



2ND GEN SALON - WALMART ANCHORED

2726 E Business Hwy 290, Copperas Cove, Tx 78522

FOR LEASE



COMMERCIAL
INDUSTRIAL
PROPERTIES

Evan Bole
evan@cipaustin.com

Robby Eaves, CCIM
robby@cipaustin.com

512 682 1000

9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

SUMMARY

For Lease: 2nd Generation Salon

2726 E. Business Hwy 190 | Copperas Cove, TX 76522

PROPERTY HIGHLIGHTS:

- Walmart Shadow Anchored
- End Cap Space with Excellent Visibility
- Pylon Sign Available
- Signalized Intersection
- Recent capital improvements include a new roof in 2020 and LED lighting upgrade in 2021

AVAILABLE SPACE: ±1,495 SF

LEASE RATE: \$26/SF + NNN (\$8.79 estimated for 2021)

MINIMUM LEASE TERM: 36 Months

ZONING: B2 - City of Copperas Cove

BUILDING SIZE: ±14,950 SF

YEAR BUILT: 1998

For More Information Contact:

Evan Bole

Associate

evan@cipaustin.com | 512 682 1017

Robby Eaves, CCIM

Principal

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All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin 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 Austin 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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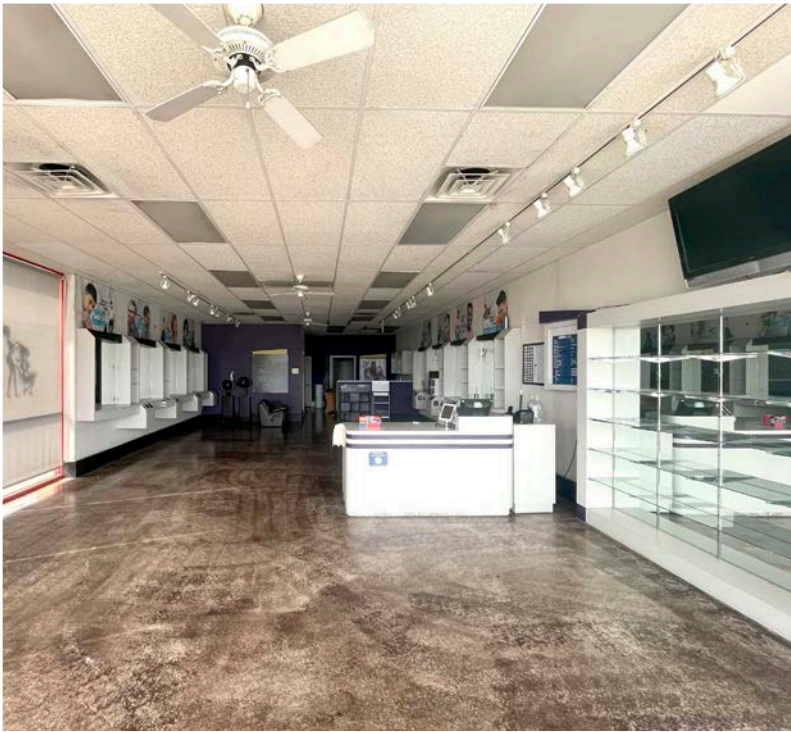
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PHOTOS

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CLOSE UP AREA MAP

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AREA MAP

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9

PAPA JOHN'S
verizon
SUPERNAILS
CASH STORE
SUBWAY
Cove Total Dental
FORT HOOD NATIONAL BANK
T-Mobile

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

52,140 VPD (2021)

SITE

BUSINESS
190

Martin Luther King Jr. Dr

Walmart

H-E-B plus!

Mae Stevens Elementary School

CINERGY

ROSS DRESS FOR LESS
TWIN LIQUORS
RACK ROOM SHOES
burkes

ANYTIME FITNESS
Great Clips
Sport Clips
WING STOP
at&t

Copperas Cove Junior High School

Constitution Dr

190

Old Copperas Cove Rd



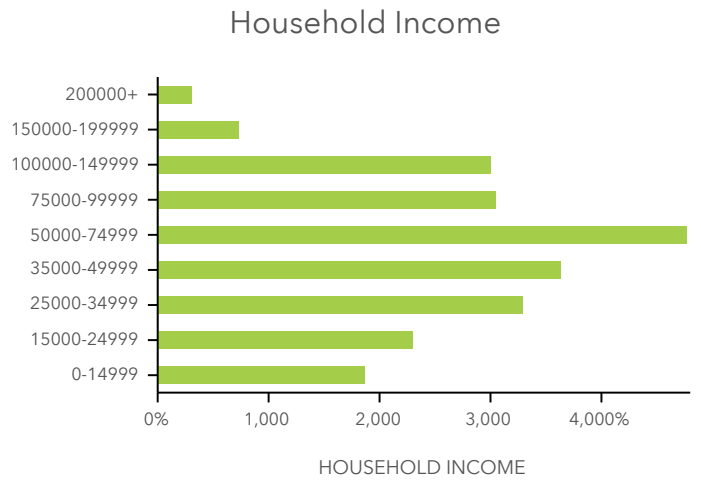
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DEMOGRAPHICS 5 MILE RADIUS

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KEY FACTS

70,435
Population

Population



22,967
Households

Households

27.6
Median Age

Median Age

\$42,624
Median Disposable
Income

Median Disposable
Income

INCOME



\$51,311
Median
Household
Income

Median
Household
Income



\$21,263
Per Capita
Income

Per Capita
Income



\$23,091
Median Net
Worth

Median Net
Worth

EDUCATION

5%
No High
School
Diploma

No High
School
Diploma



24%
High
School
Graduate

High
School
Graduate



50%
Some
College

Some
College



21%
Bachelor's/Grad
/Prof Degree

Bachelor's/Grad
/Prof Degree

EMPLOYMENT

62%
White Collar

White Collar

20%
Blue Collar

Blue Collar

18%
Services

Services

12.9%
Unemployment Rate

Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date