

FOR LEASE

2ND GEN DRIVE THRU BANK  
WALMART ANCHORED



AVAILABLE

Constitution Drive



2726 E BUSINESS HWY 190  
COPPERAS, TX 78522



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# FOR LEASE

# SUMMARY

2726 E Business Hwy 190 | Copperas Cove, TX 78522



## PROPERTY HIGHLIGHTS:

- Former Bank w/ 2 drive thru lanes
- Walmart Anchored
- Pylon Sign Available
- Signalized Intersection w/52K VPD
- Recent capital improvements include a new roof in 2020 and LED lighting upgrade in 2021

AVAILABLE SPACE: ±1,850 SF

LEASE RATE: \$49/SF + NNN

MINIMUM LEASE TERM: 36 Months

ZONING: B2 - City of Copperas Cove

YEAR BUILT: 1998



# FOR LEASE

# AERIAL

2726 E Business Hwy 190 | Copperas Cove, TX 78522



AVAILABLE

Walmart

T-Mobile

SMOOTHIE KING  
CASH STORE  
SMOKE SHOP  
SUPER NAILS  
Cove Total Dental  
verizon

Constitution Drive

BUSINESS  
190

# FOR LEASE

# AERIAL

2726 E Business Hwy 190 | Copperas Cove, TX 78522

9

52,140 VPD (2025)

BUSINESS  
190



Constitution Drive

Independence

AVAILABLE

T-Mobile

Walmart

PIZZA  
PAPA JOHN'S

CASH STORE



MATTRESS FIRM



TWIN LIQUORS

ROSS DRESS FOR LESS

RACK ROOM SHOES



burkes OUTLET



SALLY BEAUTY SUPPLY

CAFO FASHIONS

GameStop

BW Best Western



# FOR LEASE

# AERIAL

2726 E Business Hwy 190 | Copperas Cove, TX 78522



Walmart

GameStop

CAHO FASHIONS

SALLY BEAUTY SUPPLY

AVAILABLE

Wendy's

TAKE 5

verizon

SUPERNAILS

CoveTotal Dental

T-Mobile

CASH STORE

PAPA JOHN'S

SMOOTHIE KING

BUSINESS

190

# FOR LEASE

# METRO MAP

2726 E Business Hwy 190 | Copperas Cove, TX 78522



verizon  
T-Mobile  
PAPA JOHN'S  
SUPERNAILS  
Cove Total Dental  
CASH STORE  
SMOOTHIE KING

Cane's  
Wendy's  
SALLY BEAUTY SUPPLY  
Candy Creations  
GameStop  
CAFO FASHIONS

52,140 VPD (2025)

**SITE**

BUSINESS  
190

Domino's  
SWIRLY DOUGHNUTS  
KFC  
EXON  
goodwill  
Applebee's  
DISCOUNT TIRE

Little Caesars

Martin Luther King Jr. Dr

Walmart

H-E-B plus!

Walmart  
CHIPOTL  
MATTRESS FIRM

ANYTIME FITNESS  
Great Clips  
Sport Clips (HAIRGISTERS)  
WING STOP  
at&t

Mae Stevens ES

CINERGY

GOLD'S GYM

ROSS DRESS FOR LESS  
TWIN LIQUORS  
RACK ROOM SHOES  
burkes OUTLET

Copperas Cove MS

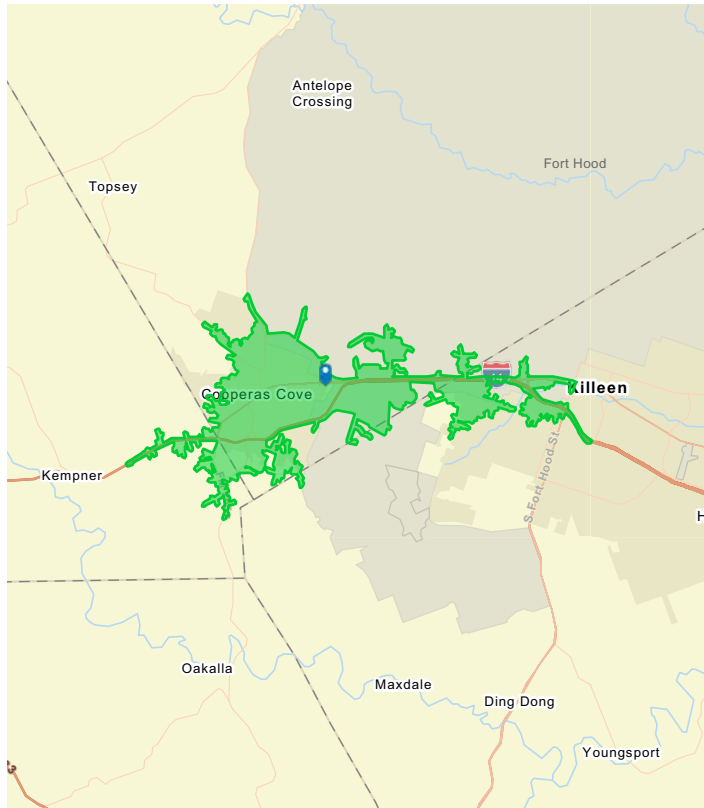
Constitution Dr

190

## DEMOGRAPHIC PROFILE

2726 E Business 190, Copperas Cove, Texas, 76522 2

Drive time of 10 minutes



### EDUCATION



No High School Diploma



27.8% High School Graduate



44.0% Some College/ Associate's Degree



23.6% Bachelor's/Grad/ Prof Degree

### INCOME



\$67,891

Median Household Income



\$31,495

Per Capita Income



\$65,113

Median Net Worth

### EMPLOYMENT



White Collar



Blue Collar



Services



Unemployment Rate

### KEY FACTS



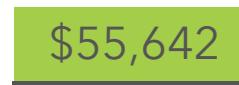
Population



Median Age

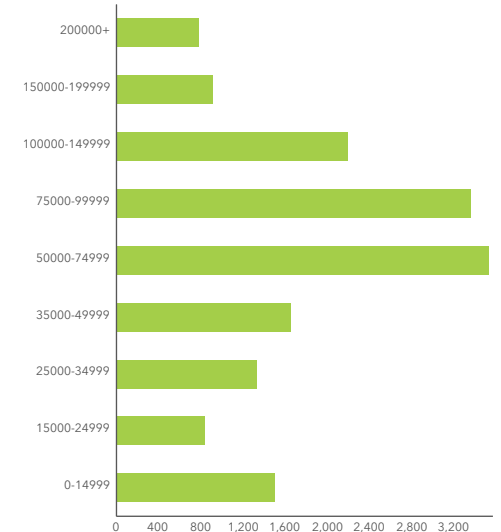


Households



Median Disposable Income

### HOUSEHOLD INCOME (\$)



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

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



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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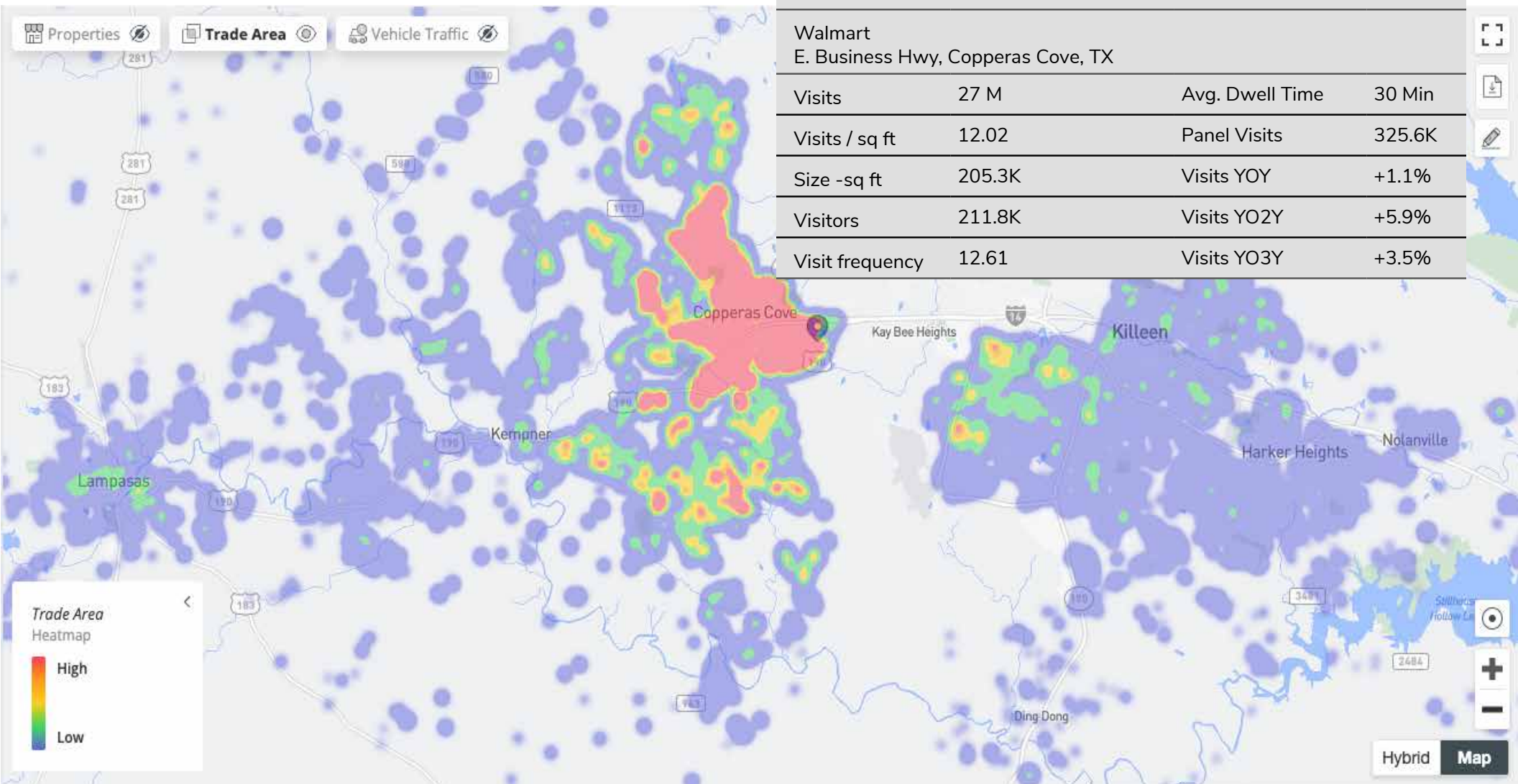
# VISITOR HEAT MAP

2726 E Business Hwy 190 | Copperas Cove, TX 78522

## VISITOR METRICS FOR THE LAST 12 MONTHS

Walmart  
E. Business Hwy, Copperas Cove, TX

Visits	27 M	Avg. Dwell Time	30 Min
Visits / sq ft	12.02	Panel Visits	325.6K
Size -sq ft	205.3K	Visits YOY	+1.1%
Visitors	211.8K	Visits YO2Y	+5.9%
Visit frequency	12.61	Visits YO3Y	+3.5%



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# 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.

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

<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Robby Eaves / Evan Bole</u>	<u>588199 / 756417</u>	<u>info@cipaustin.com</u>	<u>(512) 682-1000</u>
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date