

FOR LEASE

# Endcap Space Available

897 N MacArthur Blvd | Coppell, TX 75019



## SPACE AVAILABLE

**1,390 SF**

## PRICING INFORMATION

**\$18 PSF +  
NNN (Est. \$7.60)**

## LOCATION

**SWC of N  
MacArthur Blvd &  
Hwy 121**

## AREA RETAILERS



- 2nd gen endcap office/retail space available in prime location near major retailers
- Easy access Sam Rayburn Tollway, George Bush Turnpike, and Lyndon B Johnson Fwy.
- Great visibility facing N MacArthur Blvd
- Strong area household income levels
- Ample parking

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	15,393	49,759	97,338	234,475
Employees	8,792	22,733	39,441	113,629
Average HH Income	\$102,387	\$96,469	\$103,560	\$101,486
2019-2024 Annual Rate	1.64%	1.65%	1.66%	1.76%
Traffic Count	57,380 VPD on MacArthur Blvd & Hwy 121			

\*STDBonline.com 2018

Michael Gonzalez | 972-636-8730 | Michael@VisionCommercial.com | VisionCommercial.com

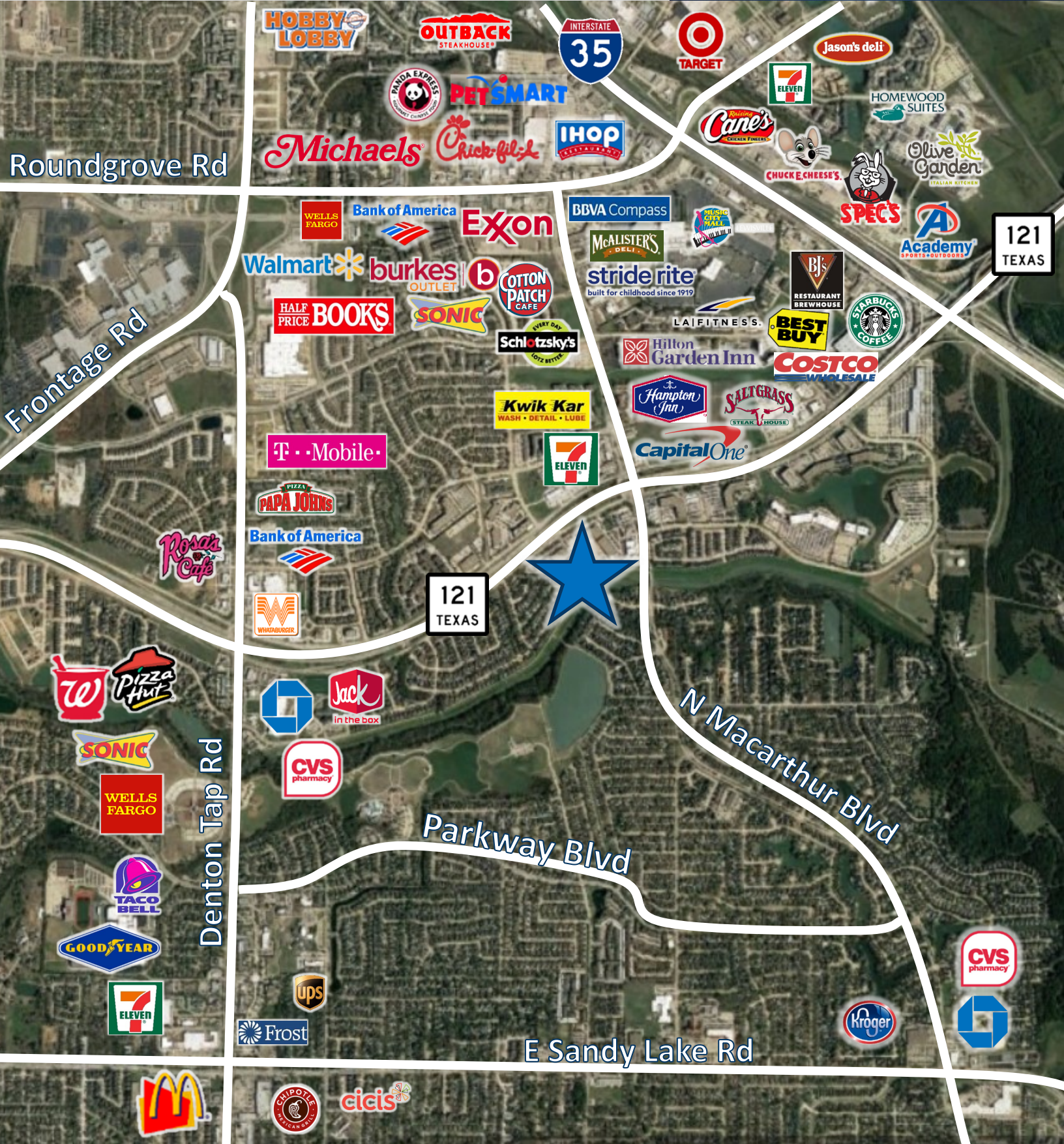
The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

# 897 N MacArthur Blvd

Retail/Professional Office Endcap Space  
Available on Prime Hard Corner

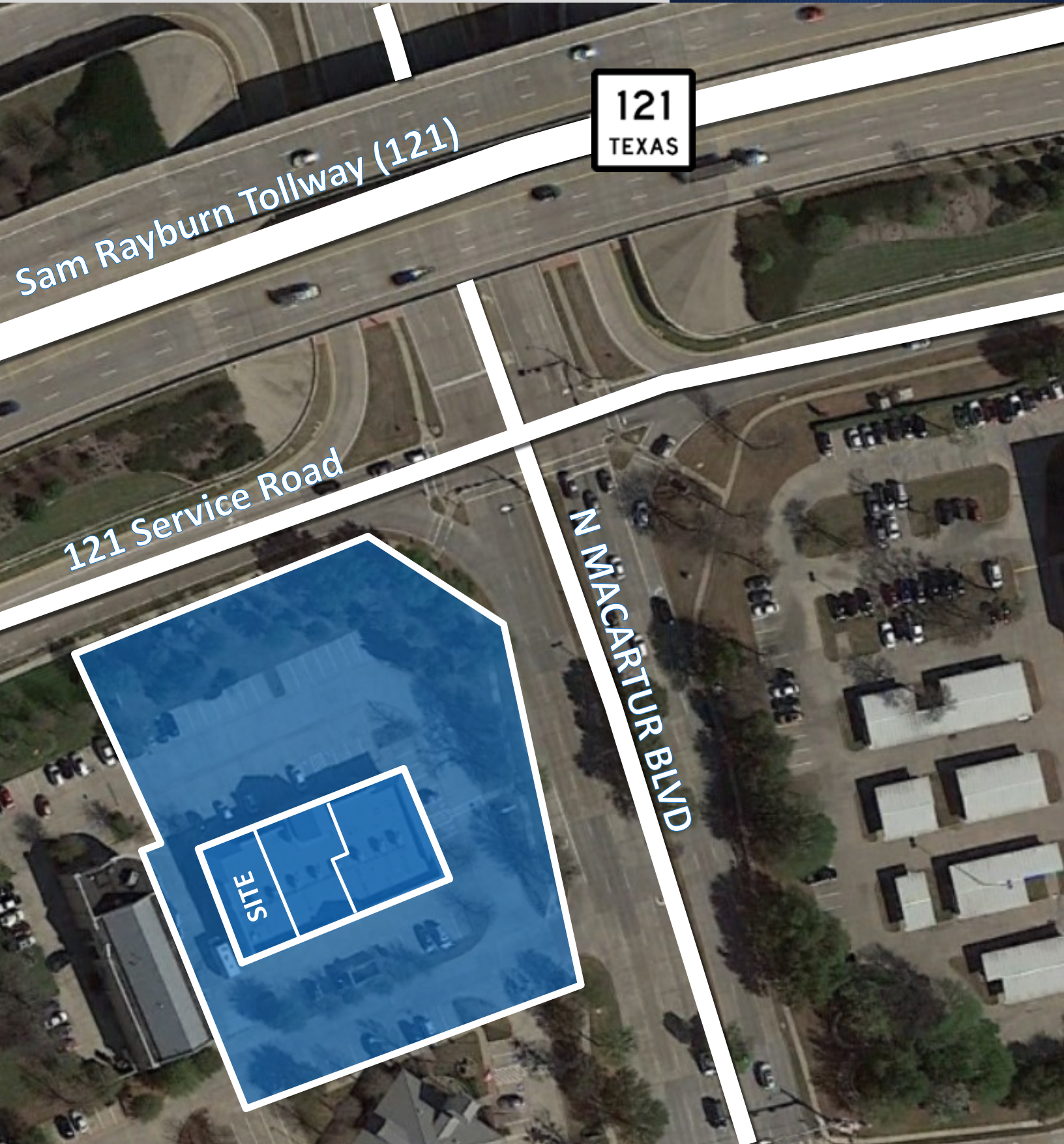


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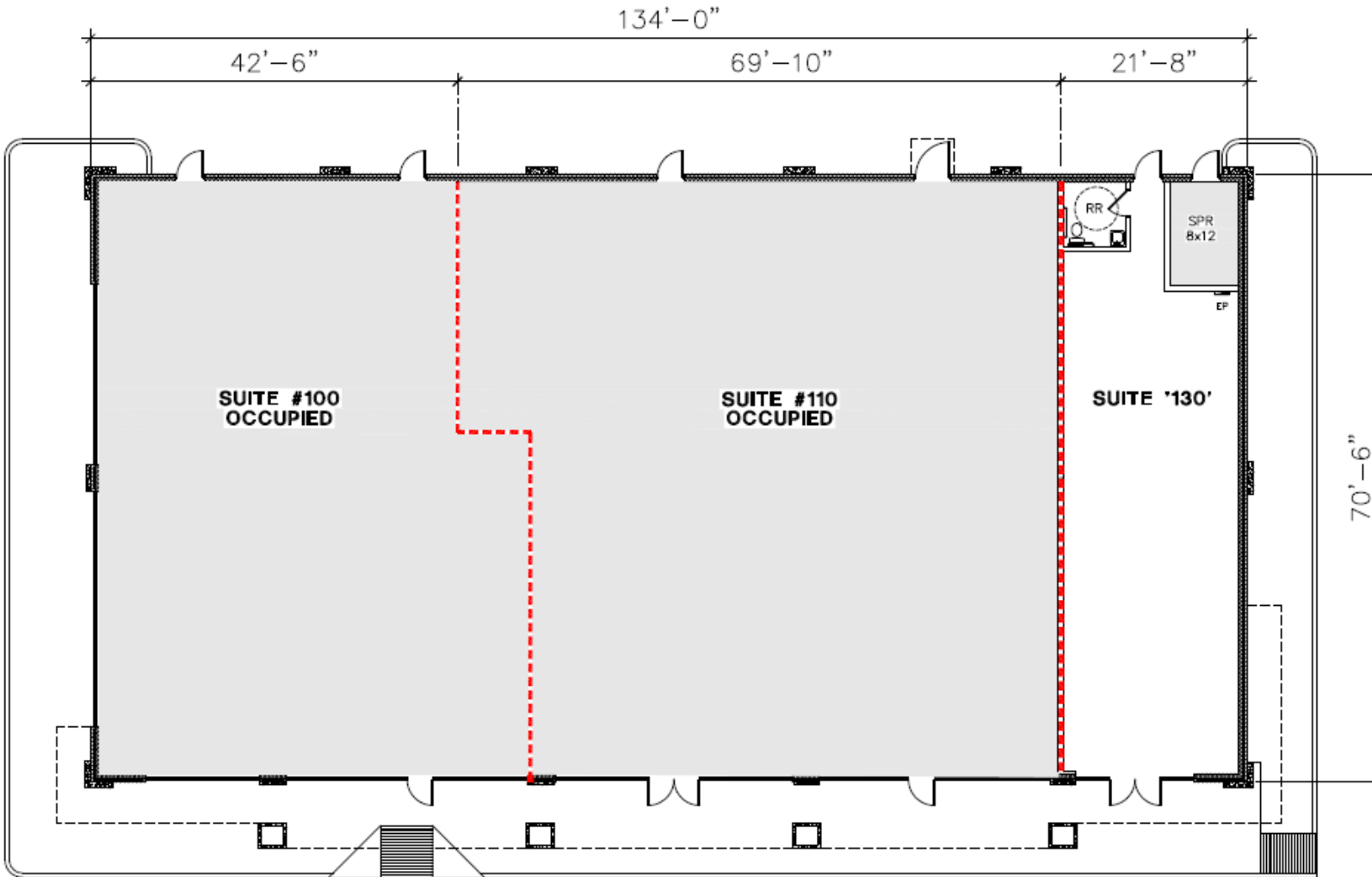
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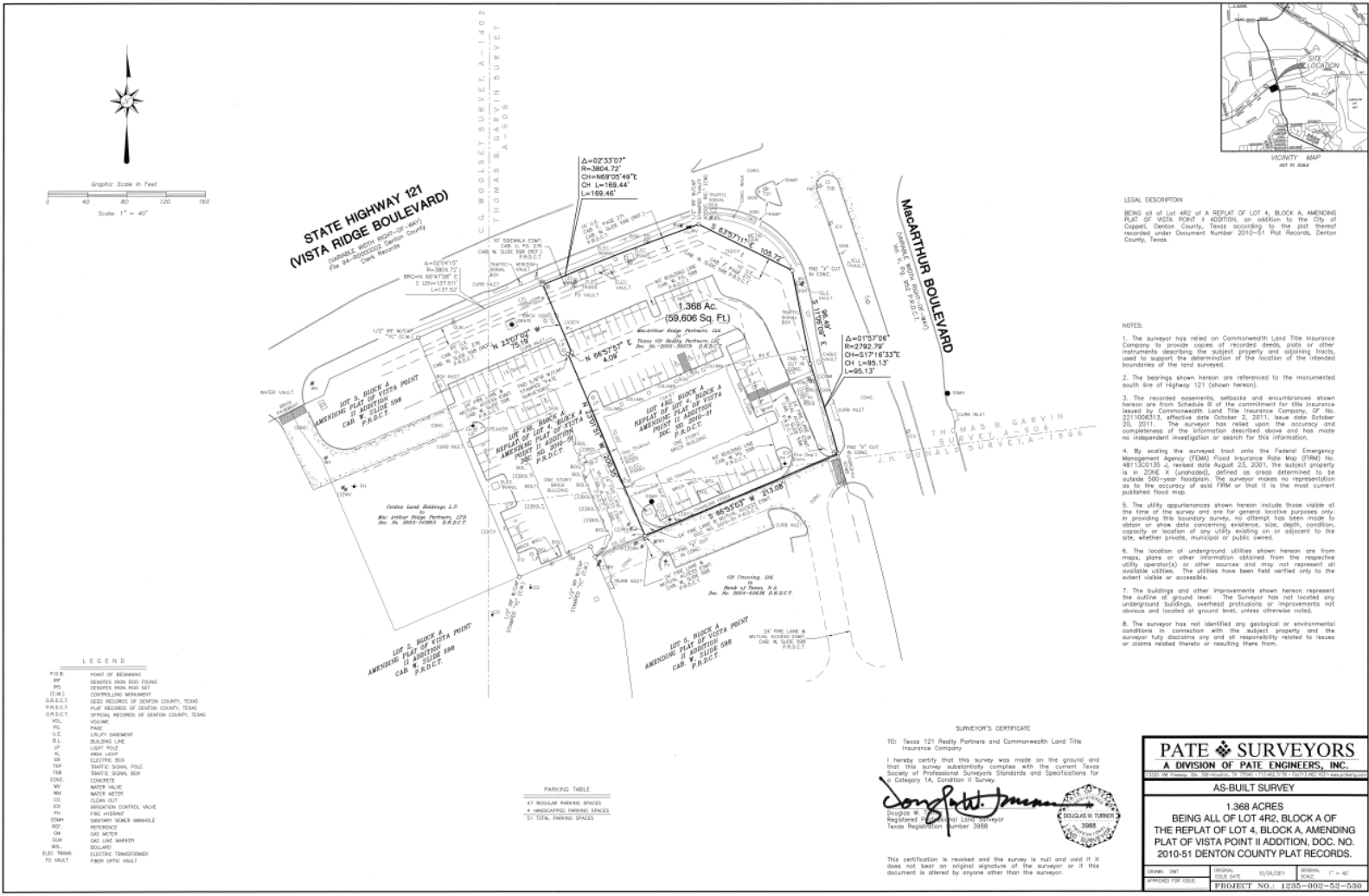
Suite	Tenant	Space
100	Modoma Massage & Wellness	3,207 SF
110	Edelweiss Dental Implant Center	4,610 SF
130	AVAILABLE	1,390 SF



**FLOOR PLAN**  
 0 5 10 20

# 897 N MacArthur Blvd

## Retail/Professional Office Endcap Space Available on Prime Hard Corner



**SURVEYOR'S CERTIFICATE**

TO: Texas 123 Realty Partners and Commonwealth Land Title Insurance Company

I hereby certify that this survey was made on the ground and that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Correction II Survey.

*Corey J. Turner*  
 Corey J. Turner, Registered Professional Surveyor  
 Texas Registration Number 3988



This certification is revoked and the survey is null and void if it does not bear an original signature of the surveyor or if this document is altered by anyone other than the surveyor.

**LEGAL DESCRIPTION**  
 BEING all of Lot 4R2 of a REPLAT of LOT 4, BLOCK A, AMENDING PLAT OF VISTA POINT II ADDITION, an addition to the City of Coppell, Denton County, Texas, according to the plat thereof recorded under Document Number 2010-51 Plat Records, Denton County, Texas.

- NOTES**
- The surveyor has relied on Commonwealth Land Title Insurance Company to provide copies of recorded deeds, plats or other instruments describing the subject property and adjoining tracts, used to support the determination of the location of the intended boundaries of the land surveyed.
  - The bearings shown hereon are referenced to the monumented south line of Highway 121 (shown hereon).
  - The recorded assessments, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by Commonwealth Land Title Insurance Company, of No. 2211000313, effective date October 2, 2011, issue date October 20, 2011. The surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
  - By setting the surveyed lot into the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 4815C0123-A, revised date August 23, 2011, the subject property is in Zone X (unshaded), defined as areas determined to be outside 100-year floodplain. The surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.
  - The utility appearances shown hereon include those visible at the time of this survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
  - The location of underground utilities shown hereon are from maps, plans or other information obtained from the respective utility operator(s) or other sources and may not represent all available utilities. The utilities have been field verified only to the extent visible or accessible.
  - The buildings and other improvements shown hereon represent the outline of ground levels. The Surveyor has not located any underground buildings, overhead projections or improvements not obvious and located at ground level, unless otherwise noted.
  - The surveyor has not identified any geological or environmental conditions in connection with the subject property and the surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting therefrom.

**LEGEND**

P.O.B.	POINT OF BEGINNING
M.P.	MENSURED MAIN ROAD FOUND
C.M.	CONTROLLING MEASUREMENT
D.A.B.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
P.B.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
O.A.B.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
PLC	PLAT
U.C.	UTILITY SUBMITTAL
S.L.	SUBDIVISION LINE
LP	LIGHT POLE
AL	ARMED LIGHT
WB	ELECTRIC BOX
T.S.	TRAFFIC SIGNAL POLE
T.S.B.	TRAFFIC SIGNAL BOX
C.S.B.	CONCRETE
WV	WATER VALVE
WM	WATER METER
CM	CLEAR CUT
CV	ROADWAY CONTROL VALVE
FV	FIRE VALVE
S.M.V.	SAFETY VALVE
RF	REFERENCE
GV	GPS VERTIC
GM	GPS LINE MARKER
B.L.	BOLLARD
E.T.	ELECTRIC TRANSFORMER
P.W.	PRESH OPEN WALL

**PARKING TABLE**

47	REGULAR PARKING SPACES
4	HANDICAPPED PARKING SPACES
21	TOTAL PARKING SPACES

# Information On 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:
  - 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.

Vision Commercial RE DFW LLC  
Broker Firm Name

9006752  
License No.

[info@visioncommercial.com](mailto:info@visioncommercial.com)  
Email

817-803-3287  
Phone

Roger Smeltzer, Jr.  
Designated Broker of Firm

560209  
License No.

[info@visioncommercial.com](mailto:info@visioncommercial.com)  
Email

817-803-3287  
Phone