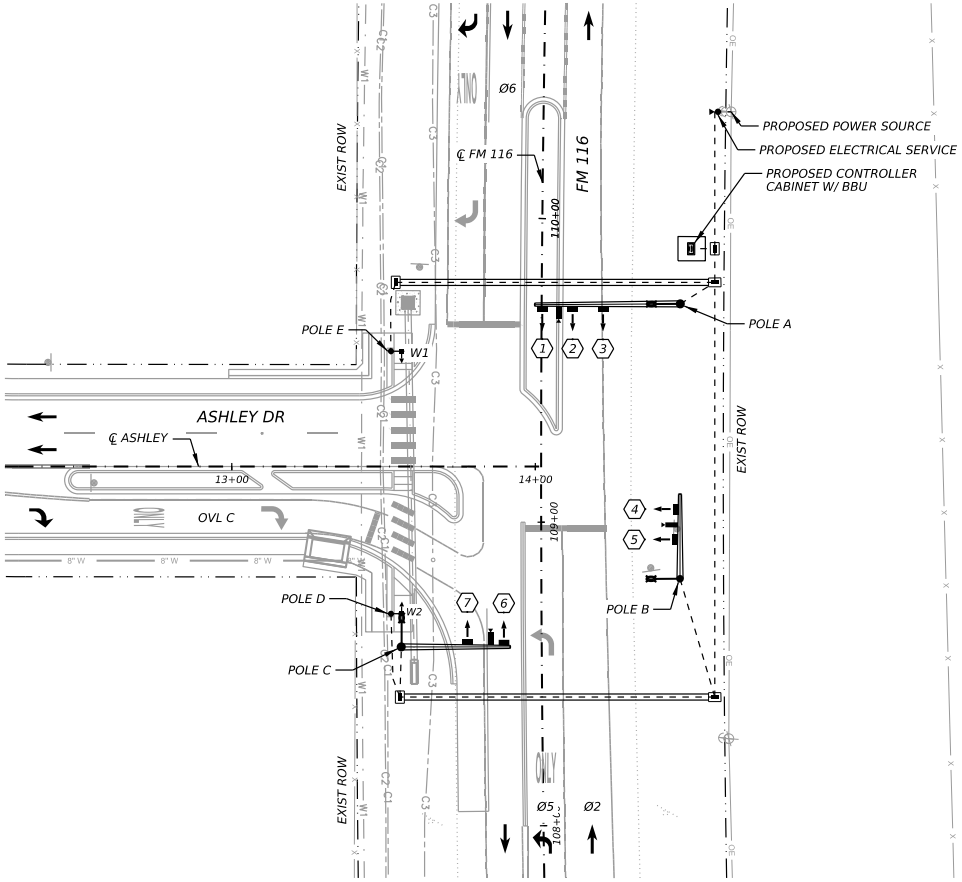
COUNTDOWN PEDESTRIAN SIGNAL HEAD



W1,W2

PROPOSED POLE NOTES

POLE A: INS TRF SIG PL AM(S)1 ARM(48')LUM - (0686 7051)
POLE B: INS TRF SIG PL AM(S)1 ARM(28')LUM - (0686 7031)
POLE C: INS TRF SIG PL AM(S)1 ARM(36')LUM - (0686 7039)
POLES D-E: PED POLE ASSEMBLY - (0687 7001)



LEGEND

- SIGNAL POLE W/ MAST ARM
- LUMINAIRE
- HORIZONTAL SIGNAL HEAD
- PEDESTRIAN POLE W/ SIGNAL HEAD
- VIVDS
- TYPE D GROUND BOX W/APRON
- CONDUIT (TRENCH)
- CONDUIT (BORE)
- ELECTRICAL SERVICE POLE
- CONTROLLER CABINET W/ BBU
- DIRECTION OF TRAFFIC
- RIGHT-OF-WAY (ROW)

0' 20' 40'
SCALE

PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.
Kimley»Horn
Engineer: MATTHEW A. GAAL
P.E. No. 140753 Date 6/26/2025

NOTES

1. THE PRESENCE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR SHALL UTILIZE ALL MEANS NECESSARY, INCLUDING BUT NOT LIMITED TO SOLICITING 811 MARKINGS, TEST HOLES, AND/OR HYDRO EXCAVATION, TO VERIFY THE PRESENCE AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. UTILITIES MAY EXIST THAT ARE NOT SHOWN IN THE PLANS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED TO UNDERGROUND UTILITIES. THIS WORK SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS ITEMS.
2. THE LOCATIONS OF SIGNAL POLES, PEDESTAL POLES, GROUND BOXES, UNDERGROUND CONDUITS, CONTROLLER CABINET, AND ELECTRICAL SERVICE POLE ARE APPROXIMATE AND MAY BE SHIFTED TO ACCOMODATE DIFFERING FIELD CONDITIONS SUBJECT TO APPROVAL BY THE ENGINEER. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF SIGNAL POLES, PEDESTAL POLES, GROUND BOXES, CONTROLLER CABINET, AND ELECTRICAL SERVICE POLE FOR APPROVAL BY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
3. FOUNDATIONS ARE TO BE ADJUSTED IN THE FIELD IN ORDER TO MEET CLEARANCE REQUIREMENTS. THE MAST ARM ATTACHMENT HEIGHT SHALL BE CALCULATED BY THE CONTRACTOR IN THE FIELD AND APPROVED BY THE ENGINEER.

DATE: 6/26/2025
FILE: p:\kh-pw.bentley.com:kh-pw-01\Documents\01 Active Projects\TS-AUS-069282104 - Ashley Dr Extension\4 - Design\Plan Set\8. Traffic\ASHLEY_SIG_101.dgn

Kimley»Horn F-928

City of Copperas Cove

ASHLEY DRIVE

PROPOSED TRAFFIC SIGNAL LAYOUT

SHEET 1 OF 1

CONT	SECT	JOB	HIGHWAY
0909	39	136	FM 116
DIST	COUNTY		SHEET NO.
WAC	CORYELL		26

CIP

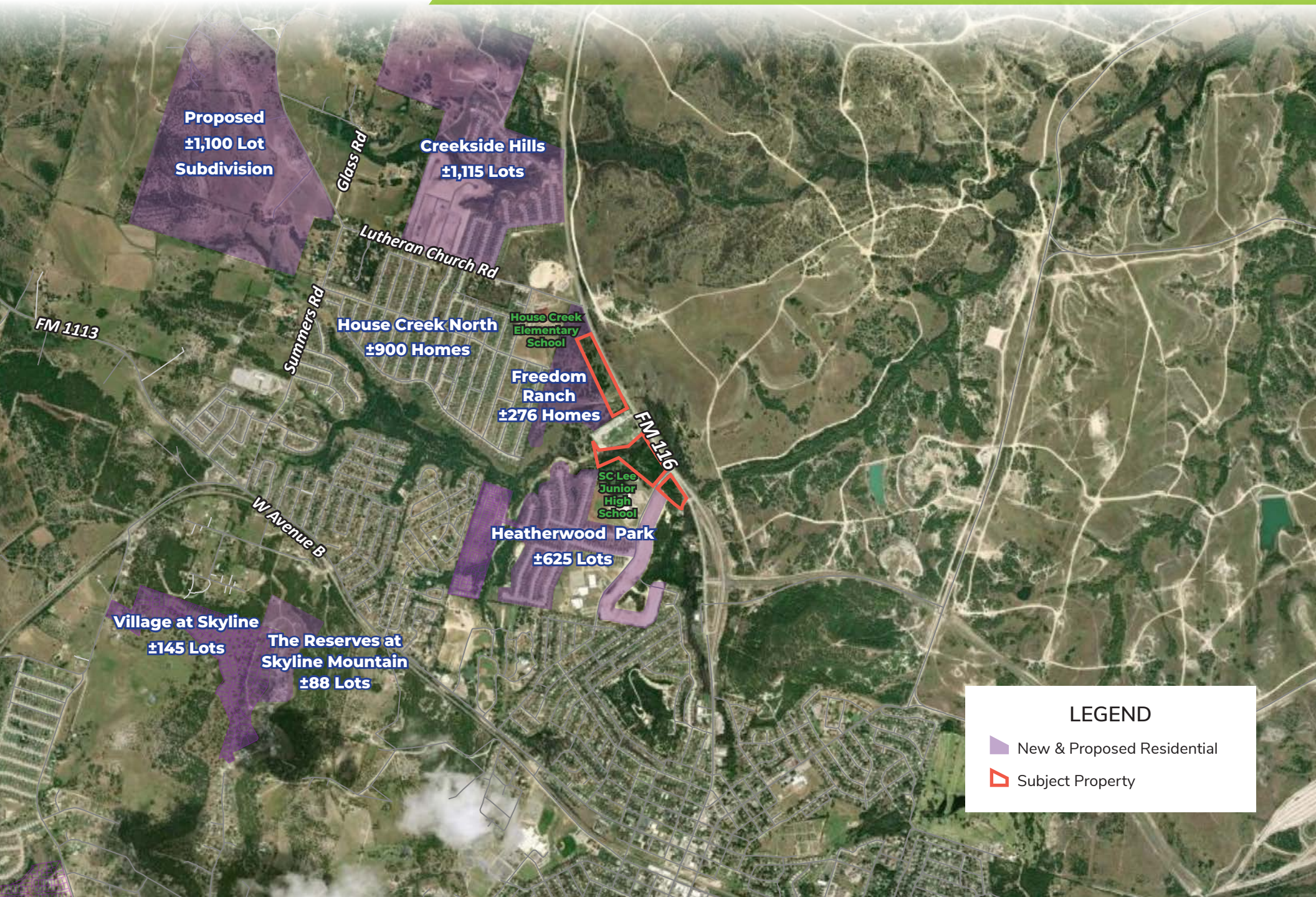
All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental 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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FOR SALE

AREA RESIDENTIAL DEVELOPMENT

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



FOR SALE

CLOSE UP AERIAL

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



FOR SALE

CLOSE UP AERIAL

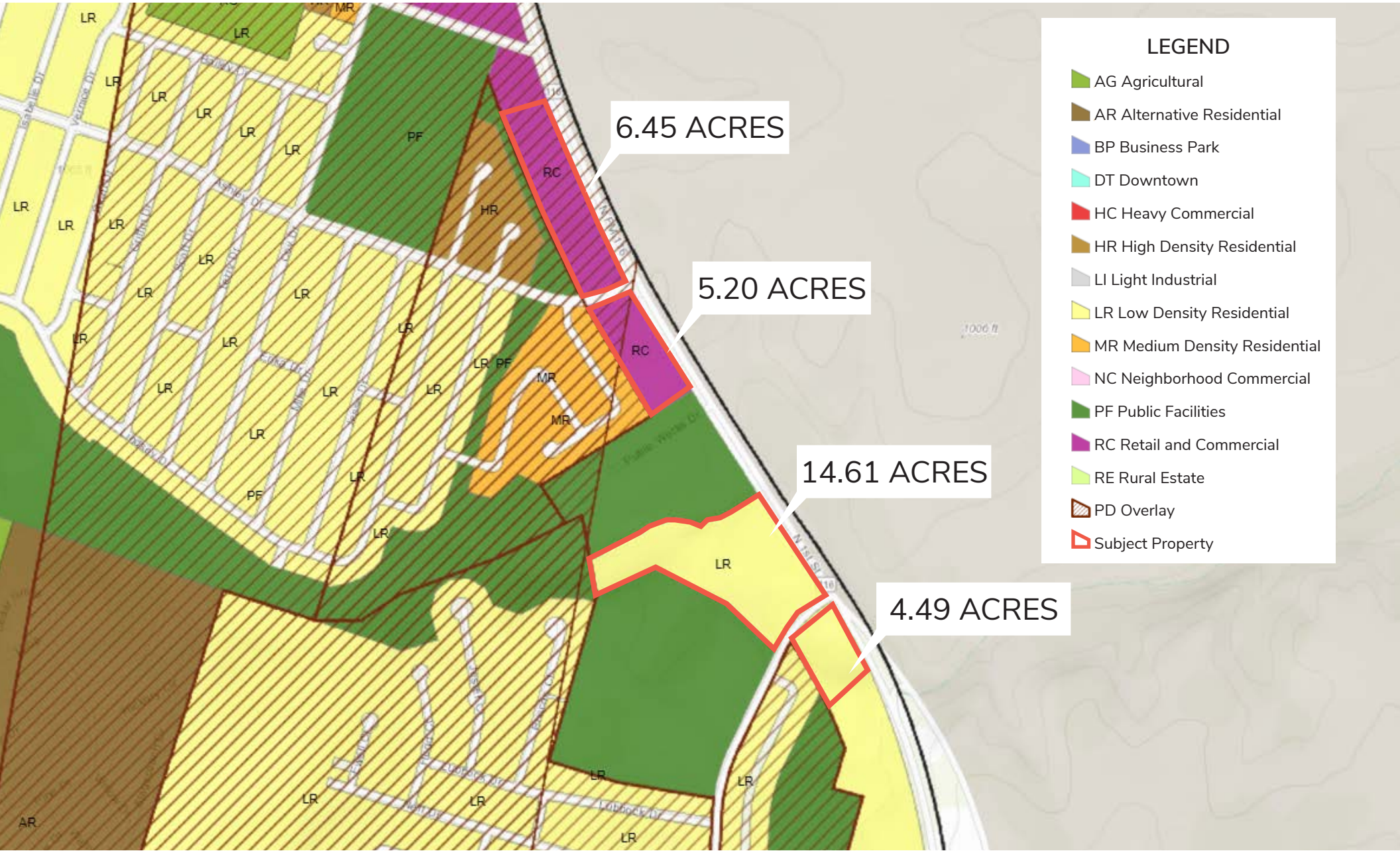
FM 116 at Courtney Lane and Lutheran Church Rd | Copperas Cove, TX 76522



FOR SALE

ZONING EXHIBIT

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



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FOR SALE

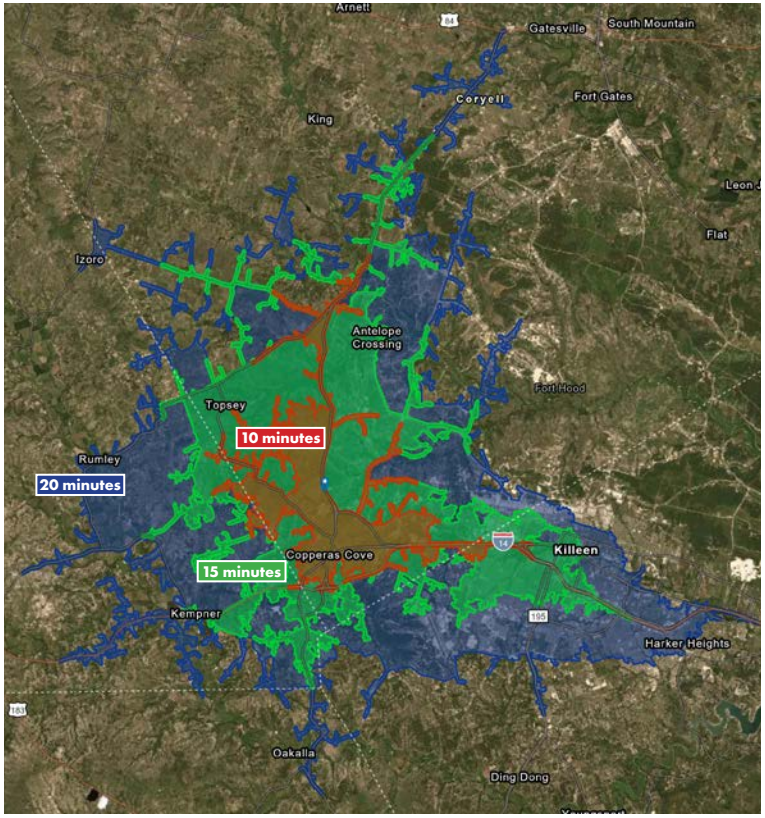
DEMOGRAPHICS

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

DEMOGRAPHIC PROFILE

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

Drive time of 10 minutes



EDUCATION

5.1% No High School Diploma

30.6% High School Graduate

43.0% Some College/ Associate's Degree

21.3% Bachelor's/Grad/ Prof Degree

INCOME

$76,660
Median Household Income

$33,753
Per Capita Income

$124,261
Median Net Worth

EMPLOYMENT

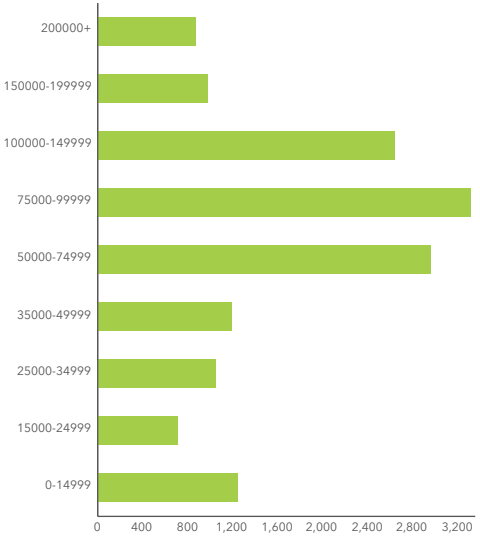
57.3% White Collar

21.2% Blue Collar

21.4% Services

5.1% Unemployment Rate

HOUSEHOLD INCOME ($)



KEY FACTS

39,072
Population

33.7
Median Age

14,985
Households

$60,664
Median Disposable Income

CIP

Source: This infographic contains data provided by Esri (2025, 2030).

© 2026 Esri

Source: This infographic contains data provided by Esri (2025, 2030).

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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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone

Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Leland Ellison	430895	lee@cipaustin.com	(512) 682-1008
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____