FOR SALE OR LEASE

COPPERAS COVE PAD SITE

US HIGHWAY 190 AT US HIGHWAY 190 BUSINESS, COPPERAS COVE, TEXAS

Collett RETAIL



2.3 ACRE PAD SITE AVAILABLE

Academy SPORTS+OUTDOORS

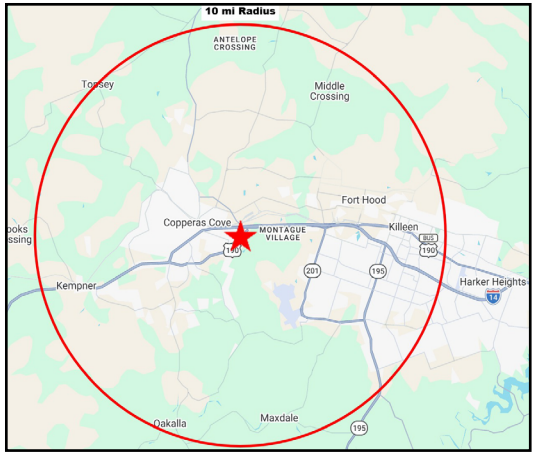
HOBBY LOBBY

OPEN FALL 2027

- Adjacent to Super Walmart and HEB, Beall's, Ross, Hibbett Sports, and Ashley Furniture.
- New Veterans Administration Clinic, south of the site, opening Fall 2028 with 500 employees and 800 patient visits daily.

TRAFFIC COUNTS	VPD
US Hwy 190	22,000
US Hwy 190 Bus	31,000

DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
Population (2026)	26,000	80,889	197,475
Average HH Income	$86,192	$93,738	$89,900
Daytime Population	6,969	13,126	32,778



CONTACT

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AERIAL

COPPERAS COVE PAD SITE

US HIGHWAY 190 AT US HIGHWAY 190 BUSINESS, COPPERAS COVE, TEXAS

Collett RETAIL



AERIAL

COPPERAS COVE PAD SITE

US HIGHWAY 190 AT US HIGHWAY 190 BUSINESS, COPPERAS COVE, TEXAS

Collett RETAIL

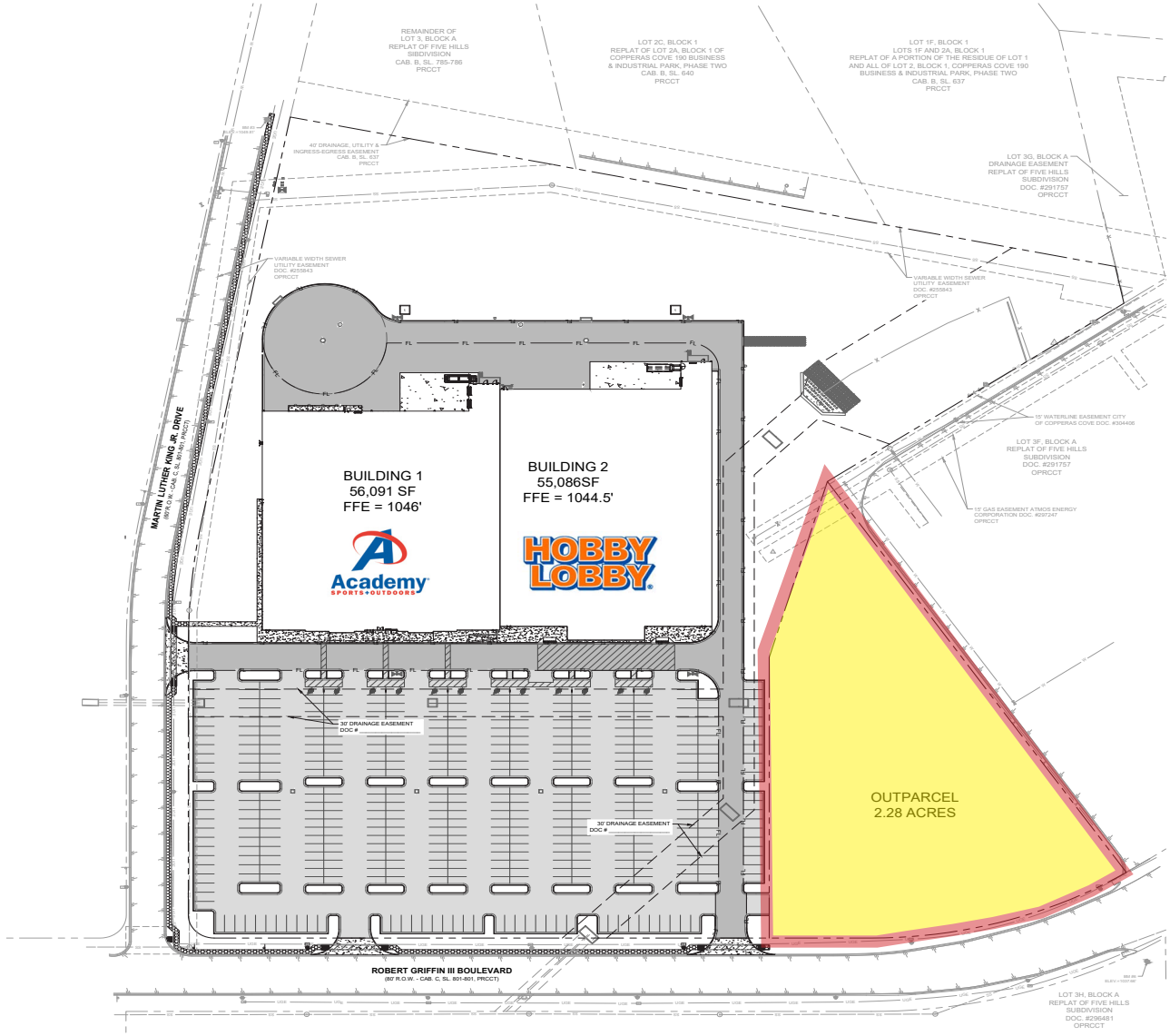


SITE PLAN

COPPERAS COVE PAD SITE

US HIGHWAY 190 AT US HIGHWAY 190 BUSINESS, COPPERAS COVE, TEXAS

Collett RETAIL



GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- PROPERTY BOUNDARY
- FL — PROPOSED FIRE LANE
- (10) PROPOSED PARKING COUNT
- PROPOSED ACCESSIBLE PARKING SPACE
- FIRE HYDRANT (REF. DTL 320.2 SHEET 39)
- FIRE DEPARTMENT CONNECTION (FDC)
- STORM GRATE INLET (REF. DTL SD-11 SHEET 37)
- STORM CURB INLET (REF. DTL SD-11 SHEET 37)
- STORM MANHOLE (REF. DTL 410.1 SHEET 40)
- LIGHT DUTY ASPHALT PAVEMENT (REF. DTL SHEET 35)
- MEDIUM DUTY ASPHALT PAVEMENT (REF. DTL SHEET 35)
- MEDIUM DUTY CONCRETE PAVEMENT (REF. DTL SHEET 35)
- HEAVY DUTY CONCRETE PAVEMENT (REF. DTL SHEET 35)
- ONSITE CONCRETE SIDEWALK
- OFFSITE CONCRETE SIDEWALK
- RETAINING WALL
- 1 STANDARD 6" CURB (REF. DTL 510.1 SHEET 35)
- 2 4" WHITE PARKING STRIPE (TYP.)
- 3 PROPOSED BOLLARD
- 4 ACCESSIBLE PARKING SYMBOL (SHEET 36)
- 5 ACCESSIBLE PARKING SIGN (SHEET 36)
- 6 ADA RAMP (REF. DTL. 511.4 SHEET 35)
- 7 ONSITE CONCRETE SIDEWALK (REF. DTL 511.5 SHEET 35)
- 8 OFFSITE CONCRETE SIDEWALK (REF. DTL 511.5 SHEET 35)
- 9 TRASH COMPACTOR

SITE DATA TABLE

GENERAL SITE DATA	
LEGAL DESCRIPTION	PORTION OF LOT 3, BLOCK A, REPLAT OF FIVE HILLS SUBDIVISION, CAB. B, SL. 785-786, PRCCT, ACRES 14.344
GROSS SITE AREA	14.34 AC (624,843 SF)
ZONING	HEAVY COMMERCIAL (HC)
PROPOSED USE	RETAIL
ADDRESS	2970 E BUSINESS HWY 190, COPPERAS COVE, TX 76522
BUILDING HEIGHT	BUILDING 1: TBD, BUILDING 2: TBD
TOTAL BUILDING SF	BUILDING 1: 56,091 SF; BUILDING 2: 55,086 SF; TOTAL: 111,177 SF
PARKING DATA	
REQUIRED PARKING (1 SPACE PER 250 SF GFA)	445 SPACES
REQUIRED PARKING WITH 25% LANDSCAPE PARKING REDUCTION	334 SPACES
REQUIRED 10'X20' PARKING (30% OF REQUIRED PARKING)	101 SPACES
PROVIDED 10'X20' PARKING	166 SPACES
PROVIDED STANDARD PARKING	264 SPACES
REQUIRED ADA PARKING	9 SPACES
PROVIDED ADA PARKING	12 SPACES
TOTAL PARKING PROVIDED	442 SPACES

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DIMENSIONS AND DETAIL OF HARDSCAPE.
3. ALL CURB RADII ARE 3.0 FEET UNLESS DIMENSIONED OTHERWISE.
4. BUILDING, MECHANICAL EQUIPMENT AND SIGNS ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO CONSTRUCTION PLANS OF THOSE ITEMS FOR LOCATIONS AND DIMENSIONS.
5. ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY RIGHT-OF-WAY AND EASEMENTS SHALL COMPLY WITH BEXAR COUNTY STANDARDS. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIAL IS REQUIRED.
6. REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL PAVING AND SOIL PREPARATION NOTES.
7. EXPANSION JOINTS SHOULD BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENTIAL MAGNITUDE OF MOVEMENT. E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIERS, BUILDING WALLS, OR MANHOLES.

811 Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS

BM#3 "X" CUT SET IN TOP OF CURB ON THE NORTH SIDE OF MARTIN LUTHER KING JR. DRIVE 325' ± EAST OF THE INTERSECTION OF CONSTITUTION DRIVE AND 90' ± WEST OF A SANITARY SEWER MANHOLE.
ELEV.=1049.81'

BM#4 "X" CUT SET IN TOP OF CURB ON THE SOUTH SIDE OF THE ENTRANCE TO GOLD'S GYM ALONG ROBERT GRIFFIN III BLVD. AND 24' ± SOUTH OF A STORM MANHOLE.
ELEV.

NO.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 91 2-370-2888
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
JAMES IAN ROBERTS
137086
LICENSED
PROFESSIONAL ENGINEER
9/14/2020

KHA PROJECT 065073300
DATE SEPTEMBER 2020
SCALE AS SHOWN
DESIGNED BY DHJ
DRAWN BY NSD
CHECKED BY JIR

SITE PLAN - OVERALL

COLLETT COMMERCIAL
CITY OF COPPERAS COVE
CORYELL COUNTY, TEXAS

SHEET NUMBER
7 OF 49

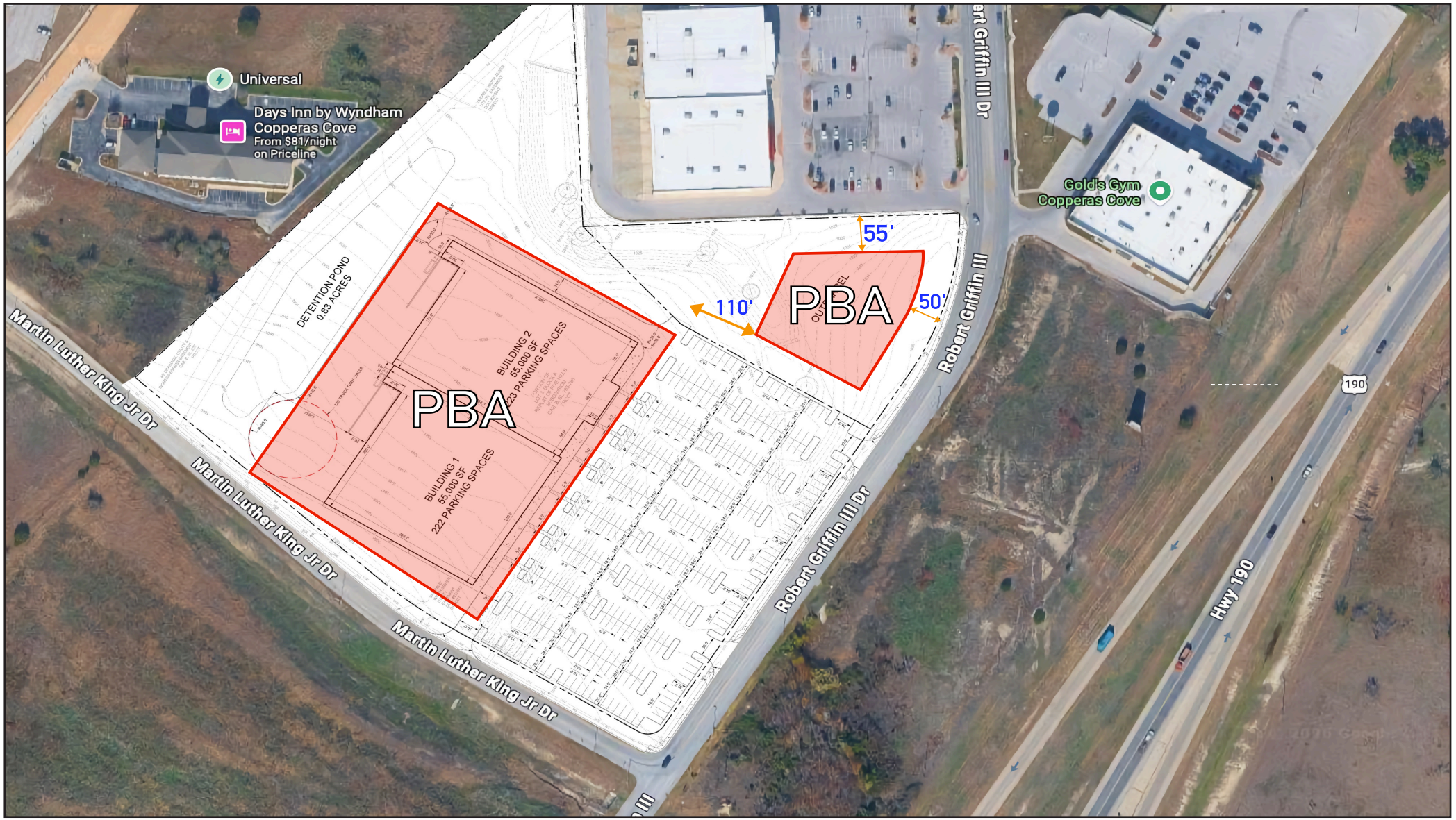
g:\all\065073300-c4ltrt commercial coppercs cove\CAD\dgn\sheets\OVERALL SITE PLAN.dwg
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SITE PLAN

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Collett RETAIL



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TREC
TEXAS REAL ESTATE COMMISSION

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the br ker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,
you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Collett Southwest, LLC	9003008	info@collettre.com	(214) 996-9999
BROKER FIRM NAME	**LICENSE NO.**	**EMAIL**	**PHONE**

BUYER, SELLER, LANDLORD OR TENANT **DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

IABS 1-0 11.02.2015