

GB DRIVE  
**2524 E HWY 190**  
COPPERAS COVE, TX 76522

OFFICE BUILDING FOR LEASE



*Presented by:*

**WILL MORRIS**

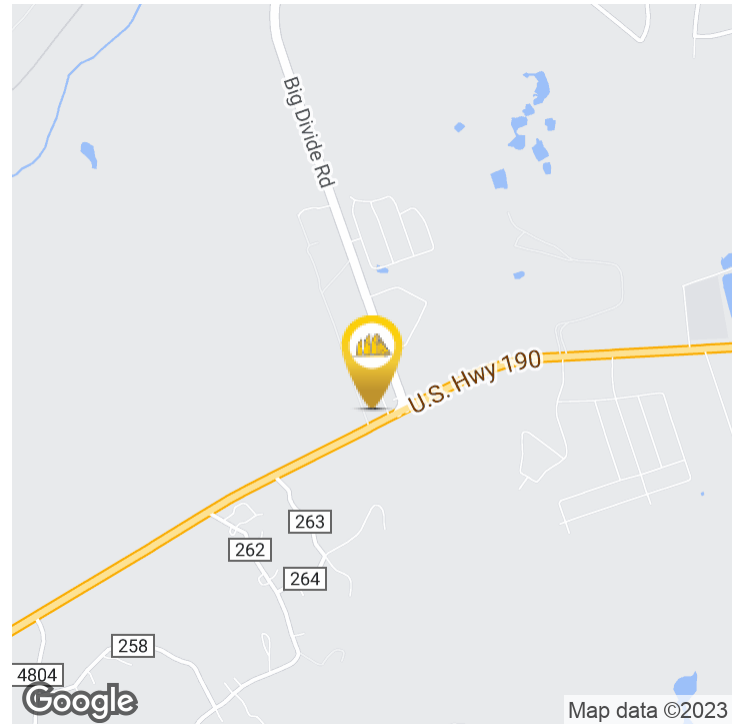
254.778.6675

[will@charterres.com](mailto:will@charterres.com)



**CHARTER REAL ESTATE**  
DEVELOPMENT • BROKERAGE • MANAGEMENT • CONSTRUCTION • INVESTMENTS

EXECUTIVE SUMMARY



**OFFERING SUMMARY**

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	3,261 SF
Available SF:	1,511 SF

**PROPERTY OVERVIEW**

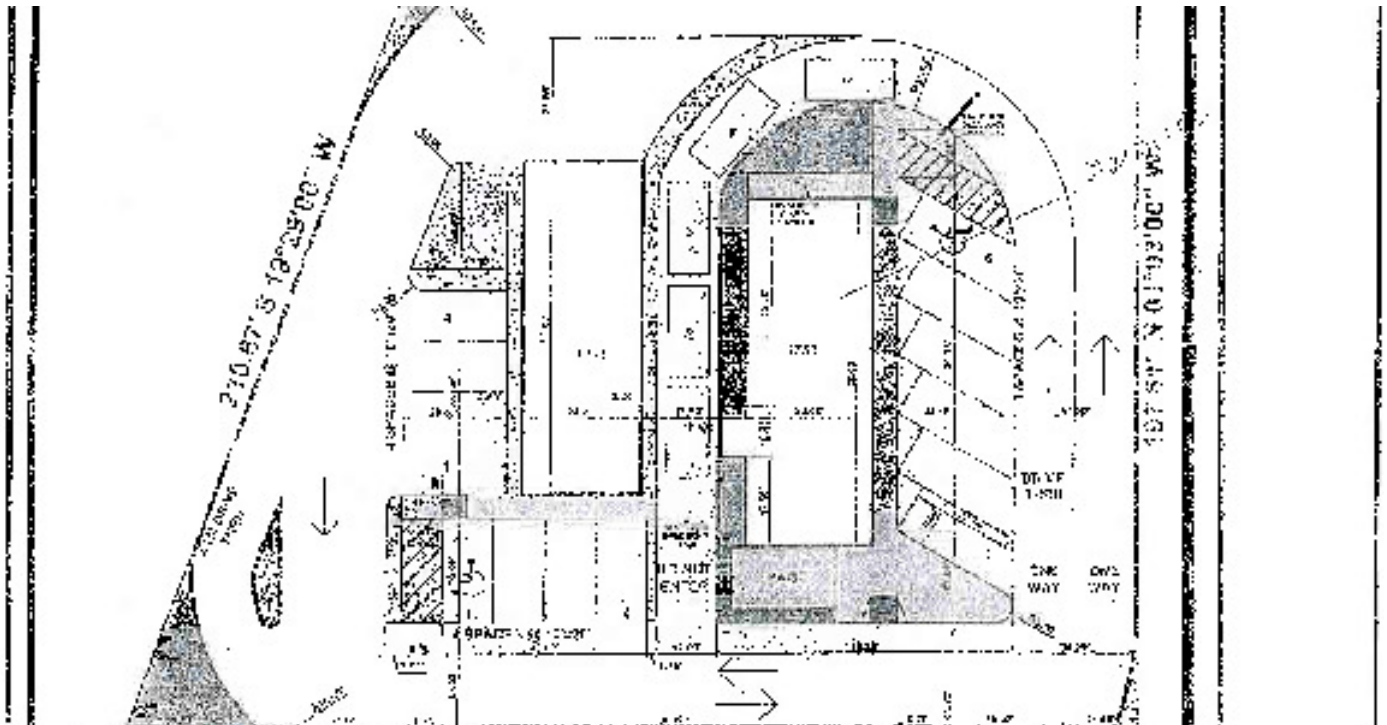
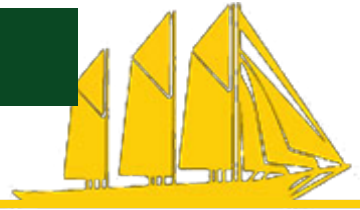
Previous cellular business, this standalone building neighbors Starbucks on busy E HWY 190.

**PROPERTY HIGHLIGHTS**

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ADDITIONAL PHOTOS

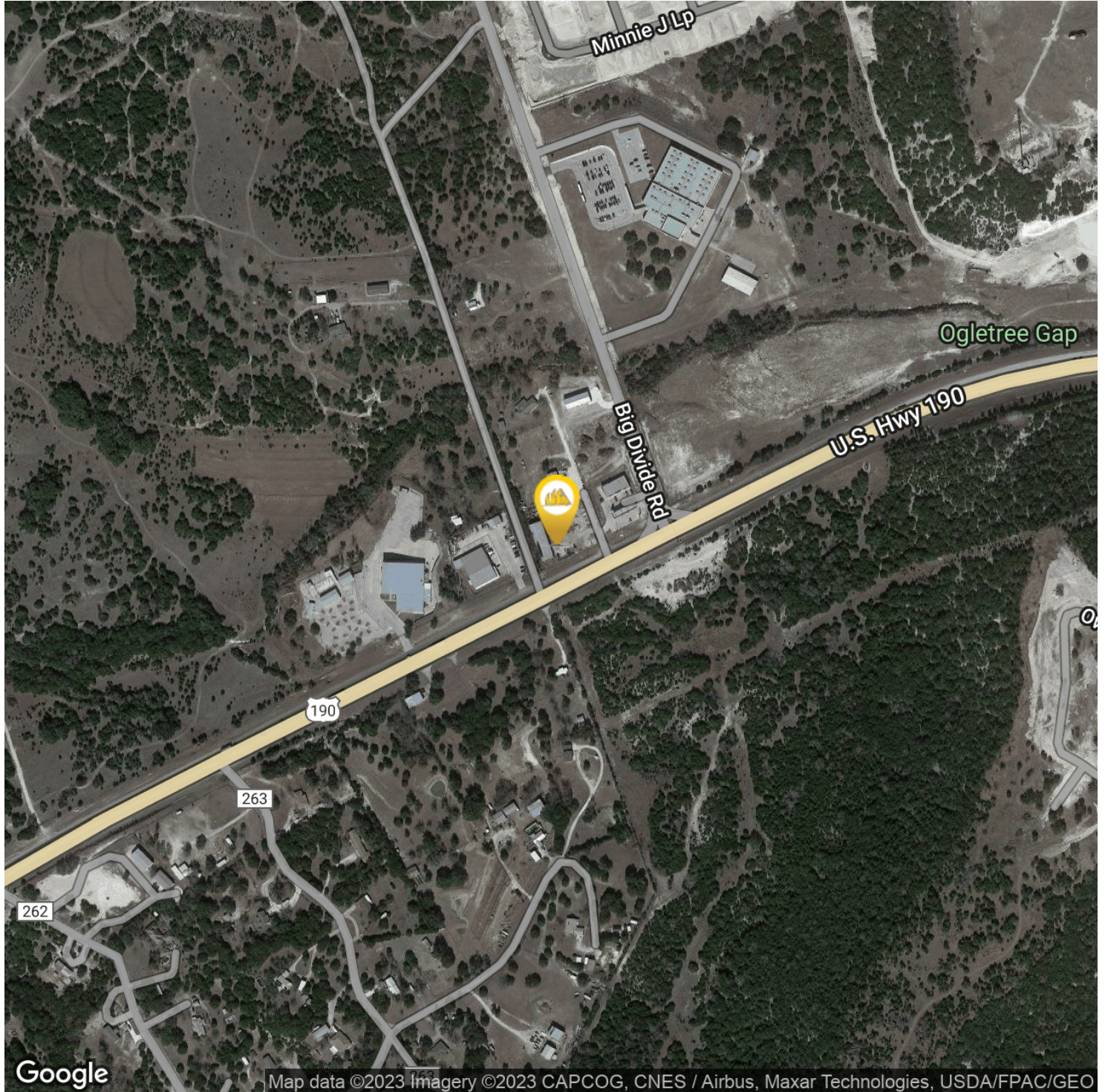


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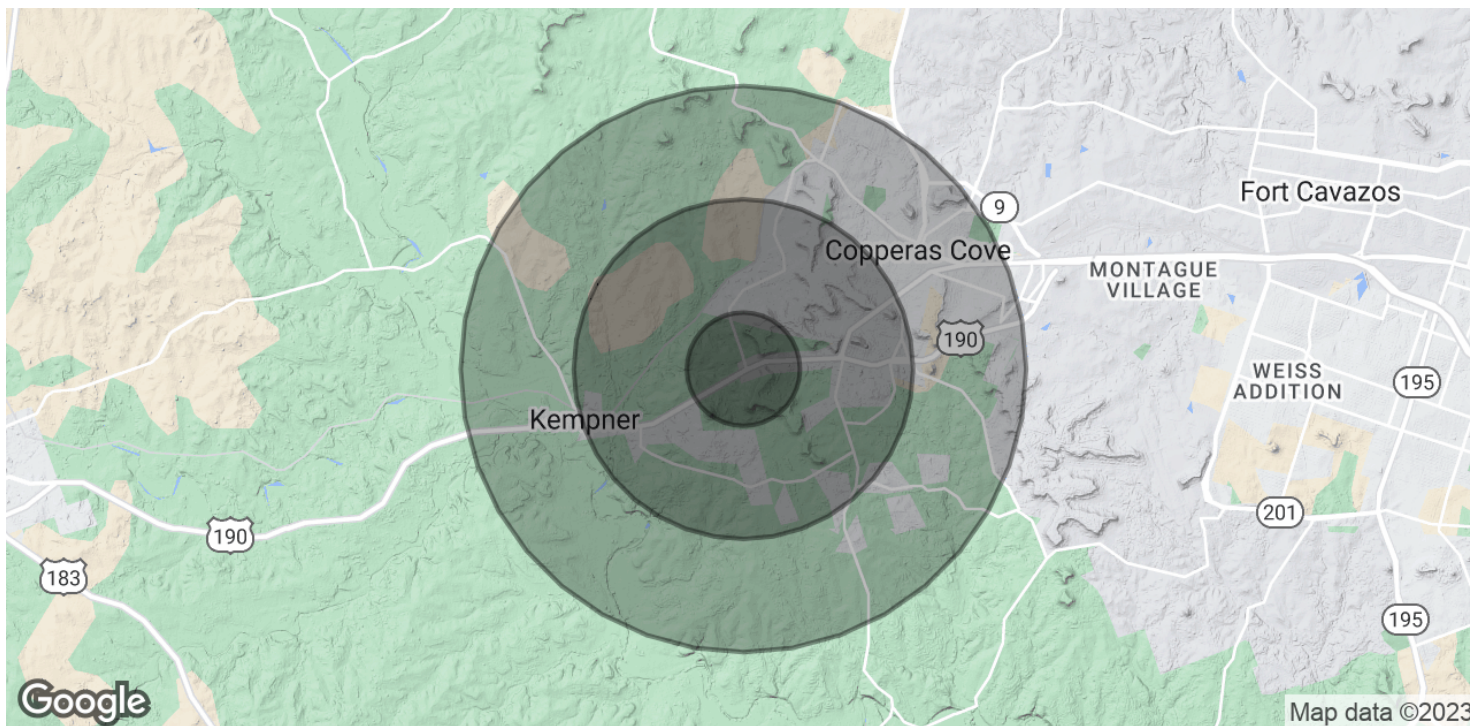
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,675	23,246	53,871
Average Age	30.0	29.8	27.4
Average Age (Male)	28.8	29.1	26.3
Average Age (Female)	32.7	32.1	28.9

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,613	7,327	16,077
# of Persons per HH	2.9	3.2	3.4
Average HH Income	\$54,910	\$56,602	\$55,182
Average House Value	\$126,991	\$114,796	\$111,964

\* Demographic data derived from 2020 ACS - US Census