

**FOR LEASE**  
**275 S. Denton Tap Road**  
**COPPELL, TX 75019**

**Wynnpage Plaza**  
**Building Signage Available**  
**+/- 2,582 SF Available**



**ALLIANCE  
COMMERCIAL**

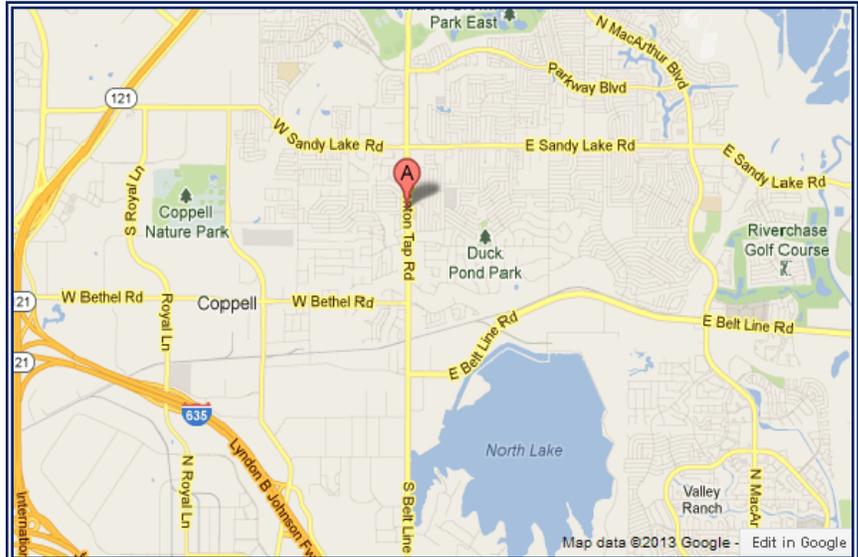
*Corporate Real Estate Asset &  
Occupancy Solutions Worldwide*

**PROPERTY INFORMATION**

**Total Size - GLA:** +/- 4,518 SF  
**Site Size:** +/- 0.625 Acres  
**Total Available:** +/- 2,582 SF  
**Min. Divisible:** +/- 2,582 SF  
**Max Contiguous:** +/- 2,582 SF  
**Lease Rate:** \$21.00 PSF/NNN  
**NNN for 2016:** \$10.36 PSF  
**(NNN Excludes Electricity & Janitorial)**  
**TI Allowance:** Negotiable

**Suite 100: +/- 2,582 SF Office**

**Suite 150: +/-1,936 SF LEASED-Orthodontist**



- Frontier & Spectrum Internet Providers
- Built in 2002
- Traffic count 39,921 cars/day
- Fire – Sprinkler System
- Lot Size 0.625 Acres
- 28 Parking Spaces
- Zoned: Commercial

**EXCLUSIVELY OFFERED BY**

**Alliance Commercial Real Estate Group, Inc.**

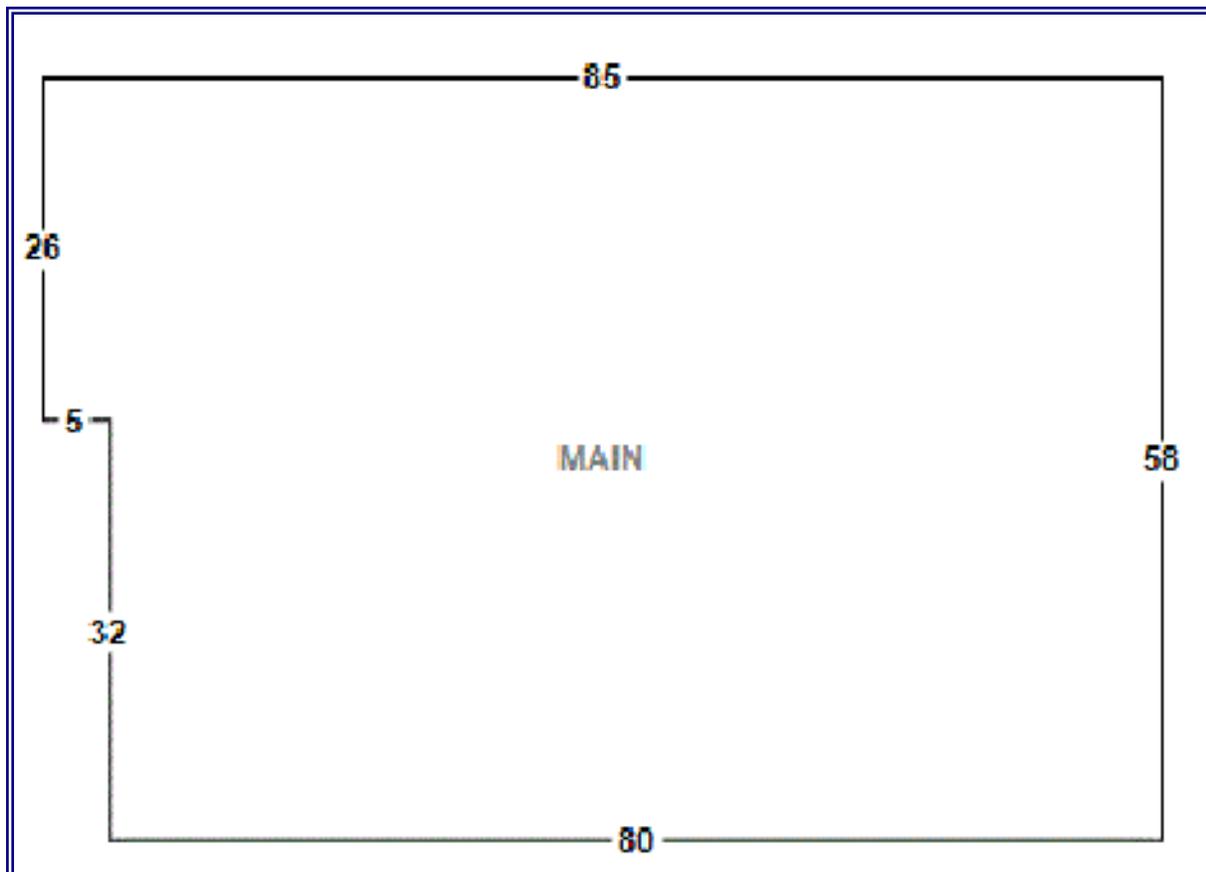
**Brian Buell**  
**Mobile: (214) 914-9500**  
**b.buell@alliance-commercial.com**

[www.alliance-commercial.com](http://www.alliance-commercial.com)

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**FOR LEASE**  
**275 S. Denton Tap Road**  
**COPPELL, TX 75019**

**Wynnpage Plaza**  
**Building Footprint**  
**+/- 4,518 SF Building**



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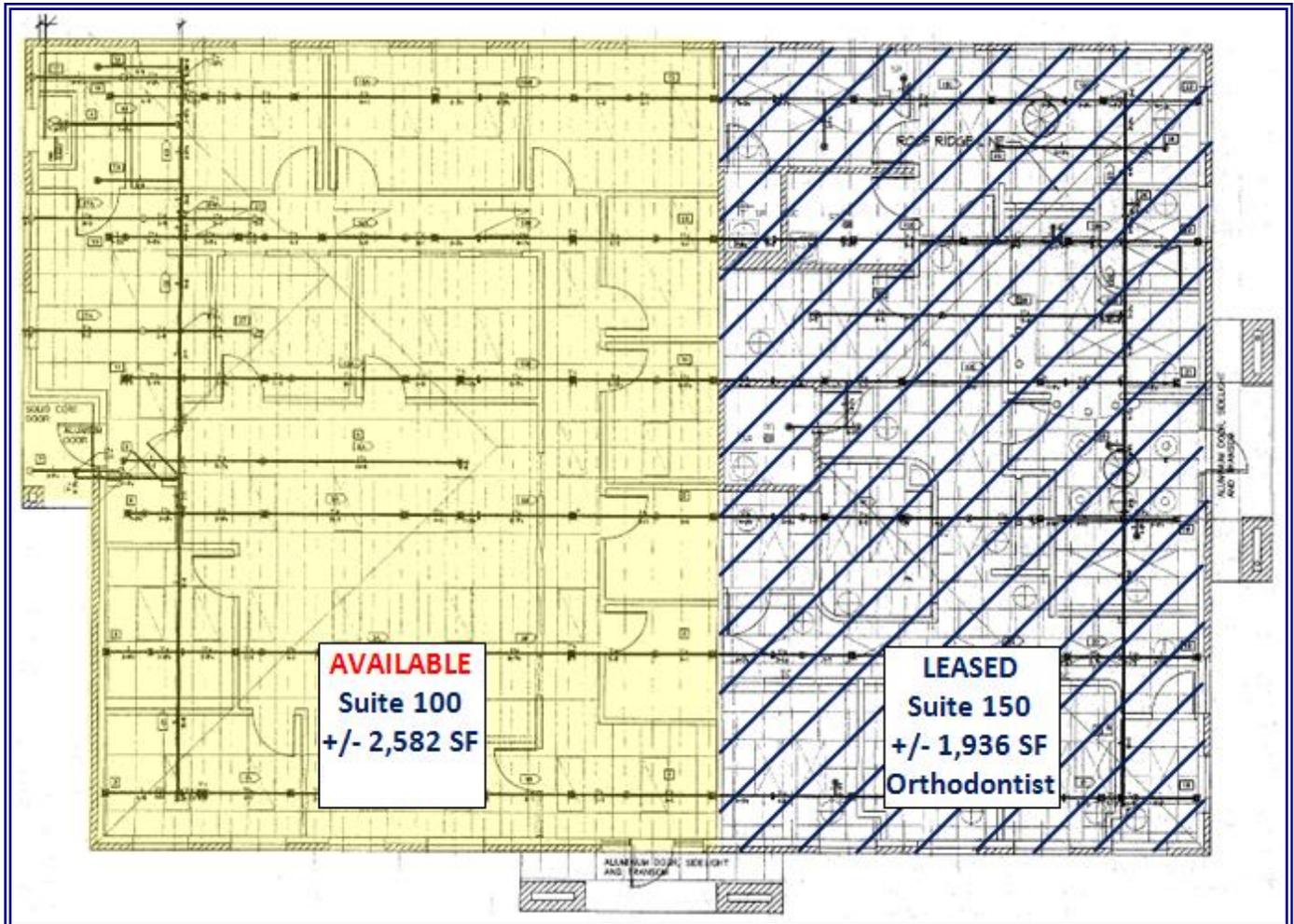
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**FOR LEASE**  
**275 S. Denton Tap Road**  
**COPPELL, TX 75019**

**Wynnpage Plaza**  
**Suite 100 Floor Plan**  
**+/- 2,582 SF Available**



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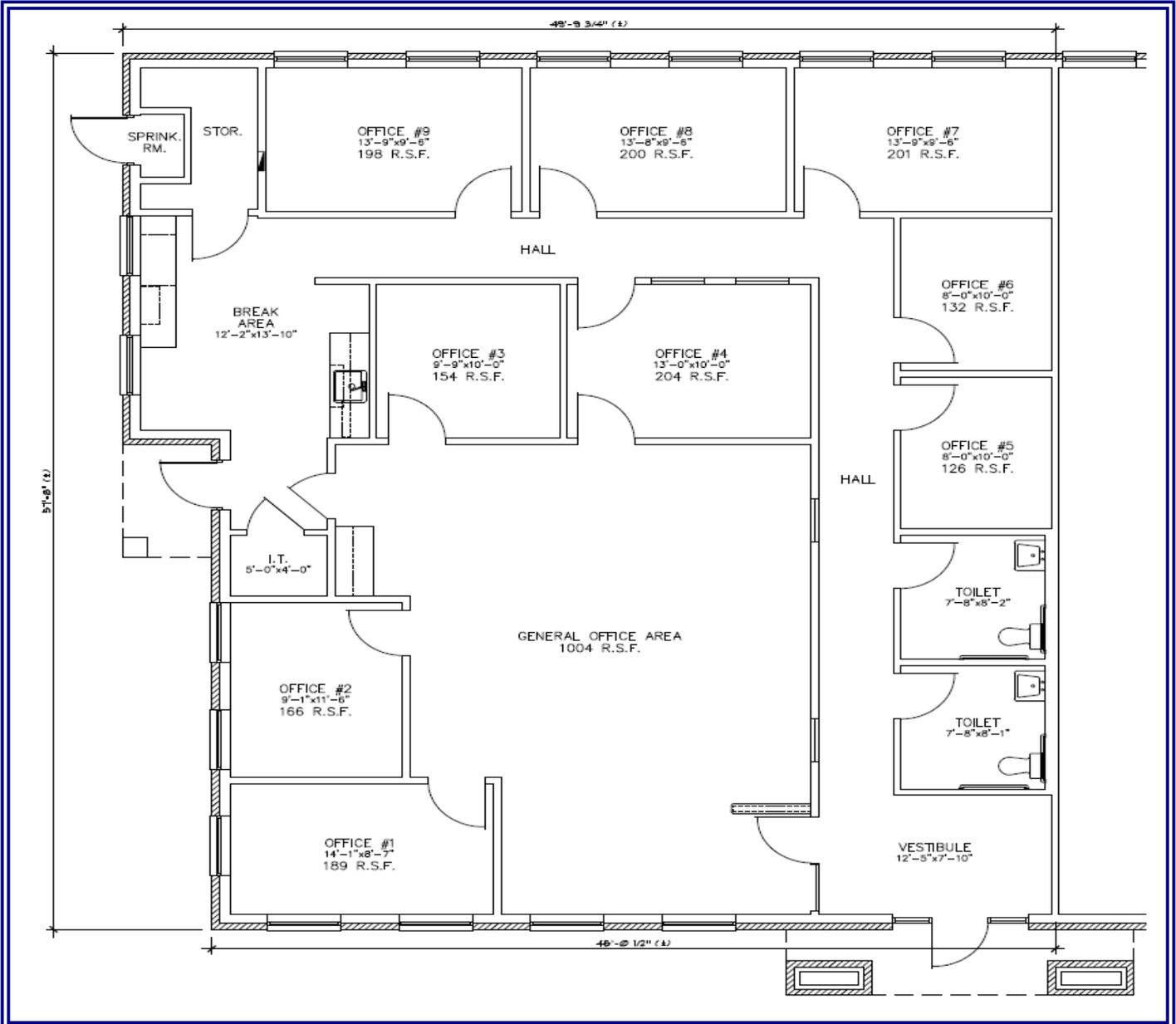
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**275 S. Denton Tap Road**  
**COPPELL, TX 75019**

**Wynnpage Plaza**  
**Suite 100 Floor Plan**  
**+/- 2,582 SF Available**



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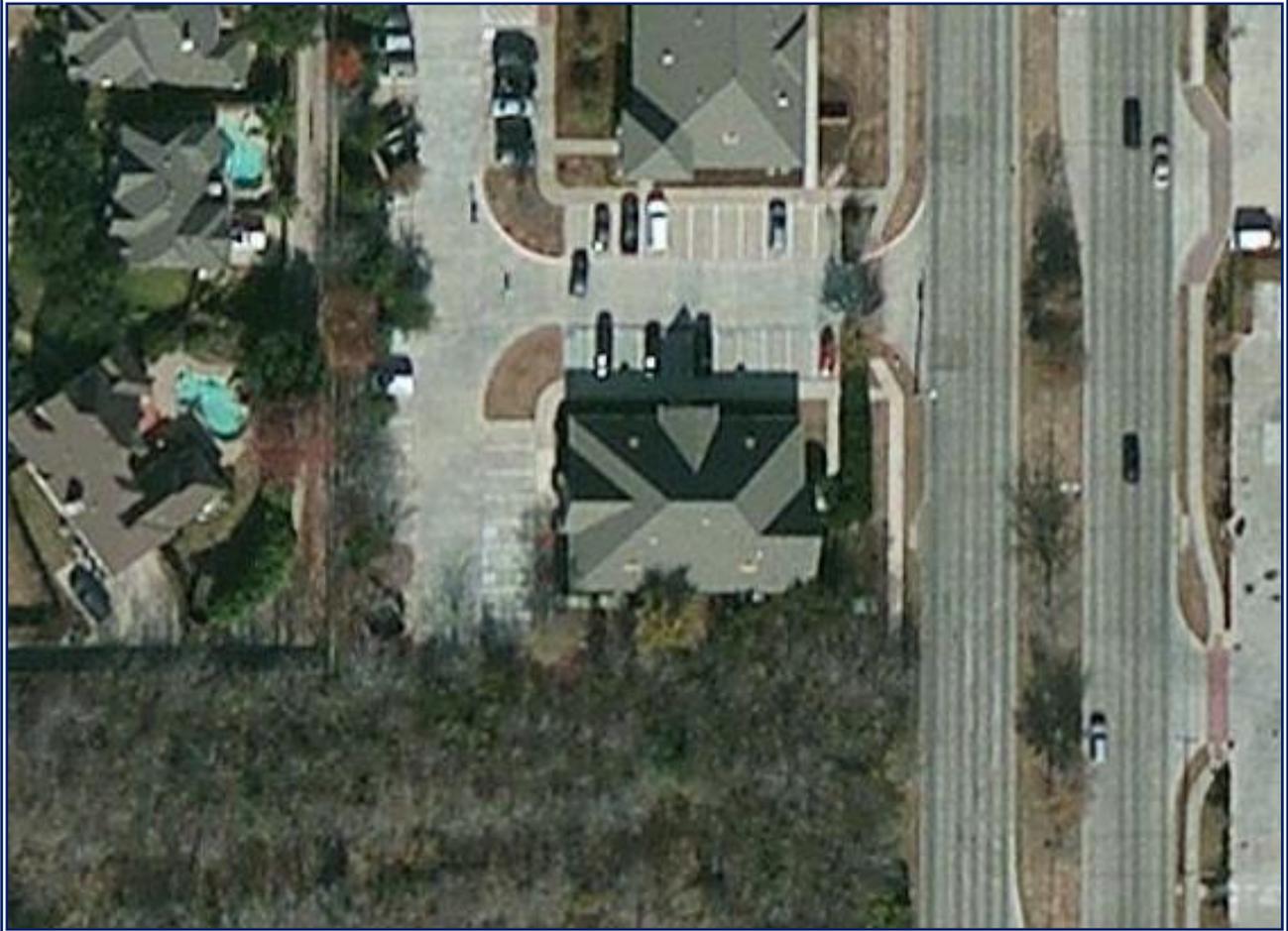
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**FOR LEASE**  
**275 S. Denton Tap Road**  
**COPPELL, TX 75019**

**Wynnpage Plaza**  
**Aerial of Building & Lot**  
**+/- 2,582 SF Available**



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**FOR LEASE**  
**275 S. Denton Tap Road**  
**COPPELL, TX 75019**

**Wynnpage Plaza**  
**Demographics**  
**+/- 2,582 SF Available**

**2016 Projection**

**Population**

	1 Mile	3 Mile	5 Mile
Total Population	14,713	71,047	173,106
Total Census 2010 Population	13,324	61,773	153,626
Population Change% (2010-2016)	10.42%	15.01%	12.68%
Median Age	39	34	34
Total Males	7,236	34,837	85,392
Total Females	7,477	36,210	87,714

**Population By Ethnicity**

	1 Mile	3 Mile	5 Mile
White	11,525	44,662	103,554
Black	353	5,288	17,587
Native American	60	310	804
Asian	1,904	15,499	34,031
Hispanic	1,814	10,467	32,820

**Housing**

	1 Mile	3 Mile	5 Mile
Total Estimated Households	4,641	25,977	66,159
Total Household Change 2010-2016	1,389	9,274	19,480
Total Housing Units	4,158	19,024	53,291
Owner	3,748	11,479	26,060
Renter	320	6,783	24,108
Vacant Housing Units	90	762	3,124

**Income**

	1 Mile	3 Mile	5 Mile
Average Household Income	\$150,085	\$121,618	\$103,574
Per Capita Household Income	\$47,342	\$44,583	\$39,651



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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.

### 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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