

VICTORY SHOPS AT COPPELL
NEQ OF I-635 & BELT LINE ROAD
PAD SITES & FUTURE OFFICE SPACE

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

BUILDING SF	40,400 SF
AVAILABLE SF	40,400 SF
MIN. DIVISIBLE	3,500 SF
MAX. CONTIG.	40,400 SF
LEASE RATE	CALL FOR PRICING
NNN	CALL FOR PRICING
LEASE TERM	5 YEARS
TI ALLOWANCE	\$45-50/SF

FEATURES

ZONING	HIGHWAY COMMERCIAL
YEAR BUILT	2024
PARKING	1.0/300 SF
AMENITIES	LINEAR PARK OUTDOOR GATHERING AREA



COMING SOON
Q 4 2024
NOW PRE-LEASING

careycoxcompany.com / 972.562.8003
321 N. Central Expressway, Suite 370 McKinney, TX 75070

Jon Cox / 469.396.8307
joncox@careycoxcompany.com

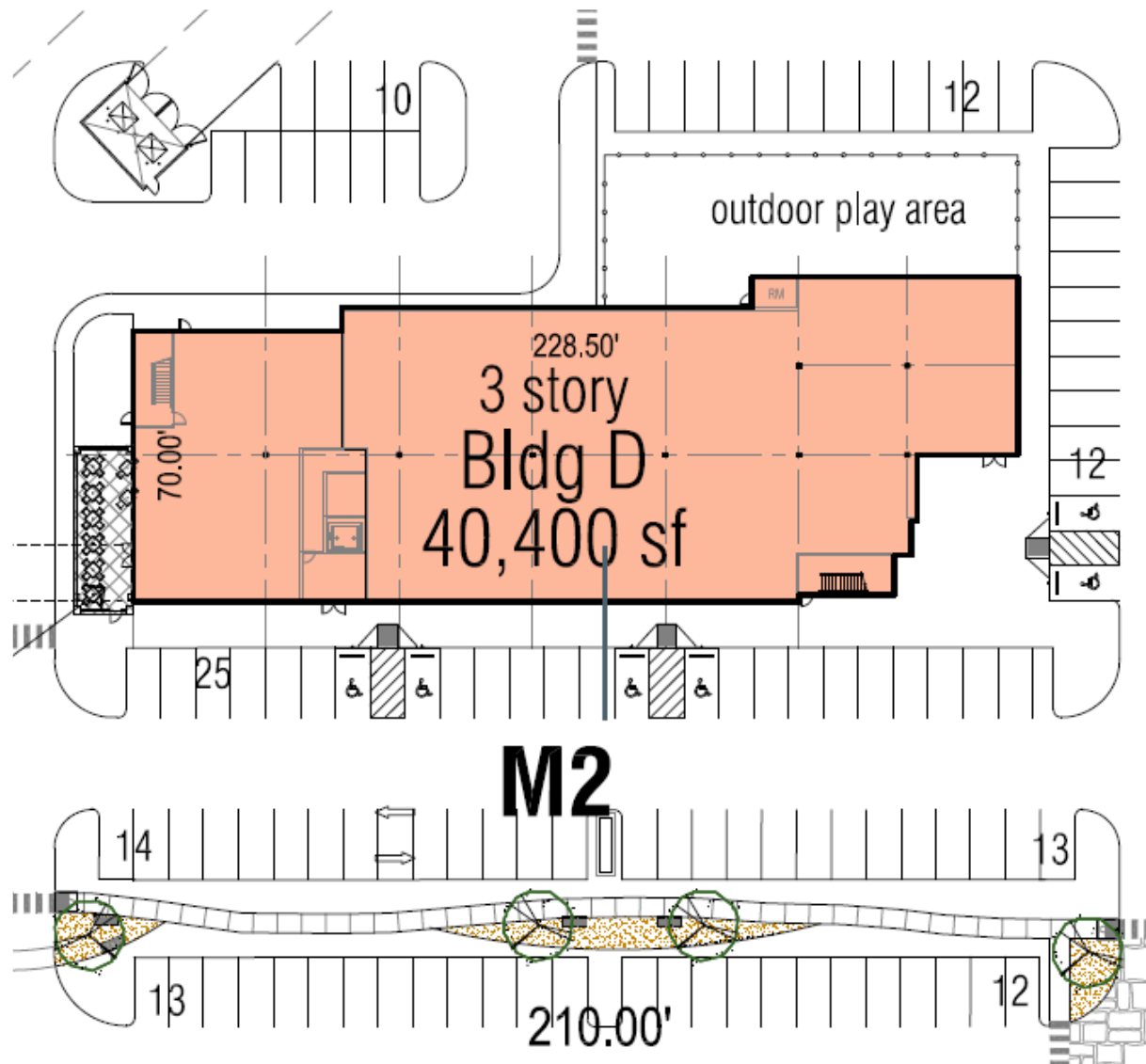
The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

VICTORY SHOPS AT COPPELL

NEQ OF I-635 & BELT LINE ROAD

PAD SITES & FUTURE OFFICE SPACE

CAREY COX
A REAL ESTATE COMPANY



Convenience is key & this property is sure to deliver. Victory Shops at Coppells prime location at the intersection of I-635 and Belt Line ensures excellent accessibility & makes commuting a breeze for employees & clients alike. With proximity to a host of dining, retail & entertainment options, the area offers a vibrant ecosystem for work & leisure.

NEARBY BUSINESSES



DEMOGRAPHICS

2023 - Source CoStar

	3-Mile	5-Mile	10-Mile
Total Population	63,874	160,773	945,960
Median Household Income	\$109,391	\$93,763	\$80,798

TRAFFIC COUNTS

I-635 @ N BELT LINE RD SE	97,727 VPD
N BELT LINE RD @ REGENT BLVD S	43,163 VPD

careycoxcompany.com / 972.562.8003

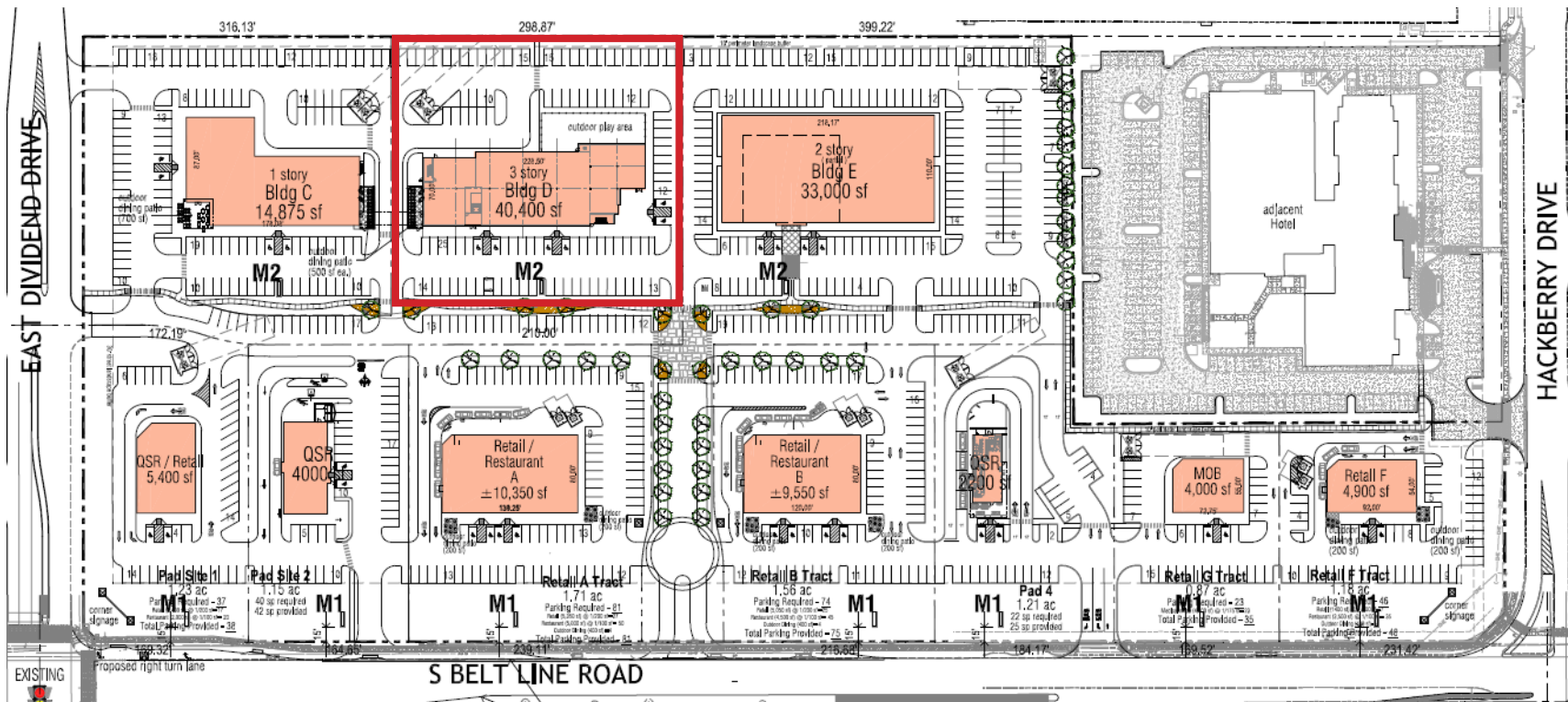
321 N. Central Expressway, Suite 370 McKinney, TX 75070

Jon Cox / 469.396.8307

joncox@careycoxcompany.com

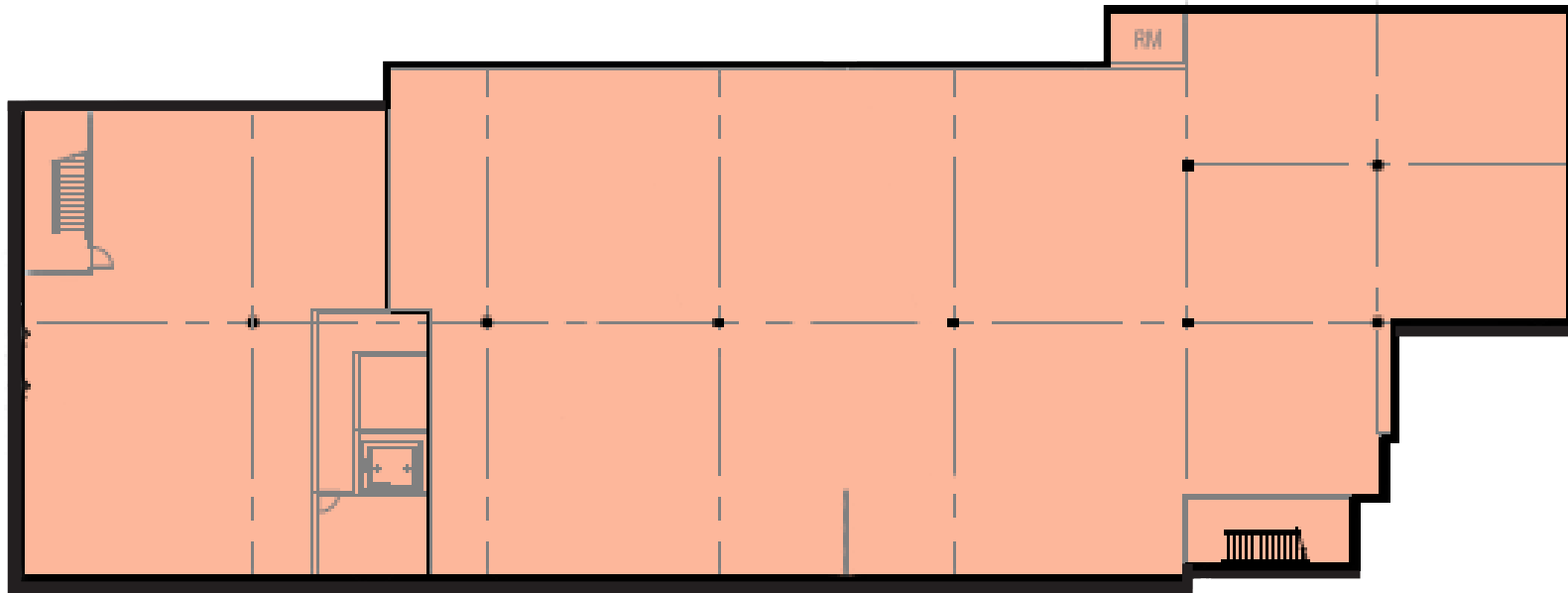
The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

SITE PLAN



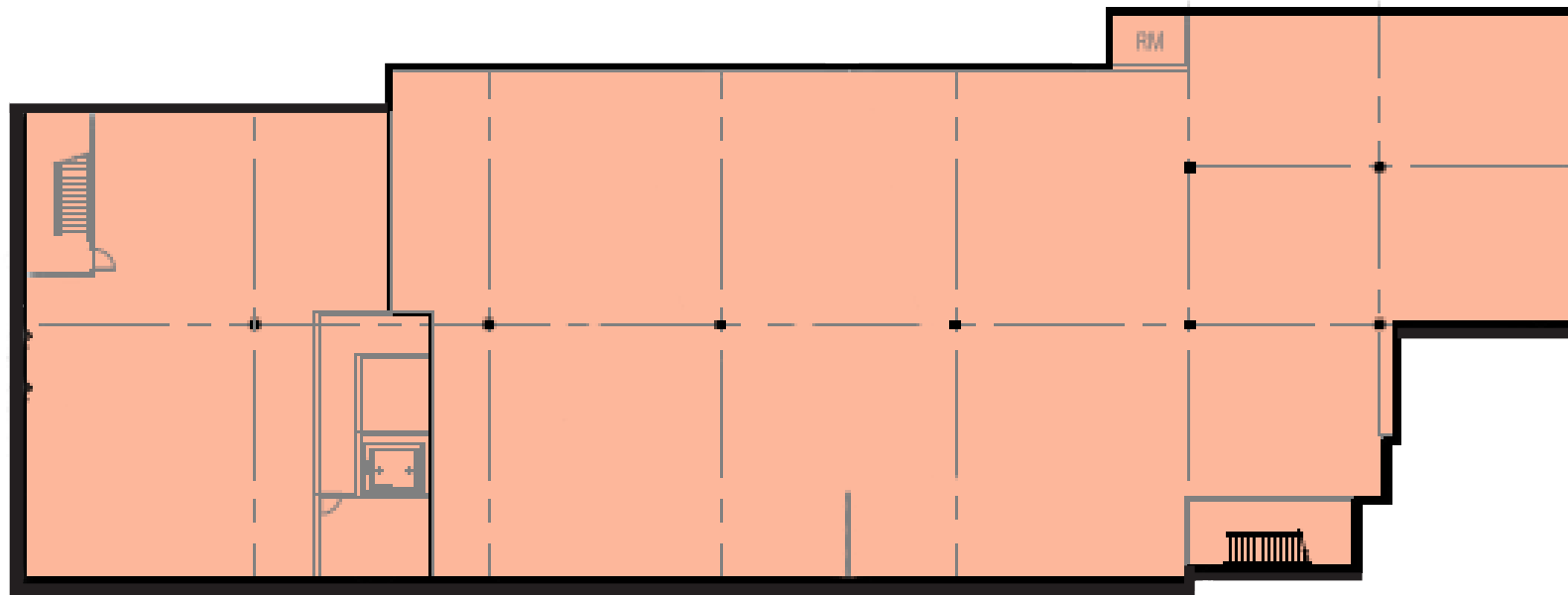
AVAILABLE SUITES

1ST FLOOR | 13,465 SF



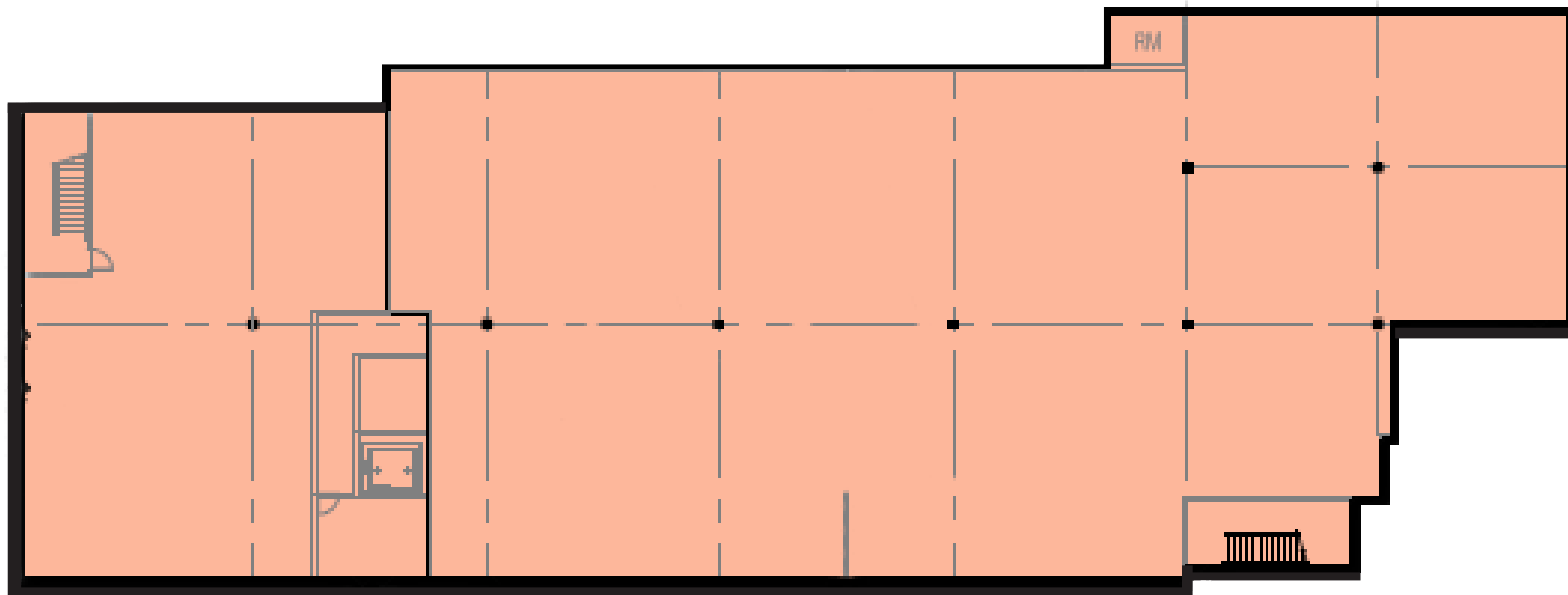
AVAILABLE SUITES

2ND FLOOR | 13,465 SF



AVAILABLE SUITES

3RD FLOOR | 13,465 SF



PROPERTY LOCATION



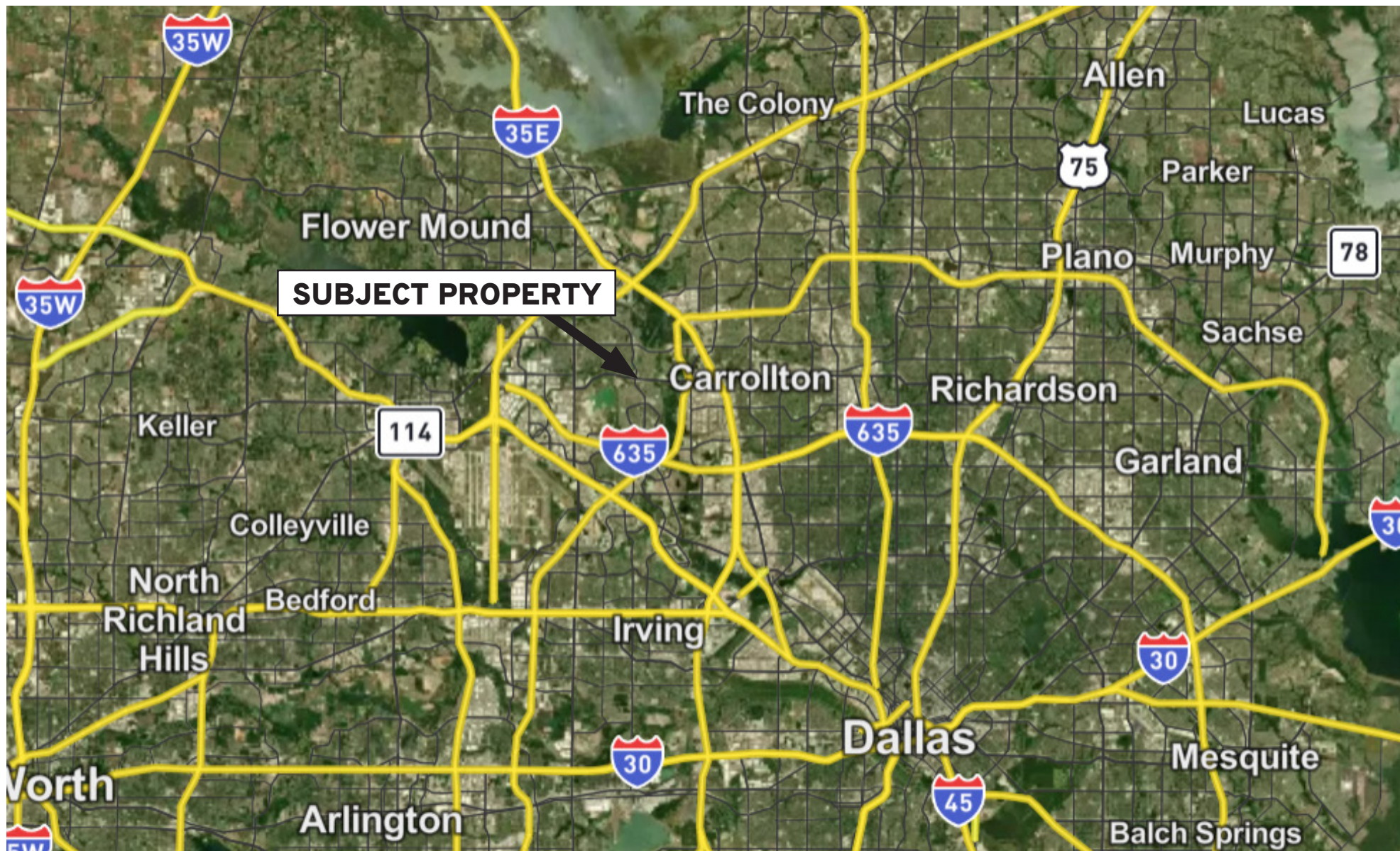
careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

Jon Cox / 469.396.8307

joncox@careycoxcompany.com

METROPLEX LOCATION



careycoxcompany.com / 972.562.8003
321 N. Central Expressway, Suite 370 McKinney, TX 75070

Jon Cox / 469.396.8307
joncox@careycoxcompany.com



Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Carey Cox Company	385233	bcox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date