



Coppell, TX - SWQ Denton Tap Road and Sandy Lake Drive



HOSPITALITY/RETAIL

Einstein Bros. Bagels,
Smashburger,
Jersey Mike's, Floss Dental,
Deluxe Nail & Spa



LOCATION

SWQ Denton Tap & Sandy Lake Drive
68,000 VPD
163,000 residents
181,000 employees
2,735 high school students



RETAIL SPACE

Shallow depth retail – 55' deep
100% LEASED
All tenants open in March 2013

- **Coppel Manors Retail is a new 10,959 square foot shallow depth retail strip center located in Coppell, Texas at the town's primary commercial intersection of Denton Tap Road and Sandy Lake Road.**
- **100% leased out with our strong tenant line-up including 3 national tenants and 2 regional tenants; Einstein Bros. Bagels, Smashburger, Jersey Mike's, along with Floss Dental and Deluxe Nails and Spa.**
- **Strong Tenant lineup located in the center of Coppell surrounded by other successful national brands including Sprouts, Starbucks, Chipotle, Mooyah Burger, Tom Thumb, Petsmart, and McDonalds.**



HERMANSSEN
LAND DEVELOPMENT, INC.

5944 Luther Lane, Suite 725,

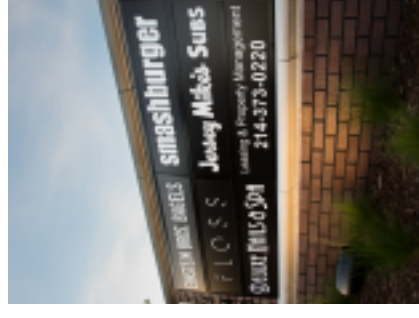
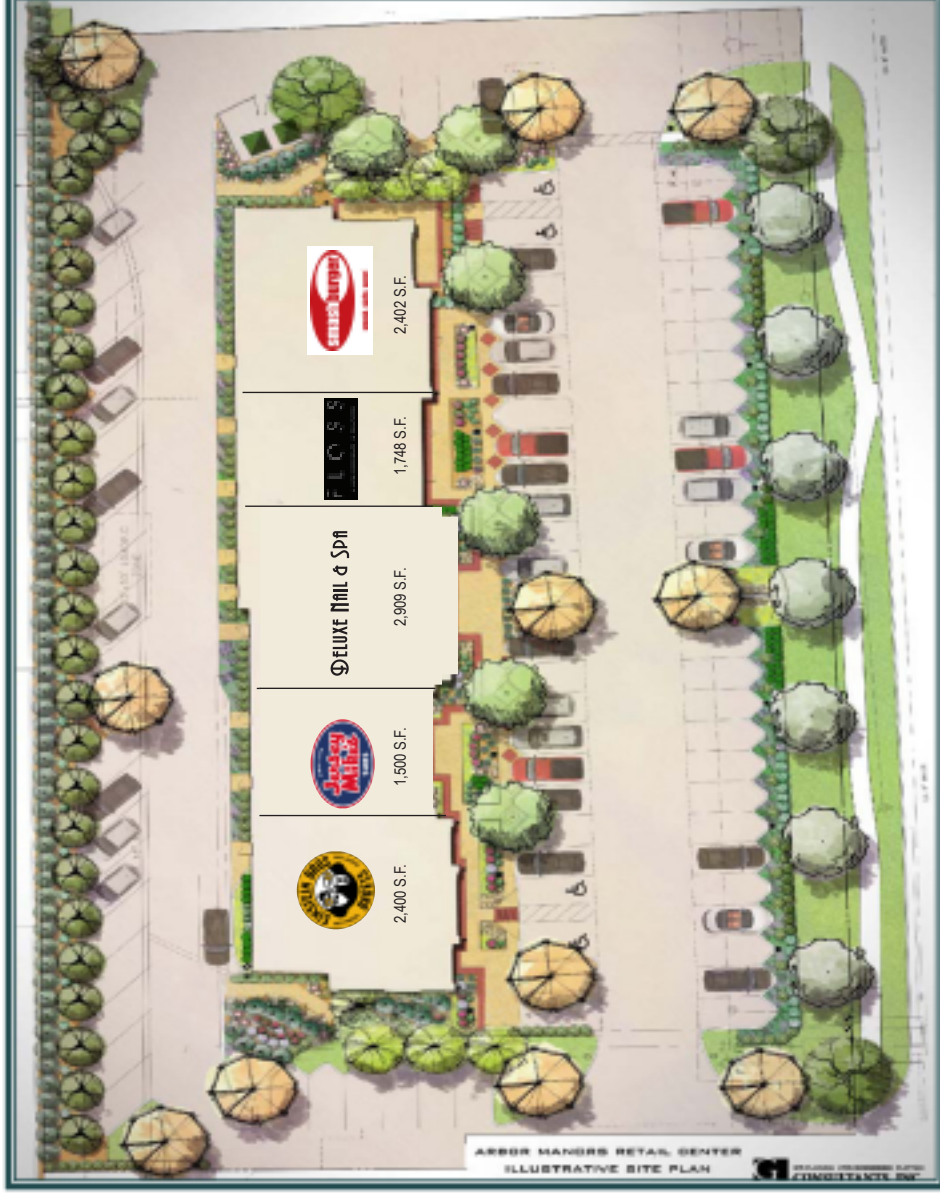
Dallas, Texas 75225

Ph: 214-373-4202 x14

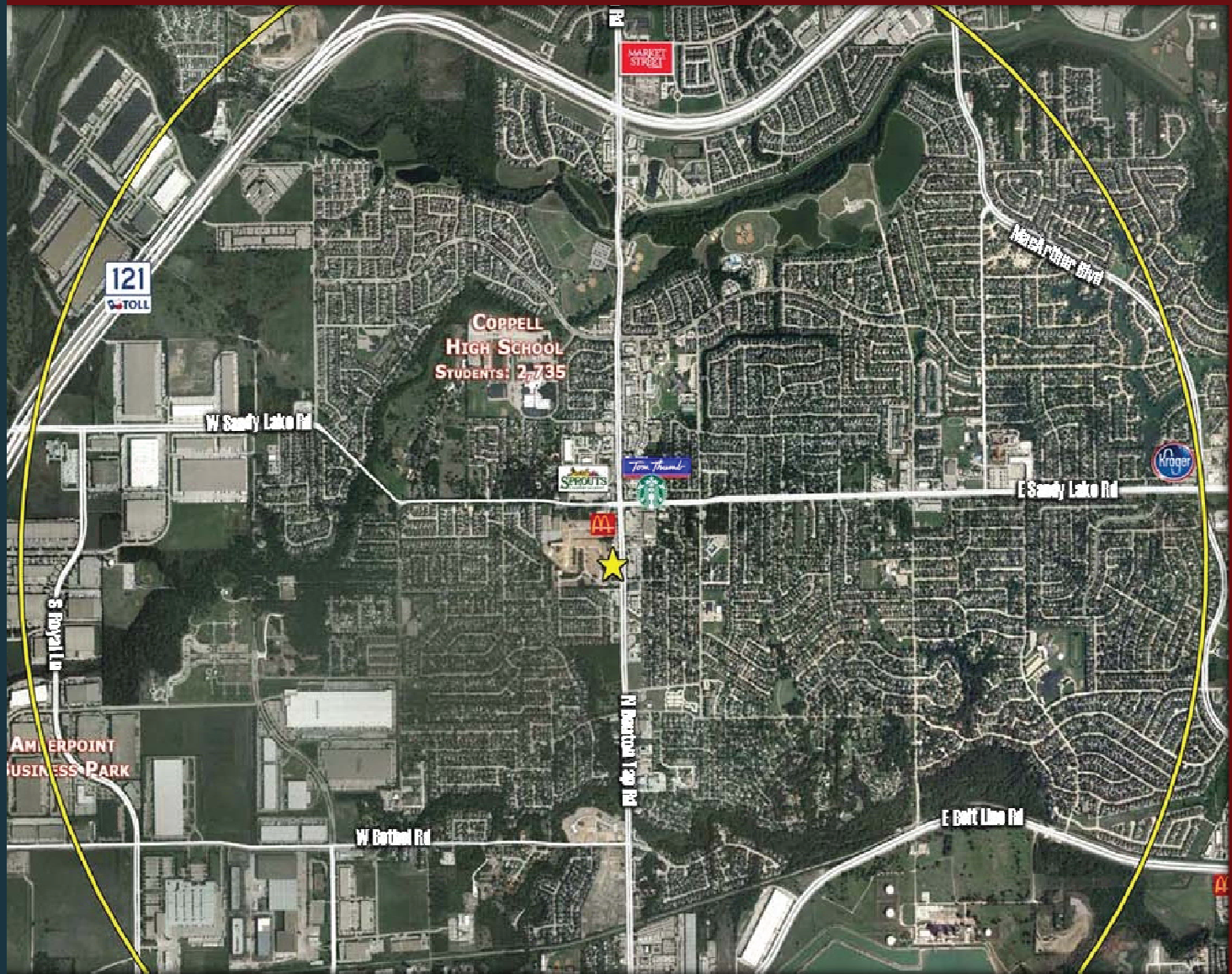
hermanssenlanddevelopment.com
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COPPELL MANORS RETAIL

- Direct access to Denton Tap plus cross access to Braewood and Sandy Lake
- 100+ parking and overflow
- Enhanced pedestrian paths and outdoor seating
- Patio dining
- Blade signage + large building sign package
- Decorative light fixtures, fountains and architectural interest



COPPELL MANORS RETAIL



The robust, affluent submarket boasts some of DFW's best demographics and site characteristics:

- 66,786 and 163,000+ residents in 3 and 5 miles
- 68,344 and 181,000 employees in 3 and 5 miles
- 6MM SF of office in 2 miles
- \$125,000 average HH \$
- 68,000 VPD at the intersection



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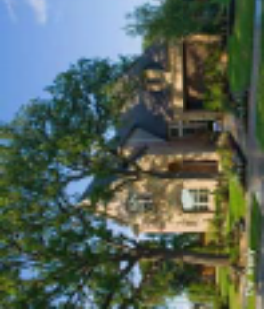
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COPPELL MANORS RETAIL



Over Head

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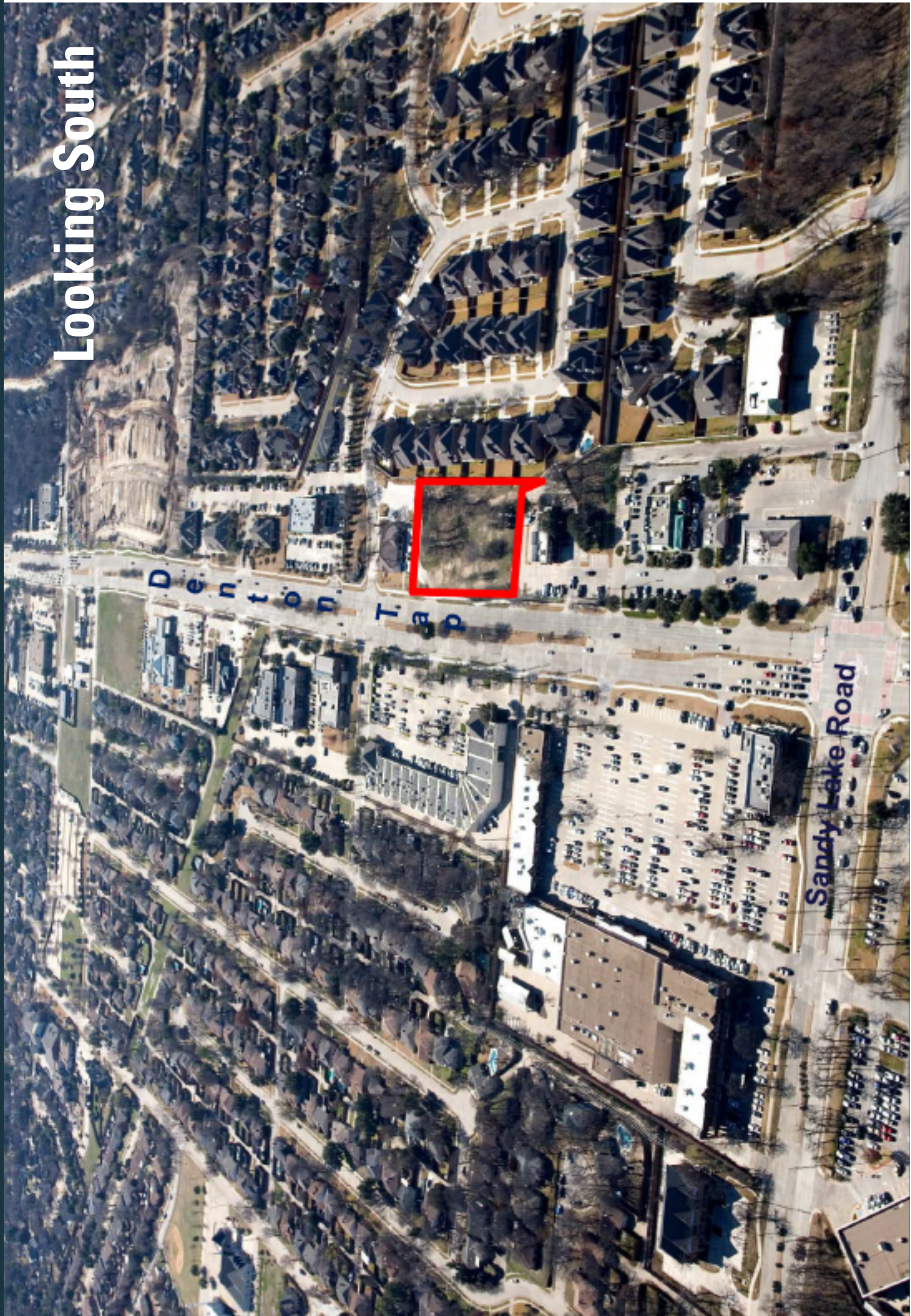
Recently, the Billingsly Company purchased 1700 acres approximately 1.5 miles from the subject site and has presented plans to the City for the development of 10,000 additional homes. The site is currently surrounded by over 163,000 residents (\$93,000 AVGHHS) and 181,000 residents within 3 miles

The subject site is a 1.5 acre unimproved tract of land just off the corner of Sandy Lake Road and Denton Tap Road, the City's primary commercial intersection. Originally planned as a part of the affluent Arbor Manors planned development, the site is located next to McDonald's and Schlitzky's restaurant and surrounded by several national restaurants, retailers and affluent homes.

Traffic counts at the intersection exceed 68,000 vehicles per day. Visibility and access to the site are excellent via Denton Tap Road ,Sandy Lake Road and Braewood, the primary entrance to the Arbor Manors subdivision.

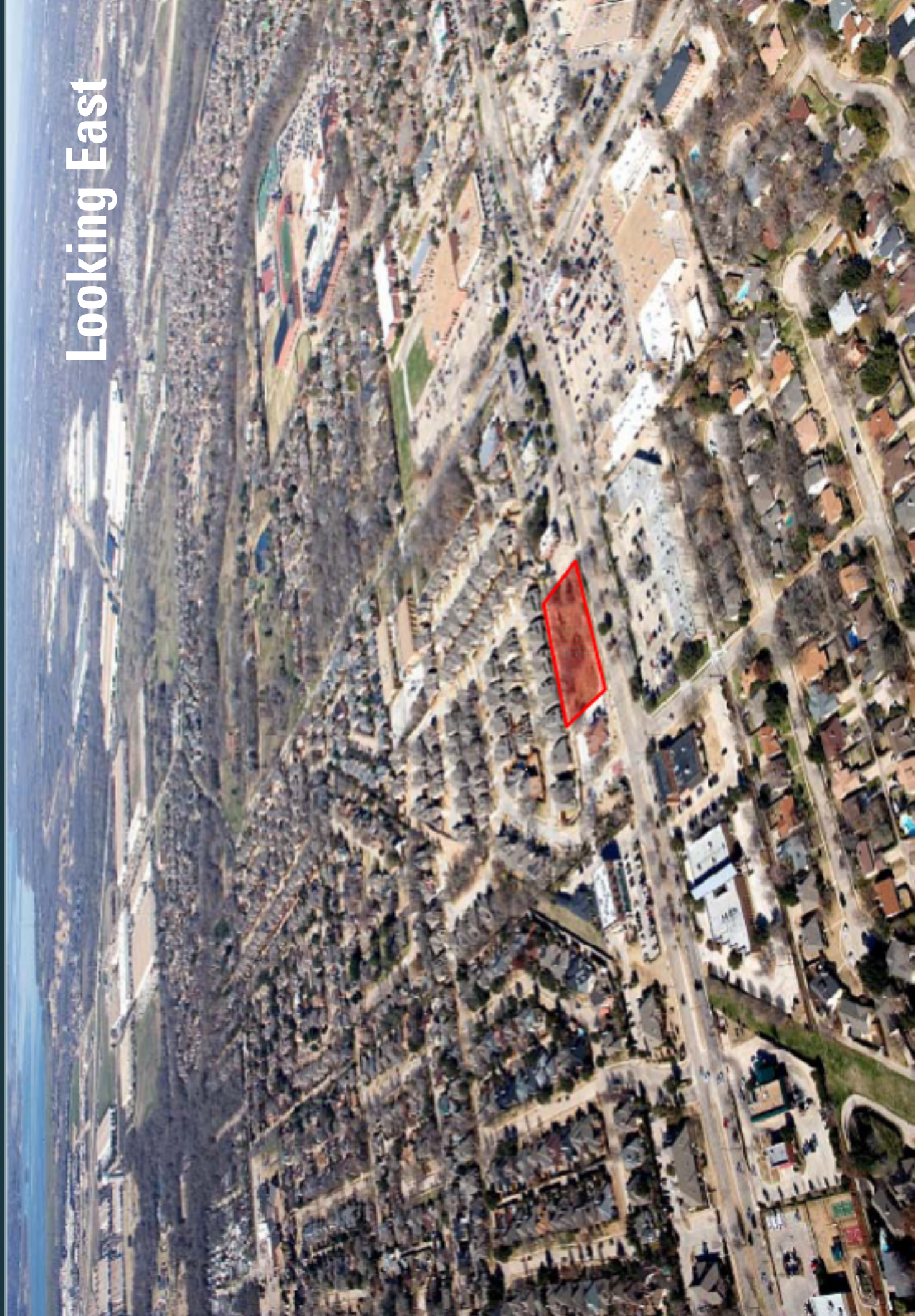
COPPELL MANORS RETAIL

Looking South



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Looking East



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