

FOR LEASE



VALLEY RANCH II

809 S. MacArthur Blvd. Coppell, TX 75019

HENRY S. MILLER

5151 Belt Line Rd, Ste 900
Dallas, Texas 75254
972.419.4000
www.henrysmiller.com

PAUL W. VERNON, EVP

paulvernon@henrysmiller.com
p 972.419.4023

CAMPBELL VISE, Associate

cvisse@henrysmiller.com
p 972.386.1454



VALLEY RANCH II - COPPELL, TX **PROPERTY INFORMATION**



LOCATION

SWC of S MacArthur Blvd and E Belt Line Rd

CENTER SIZE

±8,000 SF Total

Space 1: ±1,600 SF

Space 2: ± 1,000SF

Space 3: ± 1,400 SF

Inquire for information on sub-dividing or combining spaces.

LEASE RATE

Contact Broker

TRAFFIC COUNTS

S MacArthur Blvd: ± 26,850 VPD

E. Beltline Rd.: ± 14,350 VPD

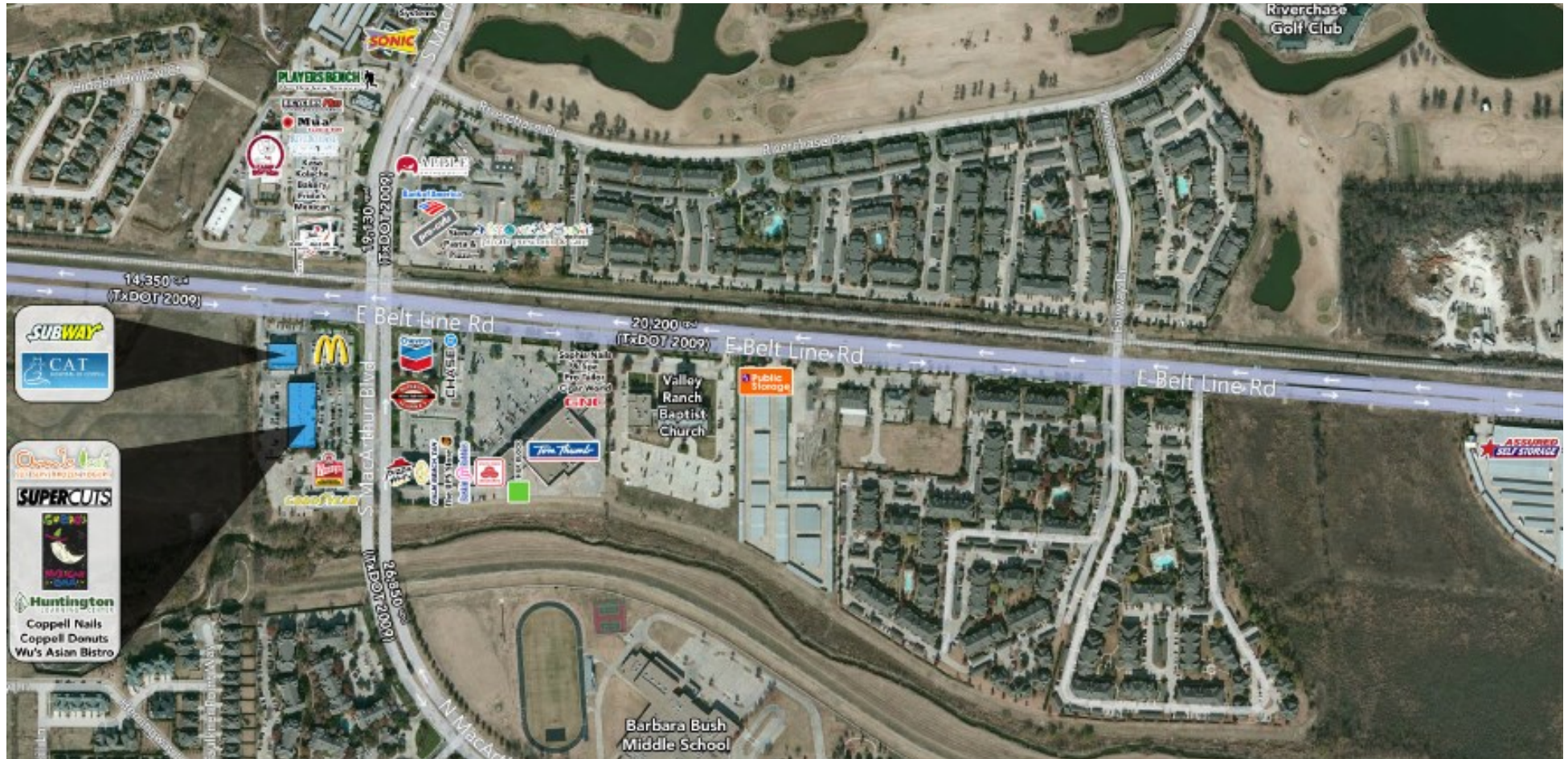
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VALLEY RANCH II - COPPELL, TX **PROPERTY INFORMATION**



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Estimated Population	13,713	62,105	189,040
Avg HH Income	\$98,639	\$115,107	\$97,867
Daytime Employees	1,768	47,156	160,538

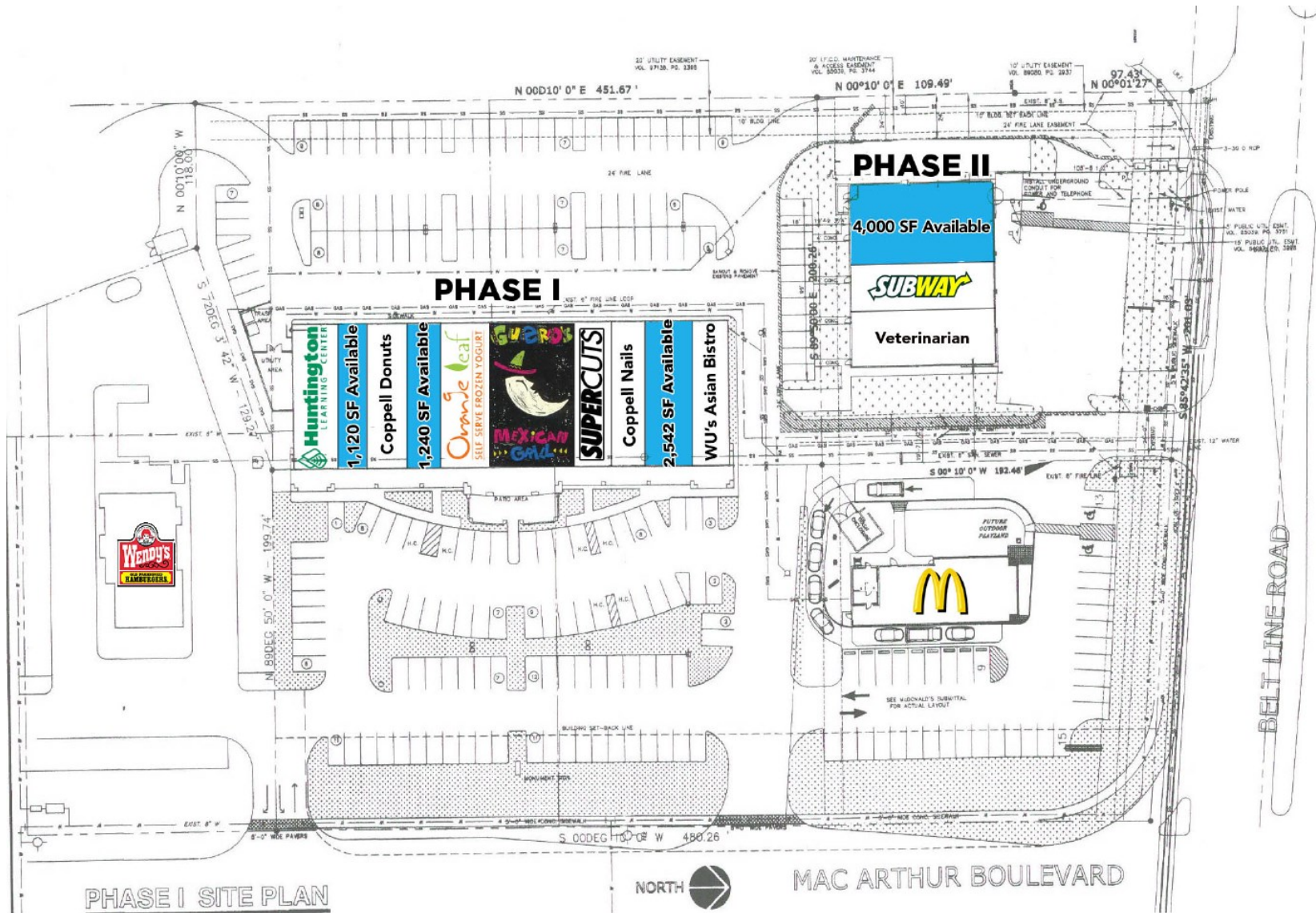
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VALLEY RANCH II - COPPELL, TX SITE PLAN



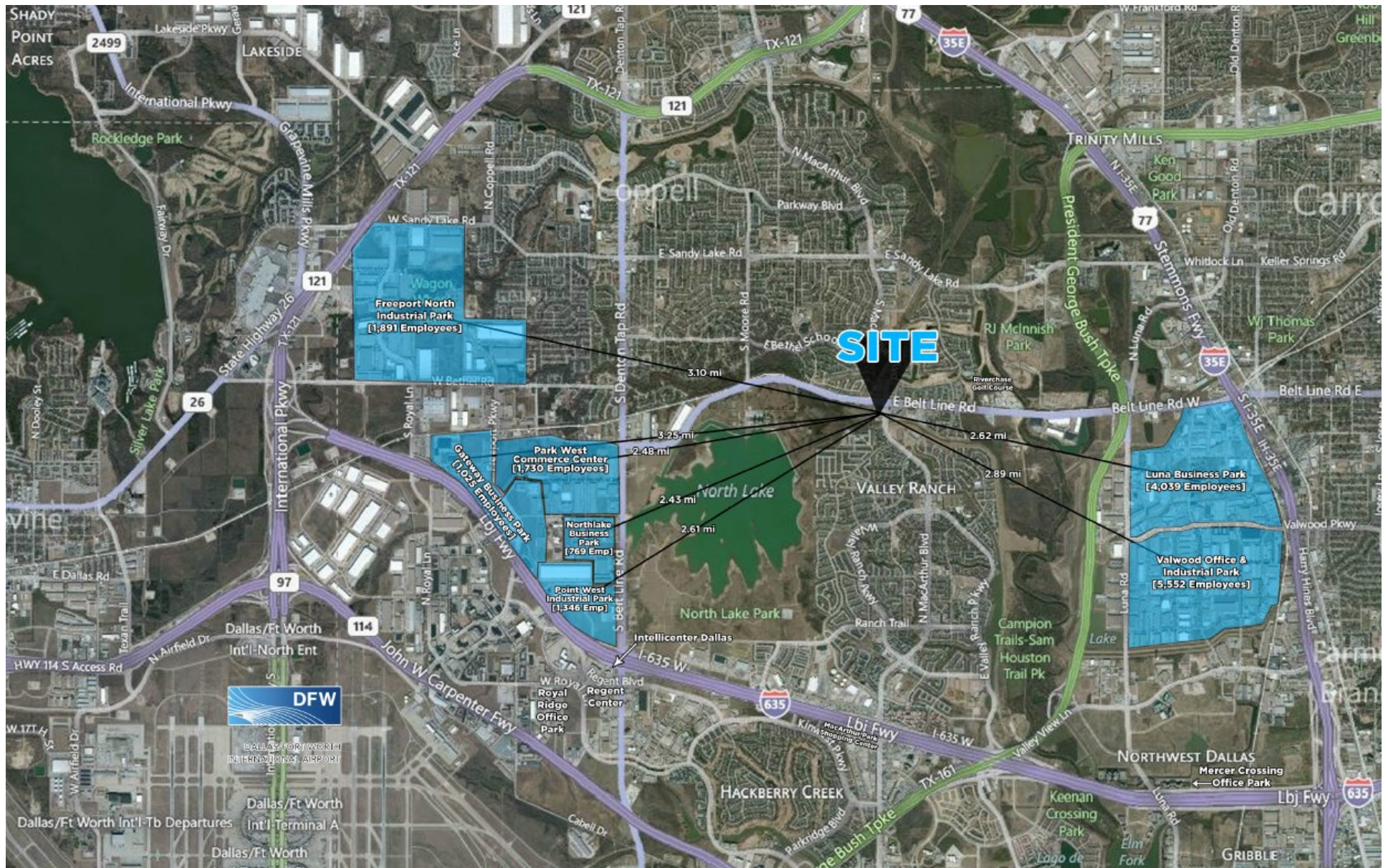
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VALLEY RANCH II - COPPELL TX AERIAL



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