

CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	1,688	24,405	40,615
2019 Average HH Income	\$91,749	\$70,749	\$69,461
2019 Daytime Population	616	14,358	22,467

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FOR LEASE

\$9.00 PSF NNN
***NNNs \$2.10 PSF**

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1,000 - 10,000 SF

PROPERTY HIGHLIGHTS

- Built out as medical office with pediatric, x-ray and pharmacy area
- Plentiful parking
- Excellent visibility & access on a signalized intersection
- Very strong retail trade area

TRAFFIC COUNT

Hwy 190: 34,457 VPD
E Avenue D: 31,457 VPD
(CoStar 2018)

AREA TRAFFIC GENERATORS



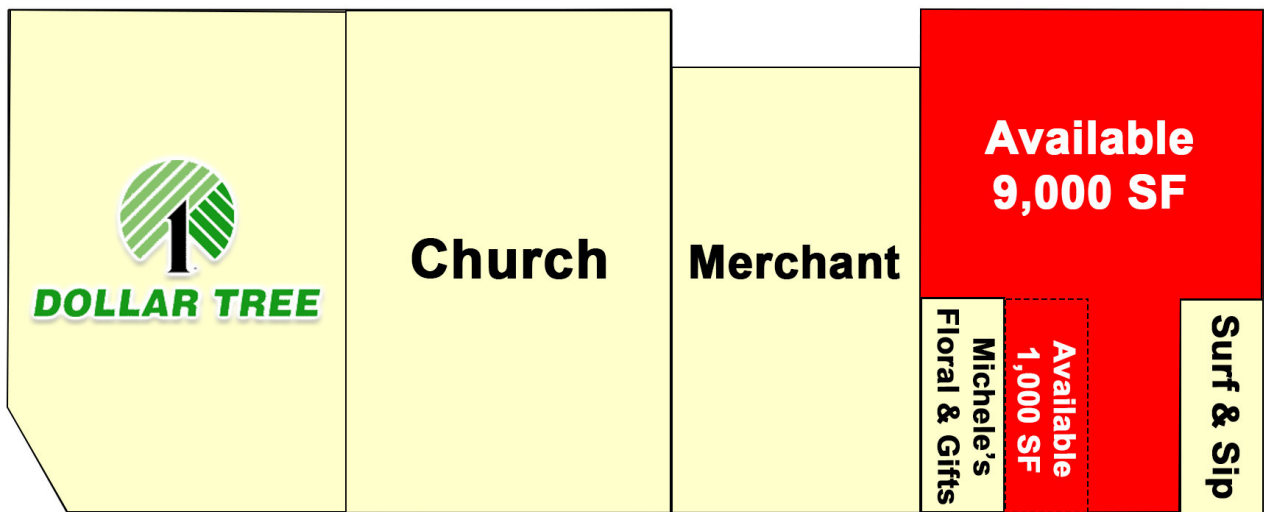
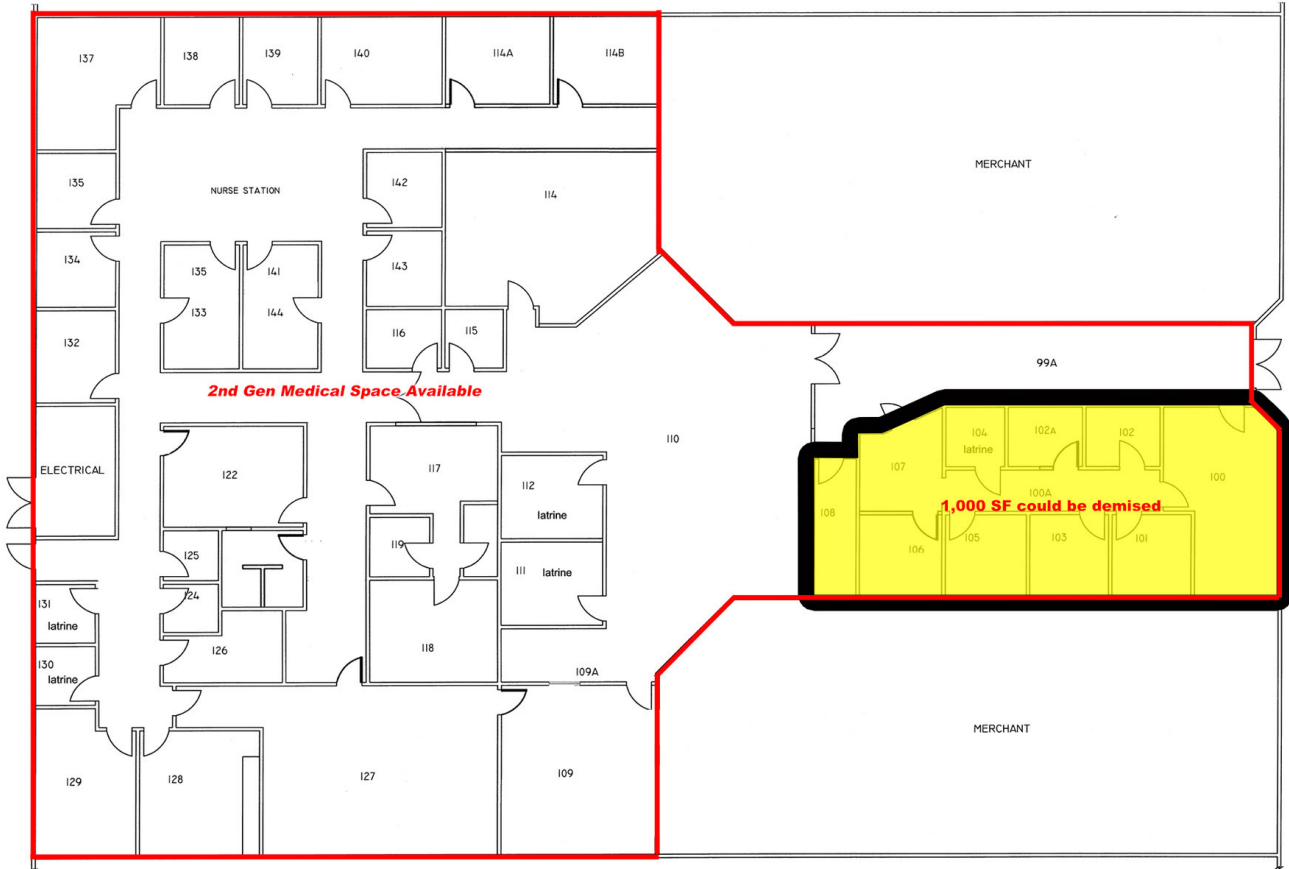
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Copperas Cove Shopping Center

NEC OF US 190 & 10TH AVE
809 US HIGHWAY 190
COPPERAS COVE, TX 76522



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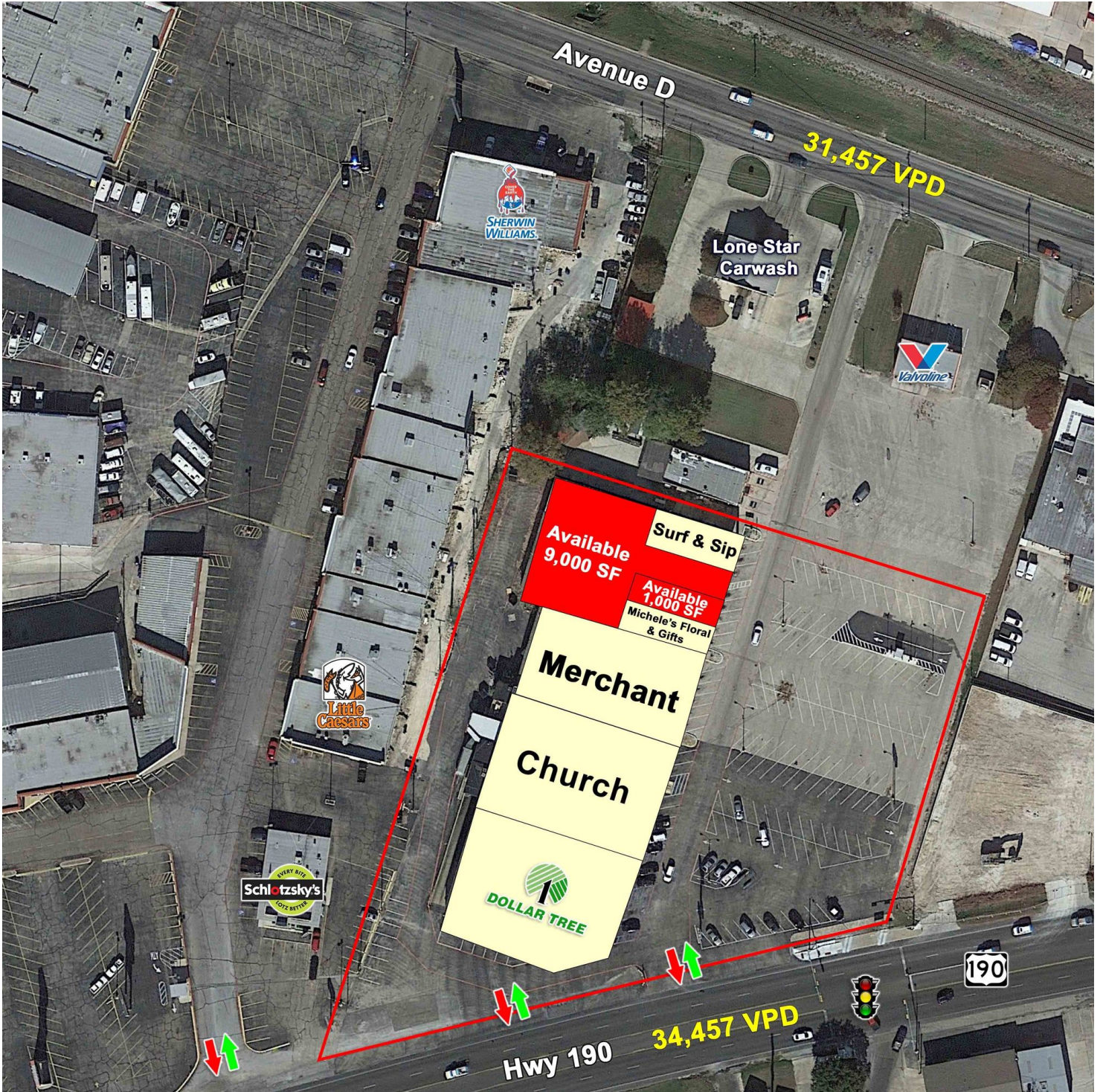
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Killeen named 5th 'Best Place to Live in Texas'

<https://www.kxxv.com/hometown/bell-county/killeen-named-5th-best-place-to-live-in-texas>

Story Credit: KXXV Posted at 3:14 PM, Sep 12, 2019

KILLEEN, TX — Killeen was recently ranked the 5th best place to live in Texas, according to U.S. News & World Report's 2019 "Best Places to Live in Texas" study.

Other Texas metro areas that made the top five include Austin, Dallas-Fort Worth, Houston and San Antonio.

Researchers looked at 125 Metro areas in Texas to determine the rankings. Cities coming in behind Killeen that made the top 10 are Beaumont, Corpus Christi, El Paso, McAllen and Brownsville.

The study considers five main factors in its rankings, including desirability, job market, value, quality of life and net migration.

Contributing factors to Killeen's placement are assets such as affordability and low unemployment.

Killeen's unemployment rate is 4 percent and the median monthly rent is \$888 dollars. The average salary for a person living in Killeen is \$41,770.

Other areas considered are a city's diverse population, average commute time, recreational opportunities and quick access to other major metro areas. Killeen's average commute time was estimated at 21.1 minutes.

The study uses data from the U.S. Census Bureau, Federal Bureau of Investigation, Department of Labor and other sources.

Killeen Metro area has a population of 432, 797.



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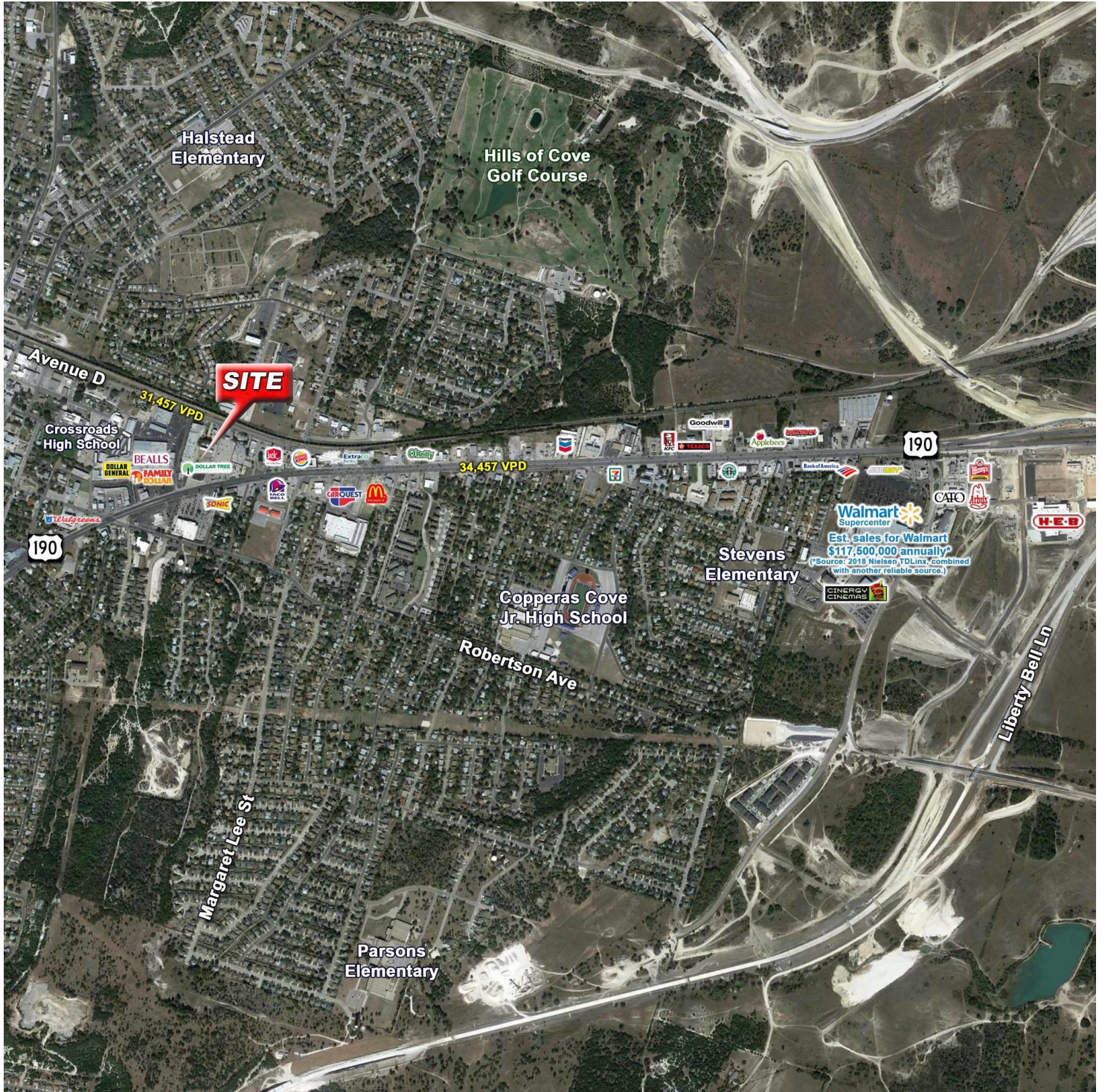
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date