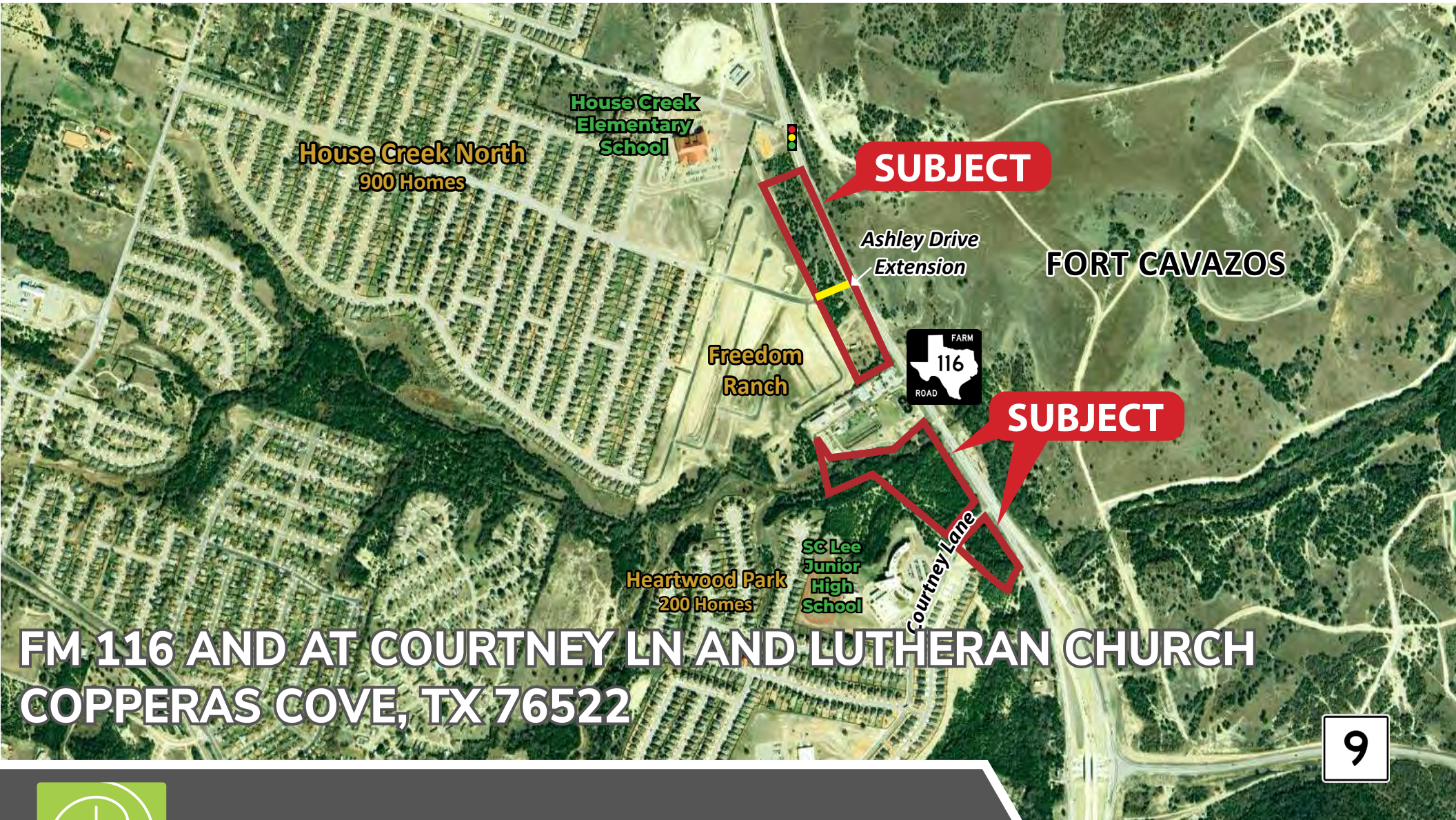


FOR SALE

±32.07 ACRES IN COPPERAS COVE



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



CIP

Lee Ellison, ALC

Senior Vice President

lee@cipaustin.com | 512 682 1008

512 682 1000

9130 Jollyville Rd.
Suite 300
Austin, TX 78759
cip texas.com

FOR SALE

SUMMARY

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

SIZE: 32.07± 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.

The 2 acre hard corner of FM 116 & Lutheran Church was sold for a Food Zone Market. Approximately 1.2 acres was sold recently for a DG Market.

UTILITIES: All to the 5.20 & 7.76 acres nearby on remaining tracts at Courtney Lane

FRONTAGE: Approximately 2,300' on FM 116

SALE PRICE: Contact broker for pricing.

PROPERTY DESCRIPTION:

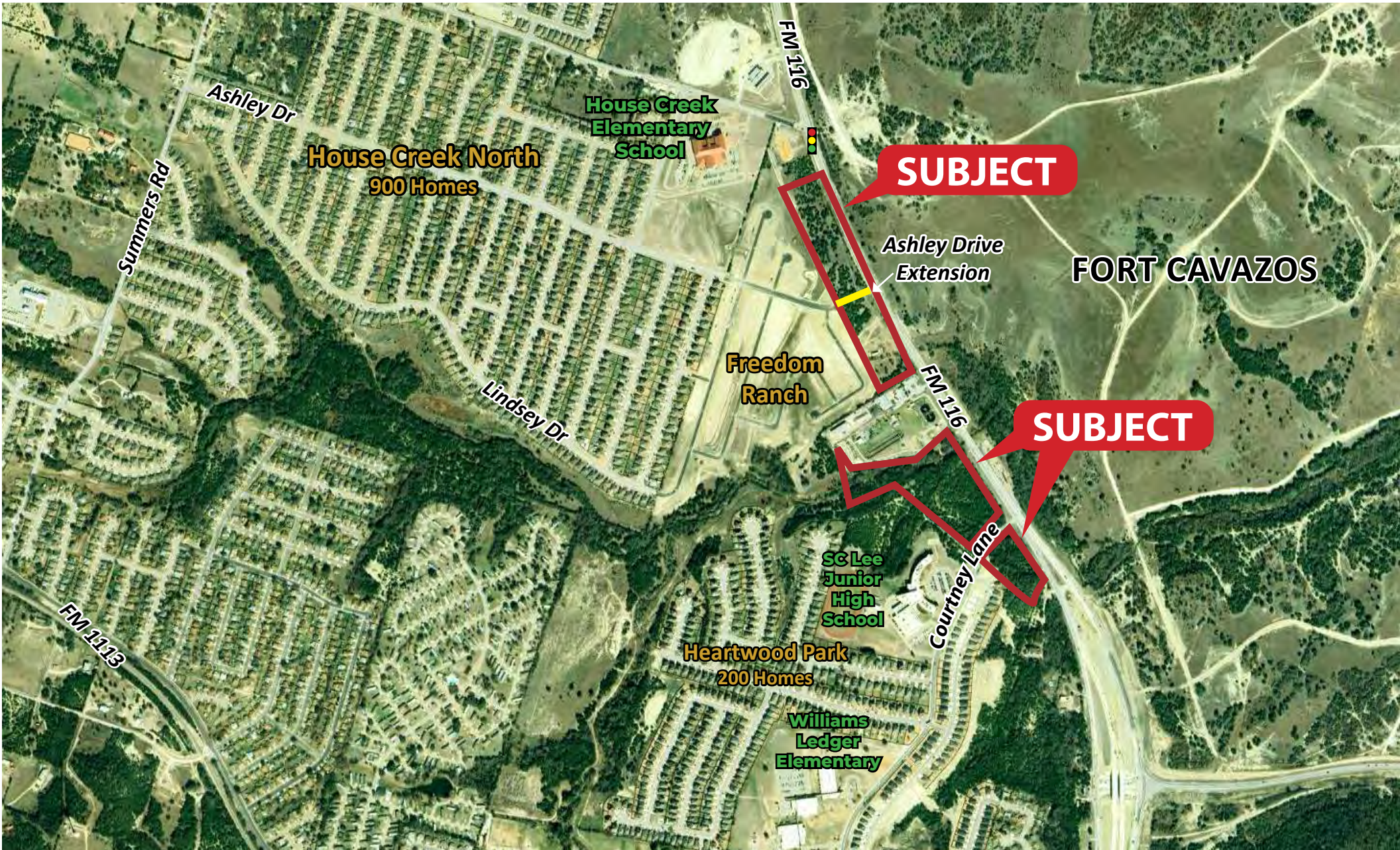
- 32.07± acres of commercial land along FM 116
- Located on North side of Copperas Cove along FM 116 and across from Ft. Cavazos Army Base and just north of the Texas 9 Bypass around Copperas Cove
- Two hard corners at Courtney Lane and FM 116
- Property is adjacent to three subdivisions, House Creek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

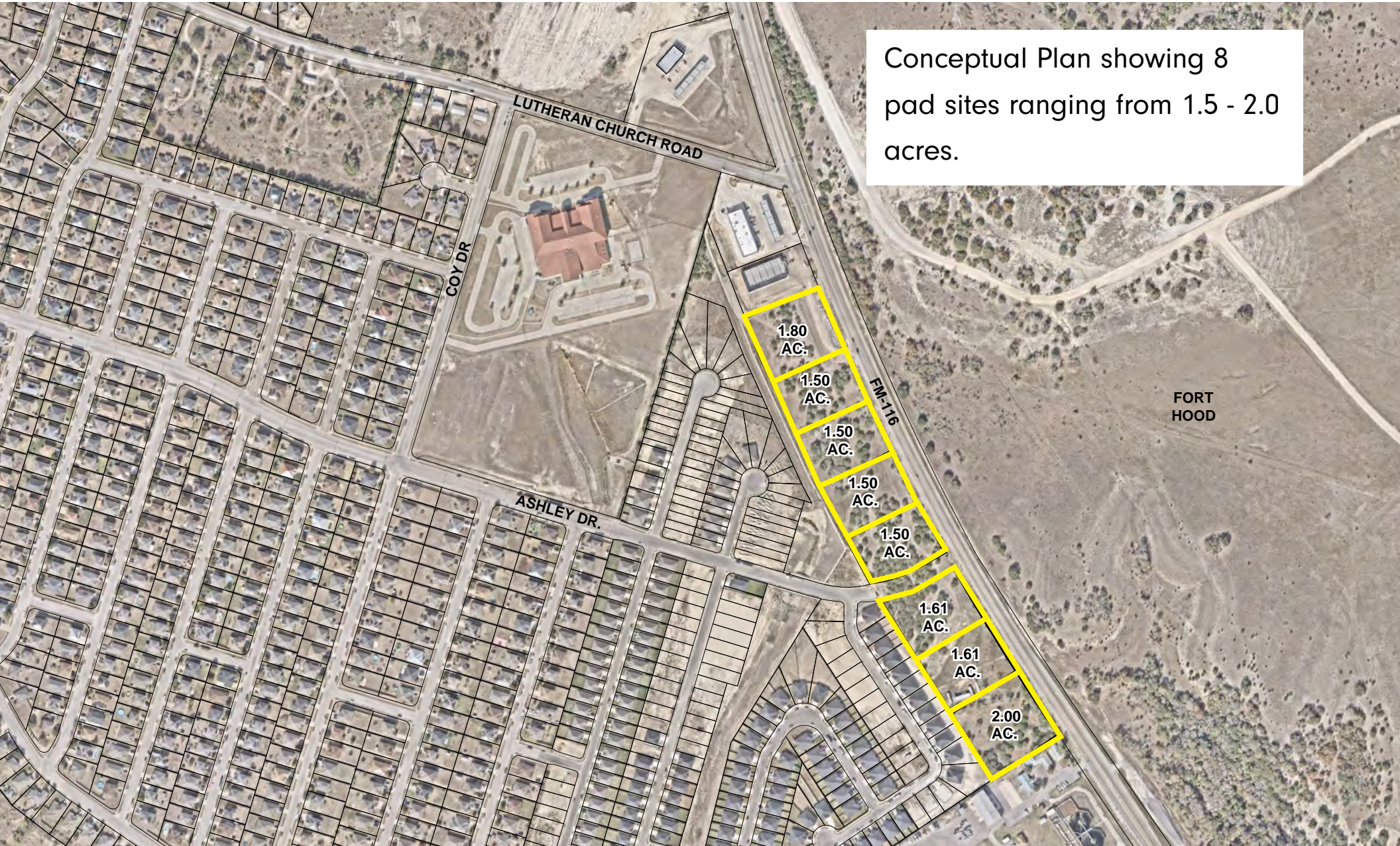
FM 116 at Courtney Lane and Lutheran Church Rd | Copperas Cove, TX 76522



FOR SALE

CONCEPTUAL PLAN

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



Conceptual Plan showing 8 pad sites ranging from 1.5 - 2.0 acres.

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



Heartwood Park

House Creek North

Lee Junior High School

14.615 ACRES

Courtney Lane

FM 116



Lee Ellison | lee@cipaustin.com

512 682 1000
ciptexas.com

FOR SALE

CLOSE UP AERIAL

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FOR SALE

SURVEY

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



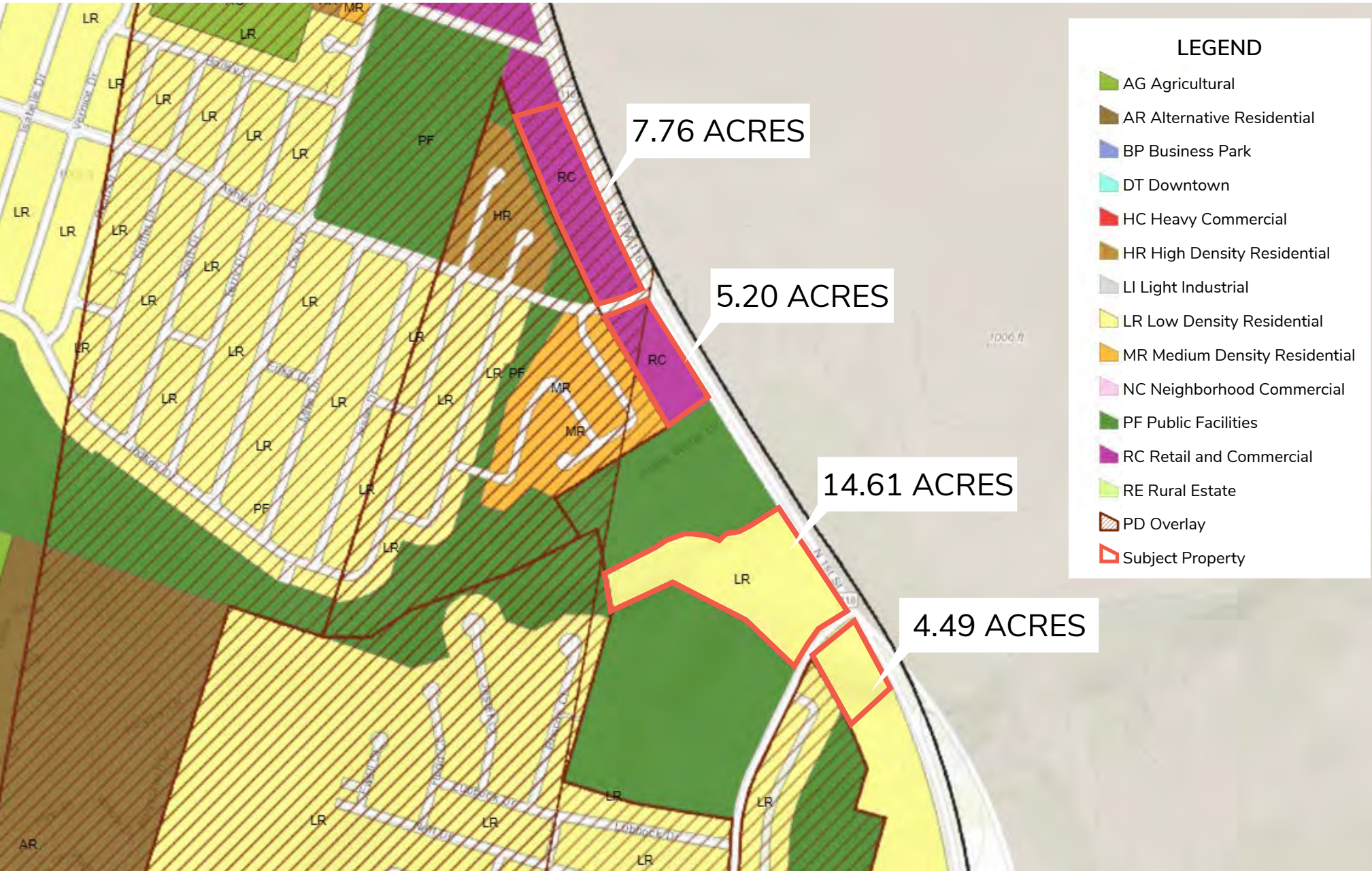
All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental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

ZONING EXHIBIT

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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.

2-10-2025



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.

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. **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.

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.

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

Buyer/Tenant/Seller/Landlord Initials

Date