

Killeen/Copperas Cove Land Opportunity



104 Heritage Road, Copperas Cove, Texas 76522

Killeen/Copperas Cove

Prime Development Opportunity

SWC Hwy 190 & FM 3046

Address	104 Heritage Road, (Coryell County) Copperas Cove, Texas 76522
Size	± 7.34 acres available ± 1.174 acres available
Frontage	Extensive road frontage along Hwy 190 and FM 3046 (off ramp access) Approximately 1,450' of frontage
Zoning	Retail and Commercial
Utilities	Available
Flood Plain	None
Price	Contact Broker



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Property Details

- Exceptional development opportunity at the southwest corner of U.S. Highway 190 and FM 3046 in Copperas Cove, Texas. This high-visibility parcel offers excellent frontage and direct access to one of the city's busiest intersections, making it ideal for a wide range of retail, commercial, or mixed-use projects.
- This site benefits from strong growth trends in the Copperas Cove/Killeen-Fort Hood metro area, with a strategic position along a major regional corridor. Perfect for retail centers, QSRs, convenience stores, service businesses, or professional offices.



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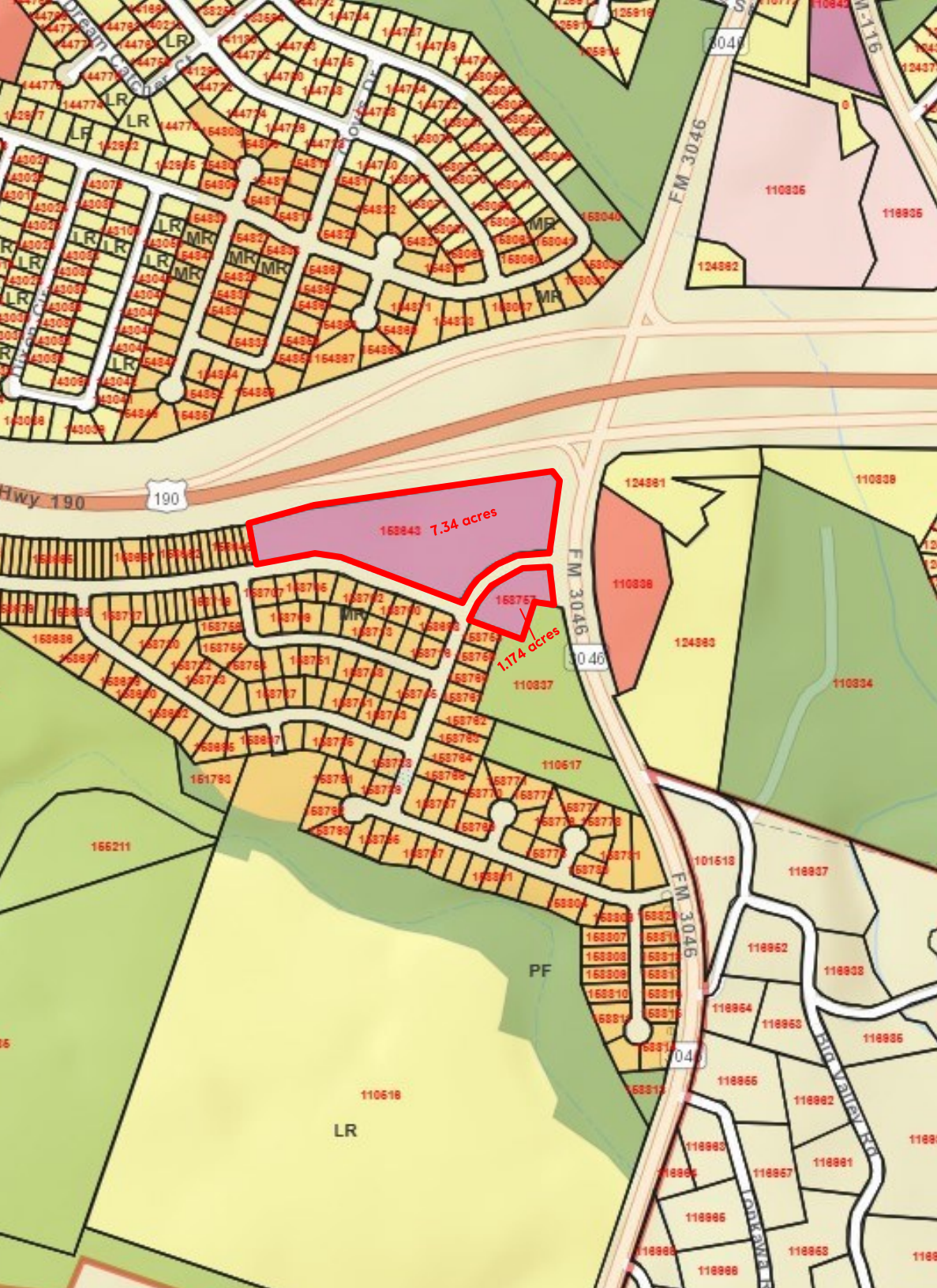
SWC Hwy 190 & FM 3046

DEMOGRAPHICS

2023 Population	37,149	1.96% 1-year growth
2023 Median Age	32.8	3.47% 1-year increase
2023 Median Property Value	\$167,900	14.3% 1-year growth
2023 Median HH Income	\$68,900	6.33% 1-year growth

TRAFFIC COUNTS

US Hwy 190: 16,187 VPD ('23)
FM 3046: 1,589 VPD ('23)



SWC Hwy 190 & FM 3046





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