



# 1111 FREEPORT PARKWAY

COPPELL, TEXAS 75019



**CAFETERIA**



**2ND FLOOR HUDDLE AREA**



**CONFERENCE ROOMS**



**2ND FLOOR OPEN AREA**



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This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

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**TOP OF BUILDING SIGNAGE AVAILABLE!**  
*Prominent Visibility Fronting LBJ Freeway*



**INGRESS/EGRESS MAP**



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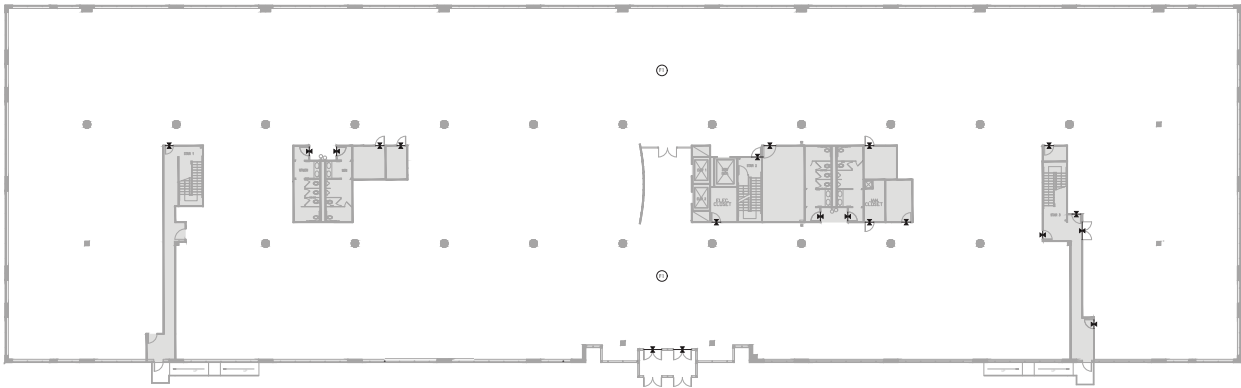
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## FLOOR PLANS

### 1ST FLOOR WHITEBOX - 48,250 RSF



### 2ND FLOOR - 48,250 RSF



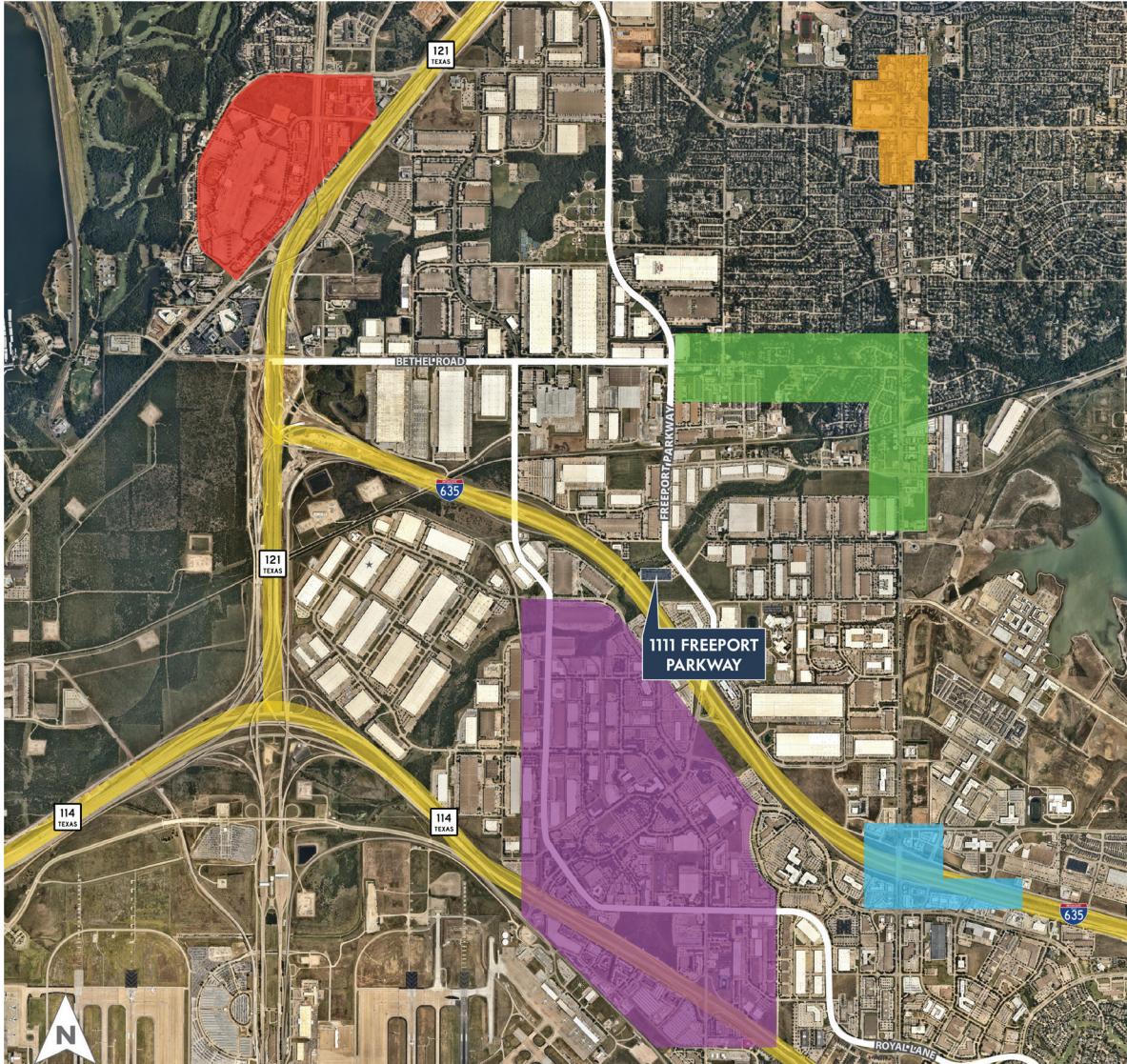
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## AMENITY MAP



### Fuddruckers

Blue Goose Cantina  
Cracker Barrel  
Fuzzy's Taco Shop  
Daan Sushi Asian Bistro & Bar  
PhoXpress  
Applebee's Bar + Grill  
Chipotle  
Rainforest Café  
Chick-Fil-A  
China Buffet  
Charley's Philly Steaks  
Chili's Grill & Bar

### Einstein Bros. Bagels

Jersey Mike's  
Zoë's Kitchen  
Pho Yen Phi  
Schlotzky's  
Smashburger  
Mi Cocina  
i Fratelli Pizza  
Anamia's Tex Mex  
J. Macklin's Grill  
Palio's Pizza Café  
Little Greek Fresh Grill  
Zena Sushi Restaurant  
Chipotle

### Hard Eight BBQ

Twisted Root Burger Co.  
Local Diner  
Coppell Deli  
Taco Naan  
Dickey's Barbeque Pit  
Rozana Market & Restaurant  
Chicken Express  
Domino's Pizza  
Dairy Queen

### Pita Pit

Freshii  
Dunkin' Donuts  
Chipotle  
Cowboy Chicken  
Jimmy John's  
Whiskey Cake  
Kitchen & Bar  
McAlister's Deli  
Black Sesame  
Starbucks  
Vito's Pizza & Pasta  
Salsas Mexican Grill  
Koriyaki Asian Grill  
Saladworks  
Cavalli Pizza

### Marriott

Best Western  
Comfort Inn  
Hawthorn Suites  
Homewood Suites Courtyard  
Marriott TownPlace Suites  
Clarion Inn & Suites  
Comfort Suites  
Holiday Inn Express  
Sheraton Hotel  
DoubleTree by Hilton  
The Westin  
Wingate by Wyndham  
Residence Inn



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# 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.

11-2-2015



### 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

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Richard Holt Lunsford	359505	hlunsford@hldallas.com	972-241-8300
Designated Broker of Firm	License No.	Email	Phone
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