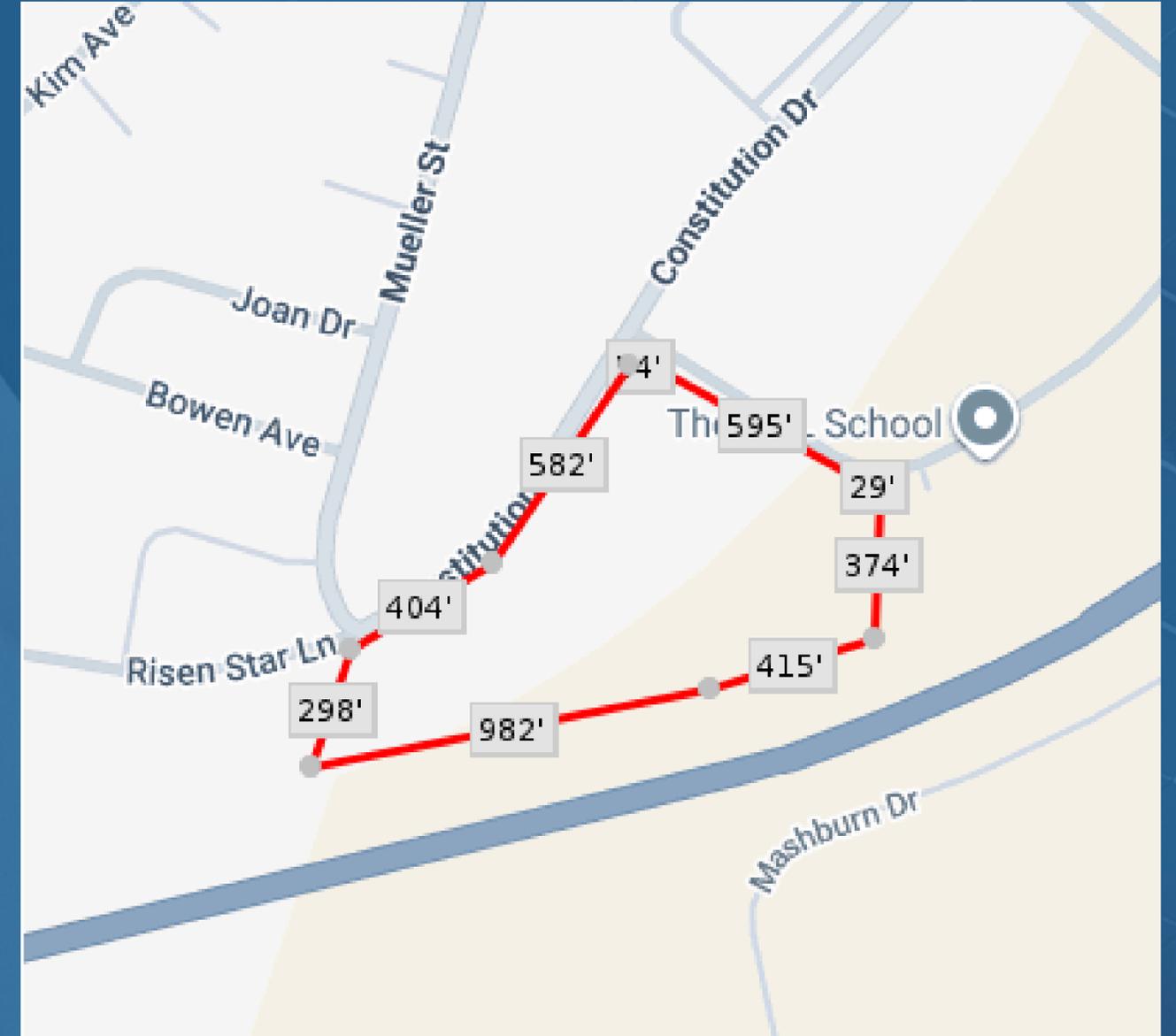
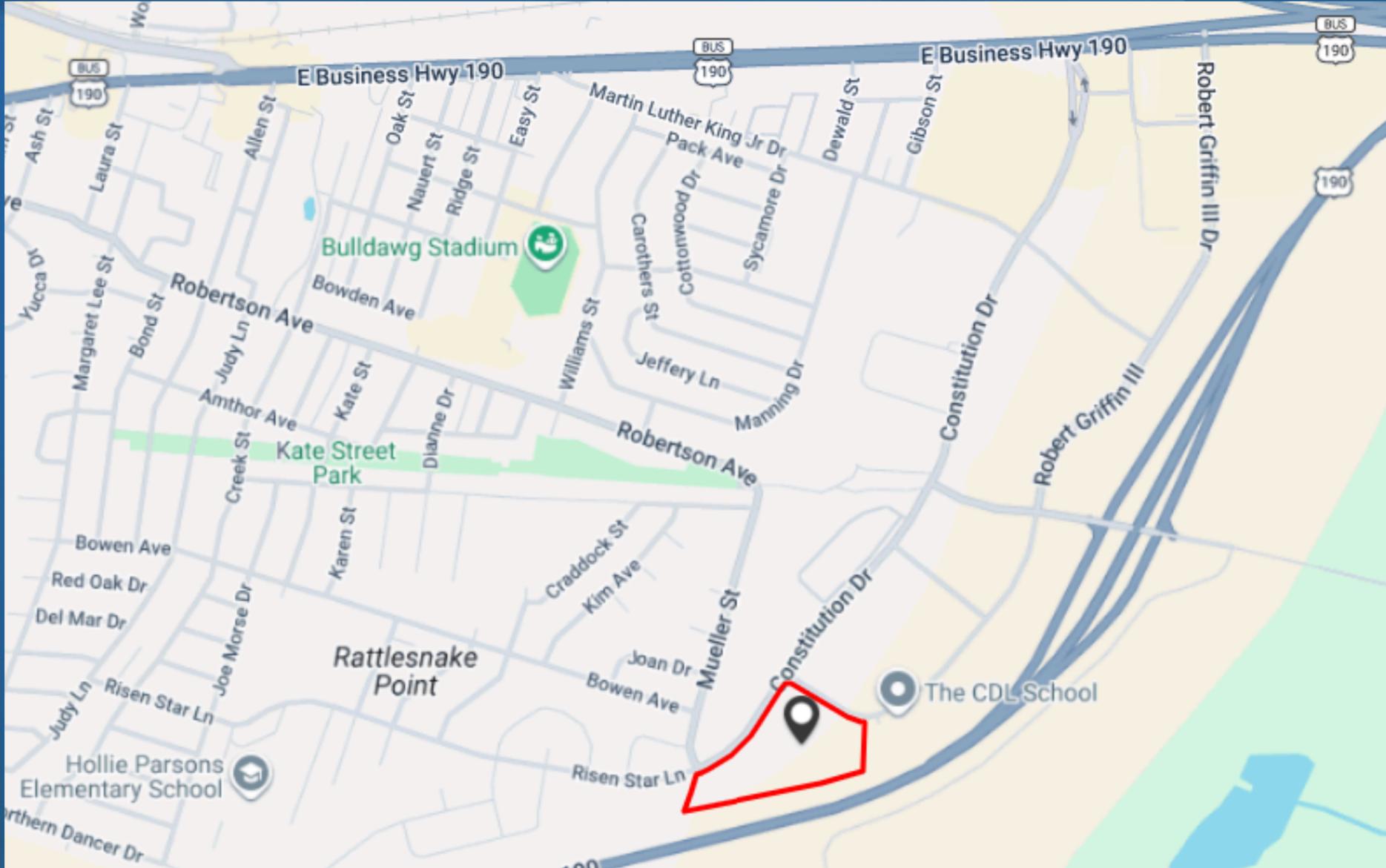


**LAND**

**FOR SALE**





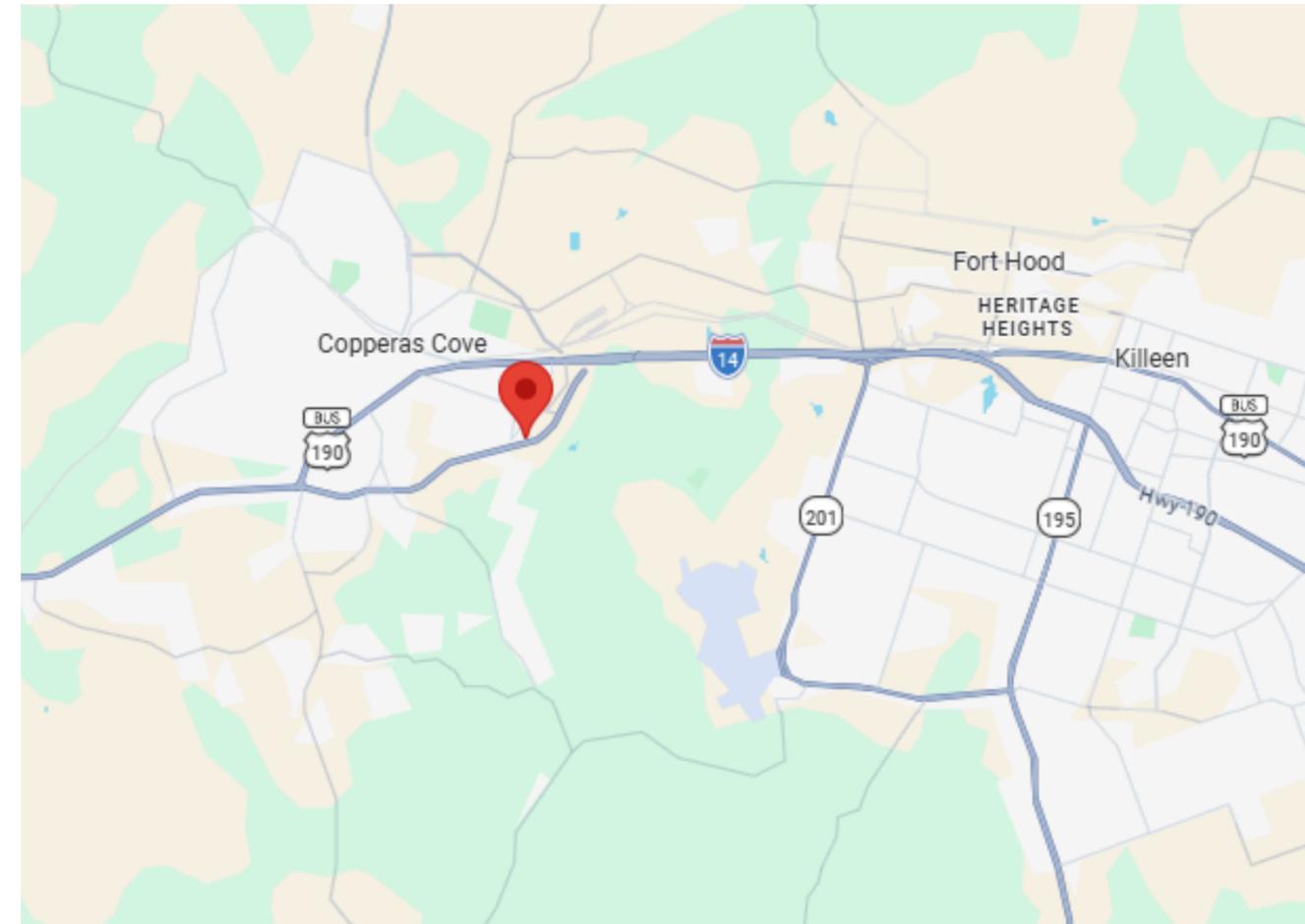
**Executive summary:**

Prime commercial development opportunity in the heart of Copperas Cove. Located at 579 Robert Griffin III Blvd, this ±15.74-acre tract is fully cleared and ready for immediate development. The site is strategically positioned in a high-growth corridor surrounded by dense residential neighborhoods and supported by strong traffic counts, making it ideal for retail, medical, office, multifamily, or mixed-use projects. The site benefits from convenient proximity to two major highways, providing seamless regional connectivity. Within a 5-mile radius, the population exceeds 71,676 residents, and the property sits less than five miles from numerous national and local restaurants, retail centers, and daily-needs amenities.

Whether for an investor or owner-user, this is a rare opportunity to secure a large, development-ready commercial site in one of Coryell County’s expanding trade areas.

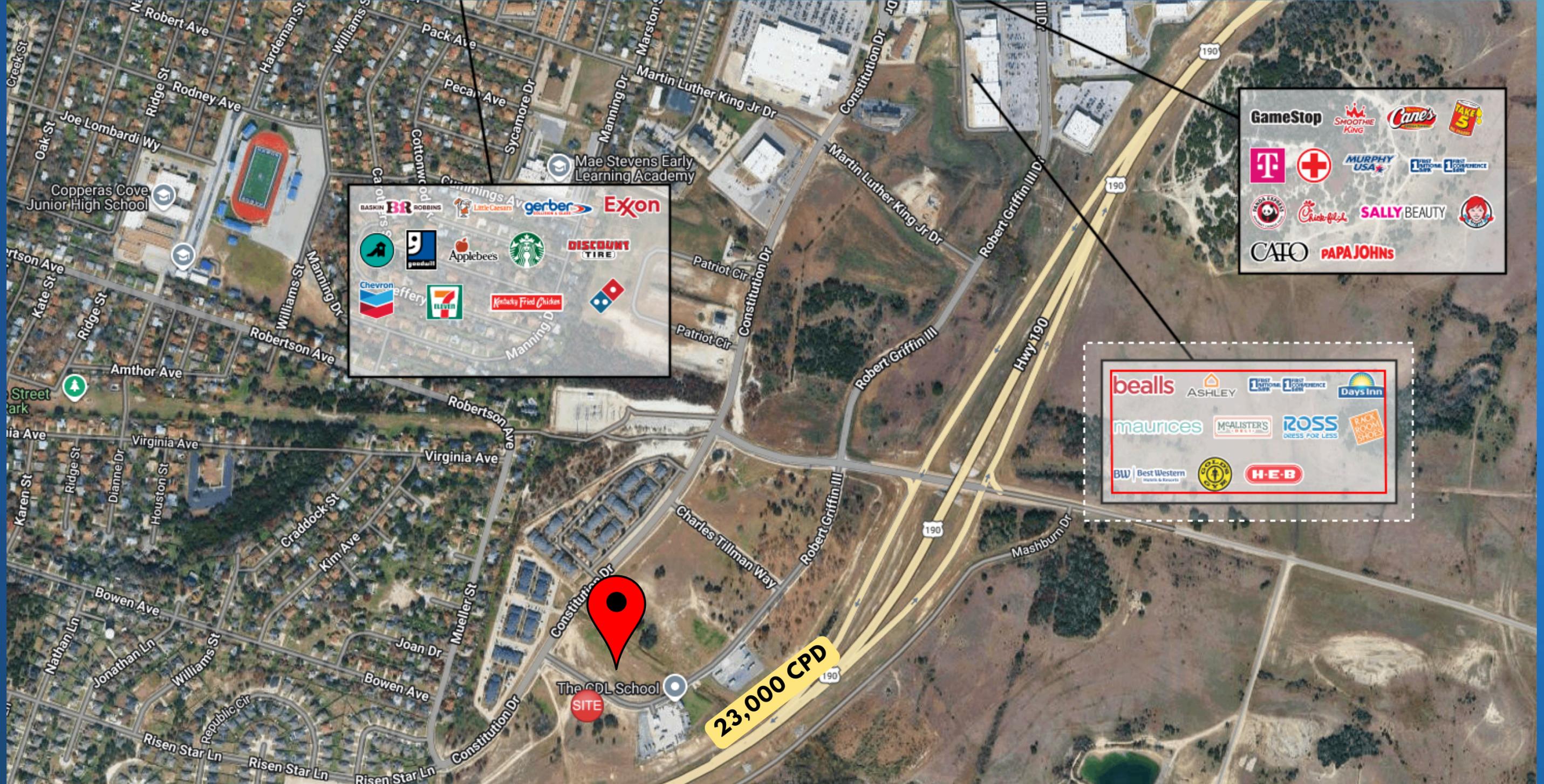
**Highlights:**

- ±15.74 Acres – Completely cleared and development-ready
- Strong visibility with ~23,000 CPD traffic count
- Surrounded by dense and growing residential communities
- Convenient access to two major highways
- Less than 5 miles to major retail, dining, and services
- 5-mile population: 71,676
- Flexible commercial development potential
- Ideal for retail, medical, office, multifamily, hospitality, or mixed-use



**Traffic counts: 23,000 CDP**

	1 Mi	3 Mi	5 Mi
Population	4,166	28,798	71,676
Median HH Income	\$70,420	\$69,269	\$73,838
Population Median	35.4	33.5	31.4
Households	1,760	11,671	26,025



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