



LAND | COPPERAS COVE | FOR SALE

Hempel Drive

Copperas Cove, Texas 76552



Brent Campbell
brent@donquick.com
512.814.1814

Charles Harvey
charles@donquick.com
512.814.1817



PROPERTY DESCRIPTION

Suitable for residential subdivision and commercial development. 2,654 feet FM HWY 116 frontage. 3,333 feet Hempel Drive frontage.

LOCATION OVERVIEW

134.108 acres less than 2 miles north of the Copperas City Limits on FM 116. 15 miles to Killeen-Fort Hood Regional Airport. Large tract available in Copperas Cove ETJ. The tract is within the Kempner and Topsey WSC service areas. Copperas Cove is located in central Texas in Coryell County. The city was founded in 1879 and was originally a small ranching and farming community. It has grown to be the largest city in Coryell County with over 30,000 residents as of 2019.

SALE PRICE

\$2,413,944

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DRIVE TIMES

MINUTES APPROX.

W Hwy 190	15
N US Hwy 183	30
IH 35	50

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	104	5,815	20,089
Total Population	329	18,225	70,319
Average HH Income	\$71,146	\$59,241	\$57,688

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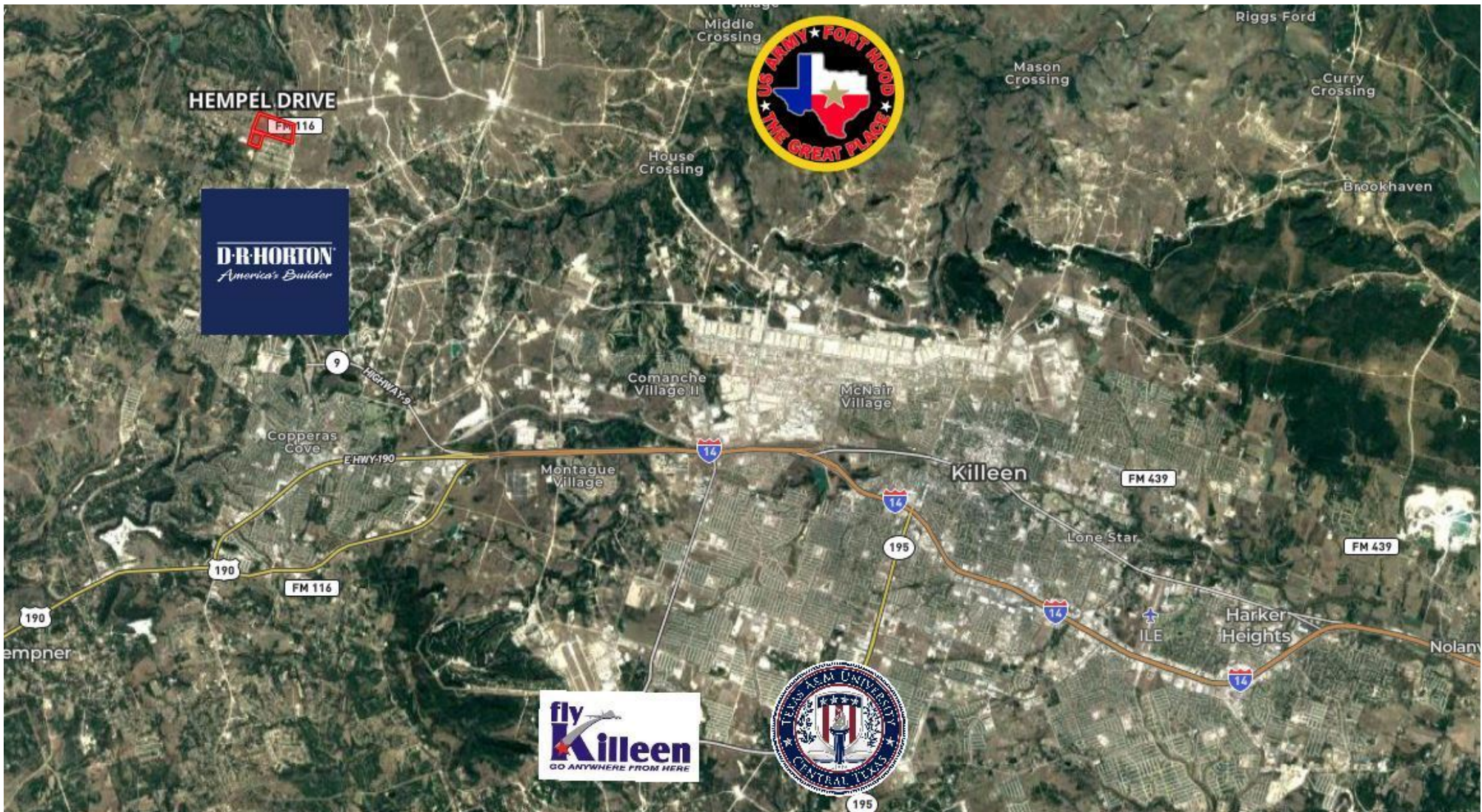
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Additional Photos

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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 an 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.

Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000	
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Darren Quick	443913	darren@donquick.com	(512) 255-3000	
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Brent Campbell	505073	brent@donquick.com	(512) 814-1814	
Sales Agent/Associate’s Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date