



AVAILABLE PAD SITE

TOWN SQUARE

206-674 Town Square
Copperas Cove, TX 76522

ALEX PROVOST
Managing Principal
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SUBJECT PROPERTY

FAMILY DOLLAR
KEDPLASMA
UNITED STATES

VA **BUSH'S CHICKEN!**

19,612 VPD



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PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	Inquire for Pricing
Lot Size:	0.5 - 1.0 AC
Lease Type:	For Lease, Ground Lease or BTS

PROPERTY OVERVIEW

True Equity Group is pleased to exclusively offer for lease Town Square Shopping Center (the “Subject Property”) located in Copperas Cove, Texas, within the Killeen MSA. The Subject Property is a 145,338 SF neighborhood retail center situated on 14.58 acres along W Highway 190, the primary commercial corridor in the market, with approximately 19,612 vehicles per day. The center offers strong visibility, multiple points of ingress and egress, and is anchored by Family Dollar and the Veterans Affairs Community Outpatient Clinic, serving a well-established Central Texas trade area near Fort Hood.

PROPERTY HIGHLIGHTS

- Anchored by Family Dollar and a Veterans Affairs Medical Clinic.
- Over 630 feet of frontage along the primary retail corridor.
- Multiple ingress and egress points providing excellent accessibility.
- Situated within a strong Central Texas trade area near Fort Hood.
- Ample surface parking with approximately 775 spaces.

SITE PLAN



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PHOTOS OF THE EXISTING CONDITION



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REHAB PLAN ROUGH RENDERINGS (SUBJECT TO CHANGE)



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DEMOGRAPHICS



Population By Race

	1 mile	3 miles	5 miles
White	5,974	21,219	28,599
Black	1,681	6,241	7,657
American Indian/Alaskan Native	70	254	373
Asian	332	1,217	1,517
Hawaiian & Pacific Islander	135	611	733
Two or More Races	2,816	9,842	12,512
Hispanic Origin	2,253	7,905	10,219

Population

	1 mile	3 miles	5 miles
2020 Population	10,550	37,318	48,335
2024 Population	11,008	39,385	51,391
2029 Population Projection	11,616	41,701	54,828
Annual Growth 2020-2024	1.1%	1.4%	1.6%
Annual Growth 2024-2029	1.1%	1.2%	1.3%
Median Age	35.3	34.4	34.4
Bachelor's Degree or Higher	21%	21%	21%
U.S. Armed Forces	383	1,858	2,927

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$66,016	\$74,912	\$77,488
Median Household Income	\$57,111	\$62,837	\$64,497
< \$25,000	790	2,015	2,302
\$25,000 - 50,000	1,145	3,705	4,719
\$50,000 - 75,000	1,003	3,560	4,420
\$75,000 - 100,000	742	2,288	2,904
\$100,000 - 125,000	300	1,277	1,798
\$125,000 - 150,000	213	784	1,092
\$150,000 - 200,000	173	824	1,046
\$200,000+	53	403	589

Households

	1 mile	3 miles	5 miles
2020 Households	4,226	14,060	17,743
2024 Households	4,418	14,856	18,871
2029 Household Projection	4,691	15,832	20,247
Annual Growth 2020-2024	1.1%	1.5%	1.6%
Annual Growth 2024-2029	1.2%	1.3%	1.5%
Owner Occupied Households	2,277	8,560	11,396
Renter Occupied Households	2,414	7,272	8,851
Avg Household Size	2.4	2.6	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$113.4M	\$415.8M	\$547.1M

PLACER.AI DATA

12-MONTH VISITOR STATS

Town Square Plaza generated 275,200 total visits from February 1, 2025 through January 31, 2026, attracting more than 44,000 unique visitors with a strong repeat visit frequency of 6.26 visits per customer.

Consistent monthly traffic levels and sustained consumer engagement support strong exposure for the pad site along the US Hwy 190 corridor.

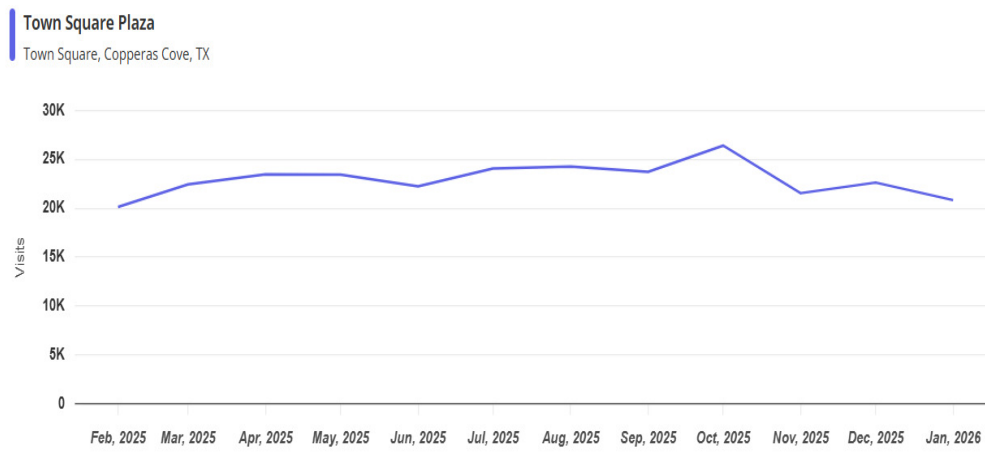
Metrics

Town Square Plaza Town Square, Copperas Cove, TX			
Visits	275.2K	Visitors	44K
Visits / sq ft	0.54	Visit Frequency	6.26
Size - sq ft	513.5K		

Feb 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend



Data provided by Placer Labs Inc. (www.placer.ai)



VISITOR TREND

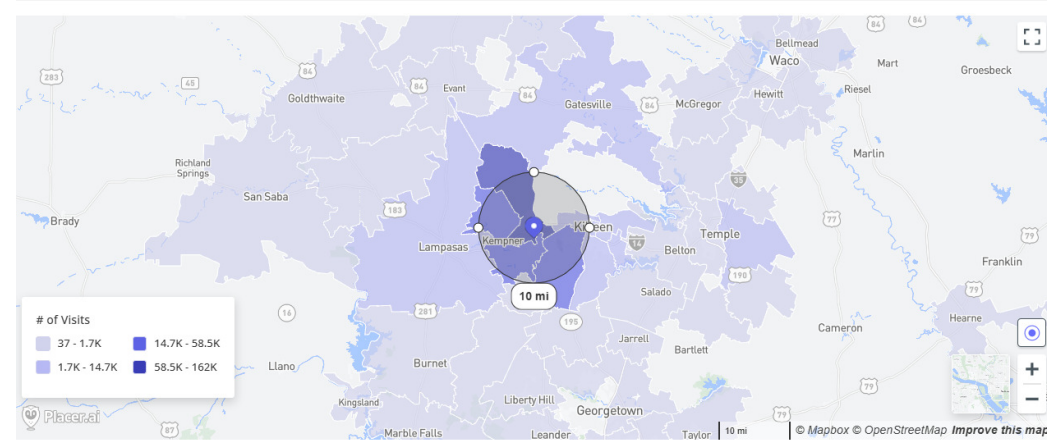
Town Square Plaza maintained consistent monthly visitation levels from February 2025 through January 2026. Monthly visits ranged from approximately 20,000 to 26,000, with peak traffic occurring in October 2025.

Traffic patterns remained stable throughout the year, reflecting steady consumer engagement at the property.

PLACER.AI DATA (CONT.)

TRADE AREA

Trade Area data shows a strong 10-mile customer base anchored in Copperas Cove with regional draw from the Killeen–Temple corridor. The pad site offers prime frontage along US Hwy 190, capturing both local traffic and regional commuter flow.



REGIONAL MAP

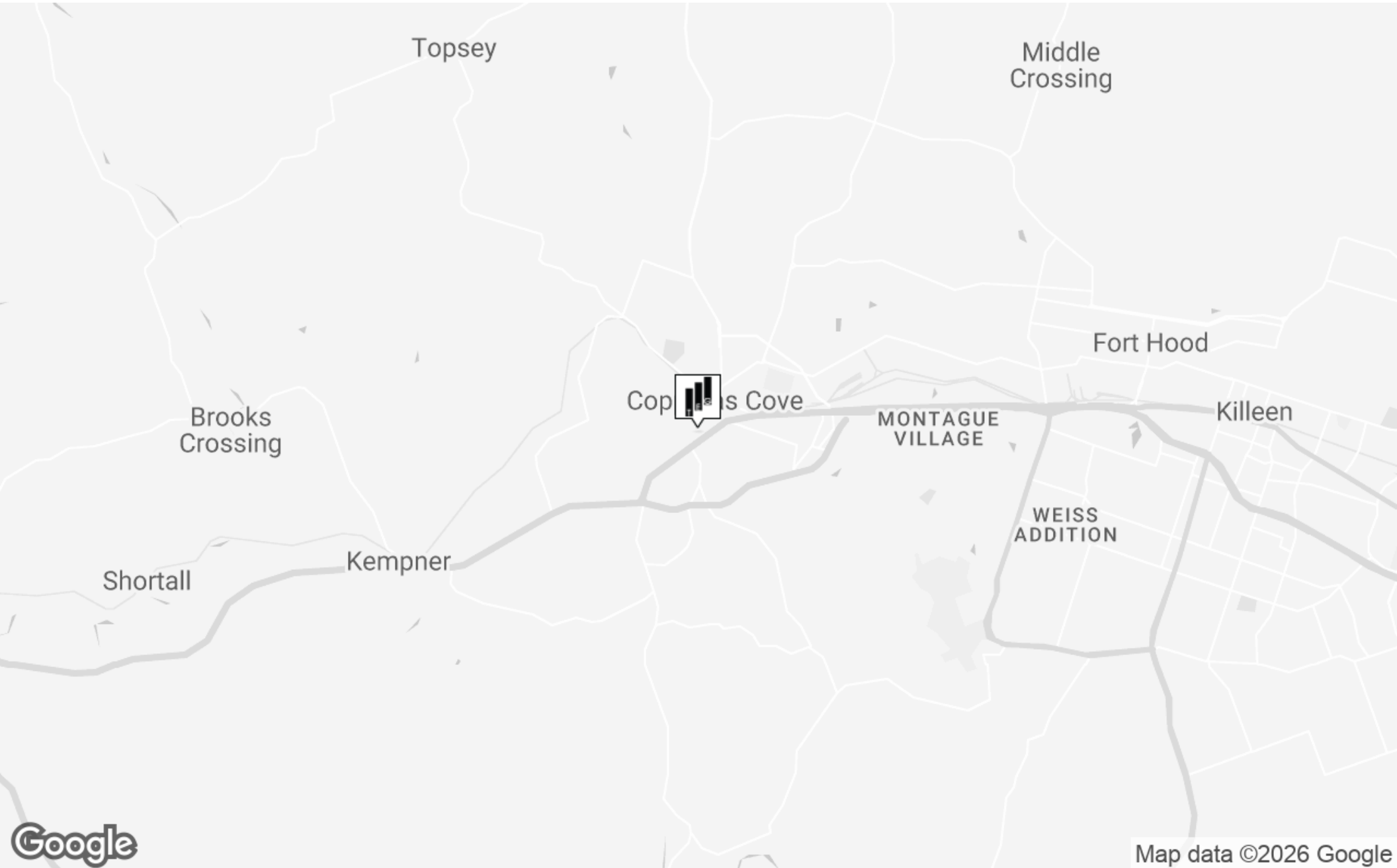


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Map data ©2026 Google, INEGI

LOCATION MAP



Map data ©2026 Google