

Future
Multi Family
233 Units



FUTURE
PHASE



BEALLS



Shops at Five Hills Pads

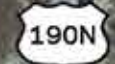
U.S. Hwy 190, Copperas Cove

2.5 Miles to
Fort Hood

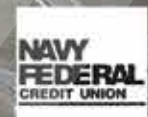
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Exit to Five Hills



endeavor-re.com

- At the intersections of SH 190 South bypass & SH 190 North bypass
- 3 ingress/egress points for Hwy 190
- Delivery: Summer 2017

Space Available

- 5 Pad Sites for sale or ground lease

Lease Rates

- Call broker for pricing

Demographics



Population Estimate

1 mi	3 mi	5 mi
1,720	26,346	70,436

Daytime Population

1 mi	3 mi	5 mi
2,346	15,184	31,277



Avg. Household Inc.

1 mi	3 mi	5 mi
\$59,236	\$60,662	\$64,752



Traffic Counts

- 26,412 VPD (South of 190)
- 75,000 VPD (190 West)



Area Retailers & Restaurants



Shops at Five Hills Pads U.S. Hwy 190, Copperas Cove



Fort Hood

Copperas Cove

The Shops at Five Hills

Killeen

E Rancier Ave

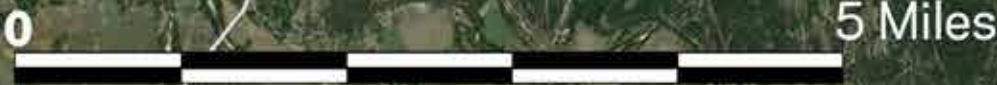
Harker Heights

Walmart
Phase II
ross
BEALLS
SALLY
Sprint
Slurpee
CAFE
JACKSON HEWITT
Day's Inn

To Lampasas 16 Miles

Harker Heights to Killeen
5 Miles

Harker Heights to Copperas Cove
15 Miles



Shops at Five Hills Pads U.S. Hwy 190, Copperas Cove



Hills of Cove Golf Course

Fort Hood

Copperas Cove

190N

Crossroads High School

E Avenue D

FAMILY DOLLAR
DOLLAR GENERAL

CVS

SONIC

TACO BELL

QUEST

McDonald's

7-Eleven

Goodwill

Planetree's

190

42,000 VPD

MLK Jr Dr

Copperas Cove Jr High

Mae Stevens Elementary

Walmart

Days Inn

H-E-B

Copperas Cove

Future Phase

- McAlister's Deli
- ROSS DRESS FOR LESS
- BACK ROOM SHOES
- ITALIANDES
- BEALLS
- burkes OUTLET

Available Pads
0.96 - 1.48 Acres

Fort Hood

Constitution Dr

Robert Griffin III Dr

Old Copperas Cove Rd
190S

0 1/4 1/2 Mile

ENDEAVOR

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Shops at Five Hills Pads U.S. Hwy 190, Copperas Cove



Copperas Cove High School

Copperas Cove Junior High School

Hills of Cove Golf Course

Constitution Court Apartments

FUTURE MULTIFAMILY
233 UNITS

FUTURE COMMERCIAL

1-2 Acre Pad Sites

Five Hills Shopping Center Phase II

Five Hills Shopping Center

Constitution Dr

Robert Griffin III Dr

Shops at Five Hills Pads

U.S. Hwy 190, Copperas Cove

FUTURE PHASE

Proposed Pad Site
1.48 ac

Proposed Pad Site
1.42 ac

Proposed Pad Site
0.96 ac

Proposed Pad Site
0.96 ac

Proposed Pad Site
1.35 ac



BEALLS

ROSS
DRESS FOR LESS

McALISTER'S
DELI

maurices

BURKES
Outlet

RACK
ROOM
SHOES

Nail Salon

TWIN
LIQUORS
Fine Wine & Spirits

H-E-B

All Open & Operating



NAVY
FEDERAL
CREDIT UNION

ENDEAVOR

endeavor-re.com

Business Hwy 190

ROBERT GRIFFIN III

ROBERT GRIFFIN III

U.S. 190 HIGHWAY

LIBERTY BELL LANE

LIBERTY BELL LANE

DETENTION
POND

INDEPENDENCE DRIVE

CAR
WASH

Jr Anchor 10
15,000 sf

Jr Anchor 9
15,000 sf

Jr Anchor 8
25,000 sf

Retail "D2"
11,675 sf

Retail "D1"
17,370 sf

Retail Tract
300K-350K
Mark provided in site
plan Dec 1, 2009

Tract North
143 SF GLA
Total = 500
SF / 1000

Shops at Five Hills Pads

U.S. Hwy 190, Copperas Cove

PHASE

ROBERT GRIFFIN III

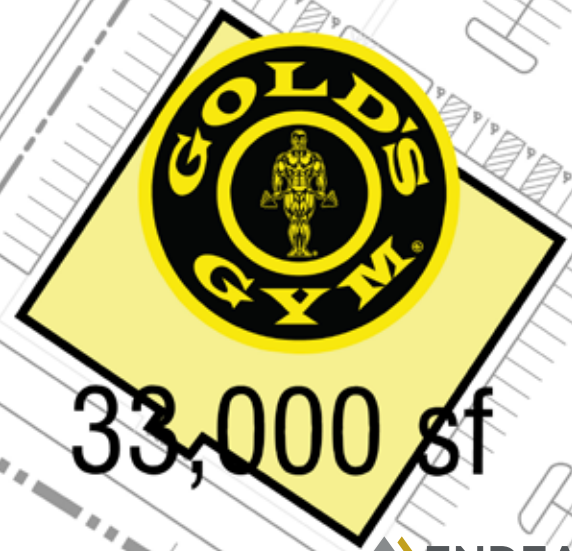
Proposed Pad Site
1.48 ac

Proposed Pad Site
1.42 ac

Proposed Pad Site
0.96 ac

Proposed Pad Site
0.96 ac

Proposed Pad Site
1.35 ac



33,000 sf

BURKES
Outlet

Key

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker's records

OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: _____

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)