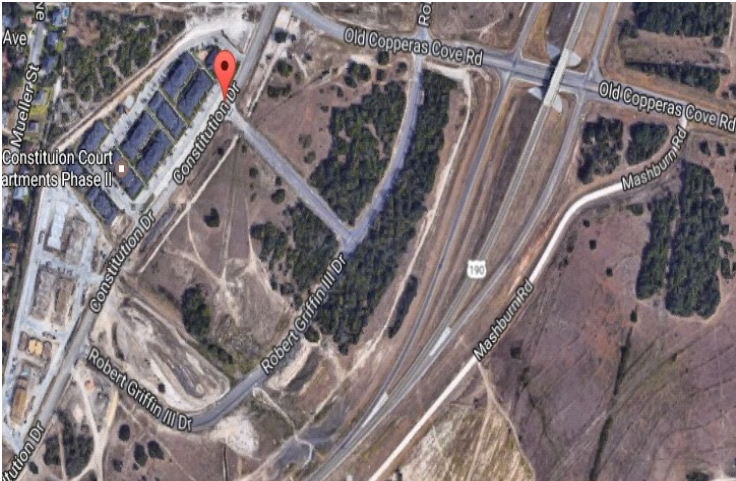


# The Narrows Business and Technology Park 552 Robert Griffin III Blvd, Copperas Cove

Property Report (552 Robert Griffin III Blvd.)



## Property Details

Site/Building Name:	The Narrows Business and Technology Park
Street Address:	552 Robert Griffin III Blvd.
City:	Copperas Cove(View Community)
County:	Coryell County(View Community)
Zip Code:	76522
Type of space:	Vacant Land
Min Size:	21.5 acres
Max Size:	21.5 acres
Last Updated:	1/23/2019

## Contact Information

Company:	Copperas Cove EDC
Contact Name:	Diane Drussell
Address:	113 W. Ave D
City:	Copperas Cove
State:	Texas
Phone:	254-547-7874
Cell:	254-423-7050
Email:	ddrussell@copperascovetx.gov
Website:	www.copperascove-edc.com

## Availability

Featured Property:	Yes
Featured Property Description:	Land ready to build!!
For Sale:	Yes

## Site Details

Current Use:	raw land
Total Acres:	60+ (total park - lots in smaller sizes) acres
Industrial Park:	Yes
Industrial Park Name:	The Narrows Business and Technology Park

## Transportation

Nearest Airport:	Killeen- Fort Hood Regional Airport (GRK)
Distance to Airport:	9.5 miles
Nearest Interstate:	Interstate 14
Distance to Nearest Interstate:	0.5 miles
Nearest Highway:	Hwy 190

## Utilities

Sewer Provider:	City of Copperas Cove
Water Service Provider:	City of Copperas Cove

## Contacts

Company:	Copperas Cove EDC
Name:	Diane Drussell
Phone:	2545477874
Email:	ddrussell@copperascove-edc.com
Website:	www.explorecove.com
Address:	113 W. Ave. D

## Description

**552 Robert Griffin III Blvd. is just a portion of the 60+ acres located in the Narrows Business and Technology Park. The Narrows is shovel ready to be built on. Located right off of the newly designated Interstate-14.**

Copperas Cove is centrally located and lies within 250 miles of every population center in Texas, including the Port of Houston.

### Site

Your game plan enjoys a winning edge with 60 prime acres configurable to your design and operational needs. The Narrows' location, just off the high tech corridor only an hour from Austin, puts you in good company, adjacent to Copperas Cove Business and Professional Park and the 5 Hills shopping center, and in close proximity to the Fort Hood military installation, a \$10.9 billion economic powerhouse. The site also offers proximity to multiple medical centers, including the new Carl R. Darnell Army Medical Center, that was a \$573 million expansion. Highway access through the new US Highway 190 bypass insures smooth uncongested traffic flow, while broad, military-grade internet bandwidth promises high-speed unimpeded data flow. With improvements and site prep well underway and one-stop permitting available, The Narrows is shovel-ready NOW.

### Team

A superior labor pool means your team at The Narrows is talent-packed and ready to tackle the toughest assignments with agility and speed. Copperas Cove's top-quality workforce is continually strengthened with the more than 1,000 exiting military personnel each month. This "bench" adds real depth, as 73% of Fort Hood retirees have post-secondary education, and more than 25% have IT, engineering, medical or logistics experience and training. These are team players, ready to mobilize quickly to get the job done.

### Training

Custom training at low or no cost from Central Texas College and Workforce Solutions of Central Texas means high performance from Day One. Company management can also sharpen skills and expertise with higher education resources such as Texas A&M-

Central Texas and the University of Mary Hardin-Baylor, one of U.S. News & World Report's top-ranked masters universities.

### Incentives

Copperas Cove is a city ready to do what it takes to get your company across your goal line. One HUGE incentive is the fact the Narrows is located in an **Eligible Opportunity Zone** - a new investment vehicles established by Congress in the Tax Cuts and Jobs act of 2017. The purpose of this is to encourage investment and development in distressed and under capitalized communities. This is appealing because an **Opportunity Zone can greatly decrease and even eliminate capital gains tax**. Because the site is 100% owned by the Copperas Cove Economic Development Corporation, Copperas Cove is positioned and prepared to negotiate an exceptionally favorable land price. Water and sewer infrastructure will be fully funded as well, while other possible incentives include the option of a build-to-suit facility with lease-back agreement, relocation allowances, no-cost recruitment and assessment services, tax abatements on facility and land, waiver of municipal fees and even working capital.

### Rankings

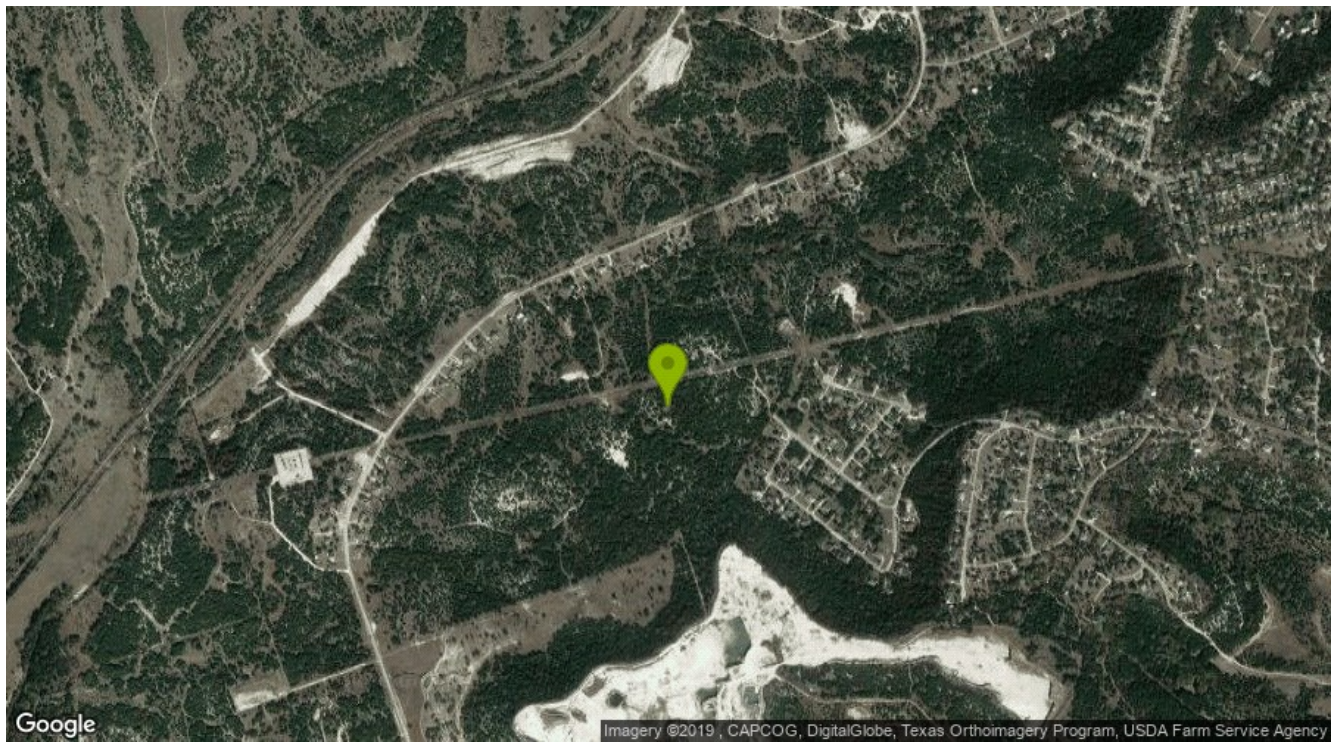
A dynamic economy, a low cost of doing business and a can-do population have put this area at the top of the nation. The Killeen-Temple-Fort Hood MSA is rated USA's 5th Best Performing MSA (Kiplinger.com), USA's 3rd Most Affordable MSA (Milken Institute), and the 5th Largest Economy in Texas (Policom.com). In 2012, Texas was rated the #1 State for Doing Business by CEO Magazine.

### Unbeatable Quality of Life

When it comes to the rich rewards of living well, Copperas Cove is in a league of its own: Low-cost of living (82% of the national average), affordable housing, great schools that prepare students for success on the field and in every field, state-of-the-art medical care, and a community spirit that makes opportunity not just possible but inevitable. Copperas Cove is home to a Heisman and the home for champions, like you.

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# 552 Robert Griffin III Blvd.





## EIG- OPPORTUNITY ZONE

### What is an opportunity zone?

- The EIG Opportunity Zone incentive is a new investment vehicle established by Congress in the Tax Cuts and Jobs act of 2017.
- The purpose is to encourage investment and development in distressed and under capitalized communities.

### Why appealing?

- Opportunity Zones can greatly decrease and even eliminate capital gains tax.

### Basic Parameters

- Buyer must at least double economic investment made
- Capital gains implications
  - 5 year hold- 90% of deferred capital gains tax due
  - 7 year hold- 85% of deferred capital gains due
  - 10 year hold- capital gains on investment will not be taxed

Entire Copperas Cove Site sits in a qualified EIG Opportunity Zone!

