

FOR LEASE
878 S. Denton Tap Road
COPPELL, TX 75019

The Mercantile Phase I
Building Signage Available
Retail Exposure

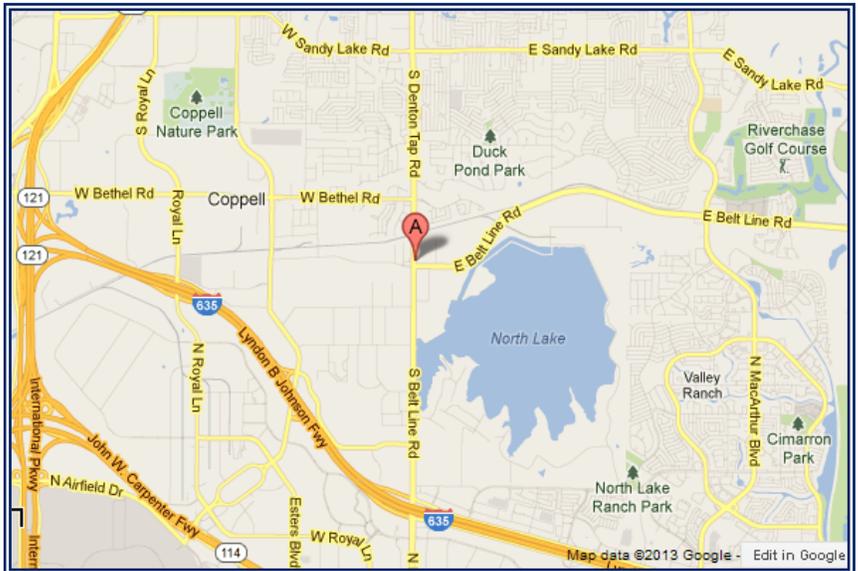


PROPERTY INFORMATION

Total Size - GLA: +/- 11,360 SF
Site Size: +/- 1.35 Acres
Total Available: +/- 2,637 SF
Min. Divisible: +/- 269 SF
Max Contiguous: +/- 2,368 SF
Lease Rate:
Suite 250: \$18.00 SF NNN + \$11.45 Exp.
Suite 215: \$28.00 SF – Full Service

AVAILABILITY

Suite 250: +/- 2,368 SF (Medical Space)
Suite 215: +/- 269 SF \$627.66/Mo
Suite 210: +/- 261 SF (LEASED)
Suite 100: +/- 1,670 SF (LEASED)
Suite 150: +/- 398 SF (LEASED)
Suite 170: +/- 459 SF (LEASED)



EXCLUSIVELY OFFERED BY

Alliance Commercial Real Estate Group, Inc.

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

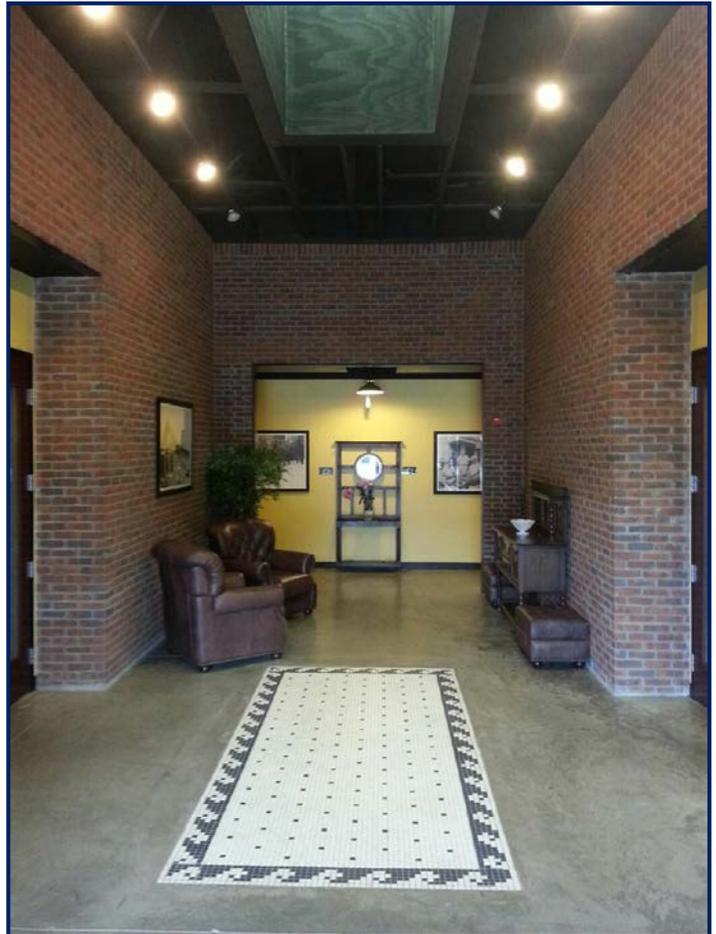
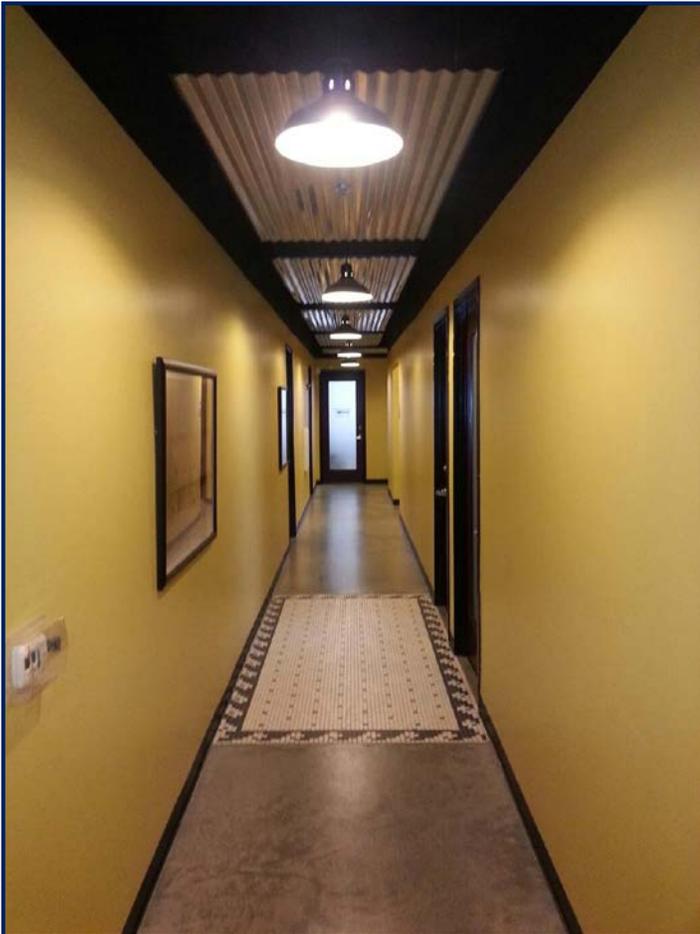
- Verizon FIOS
- Built in 2003
- Traffic count 36,348 cars/day
- Fire – Sprinkler System
- Lot Size 1.35 Acres
- 50 Total Parking Spaces
- Zoned: Commercial

www.alliance-commercial.com

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The Mercantile Phase I
+/- 11,360 SF Building
Interior Photos



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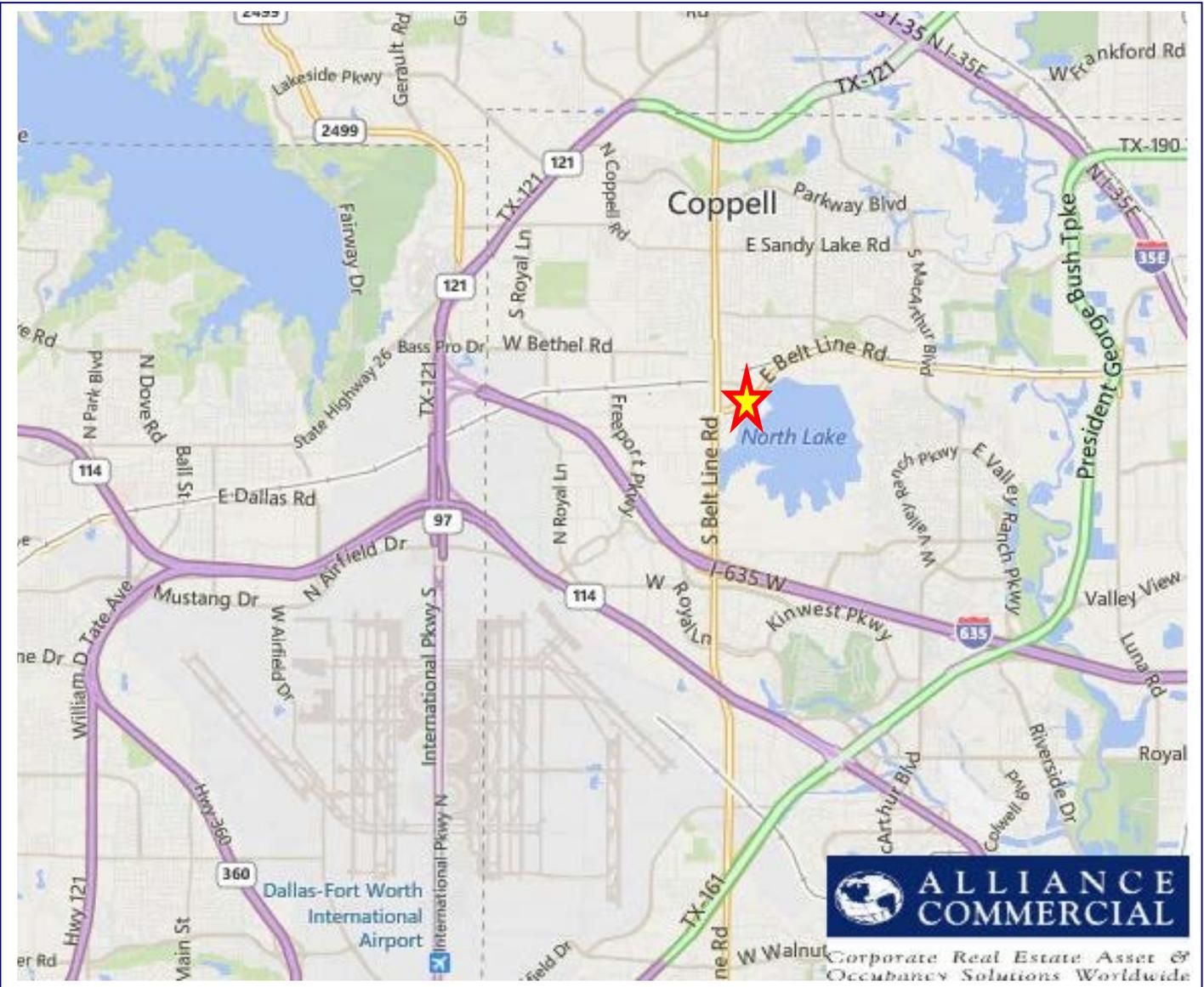
(972) 759 – 9000 Ext. 216

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The Mercantile Phase I
+/- 11,360 SF Building
Map

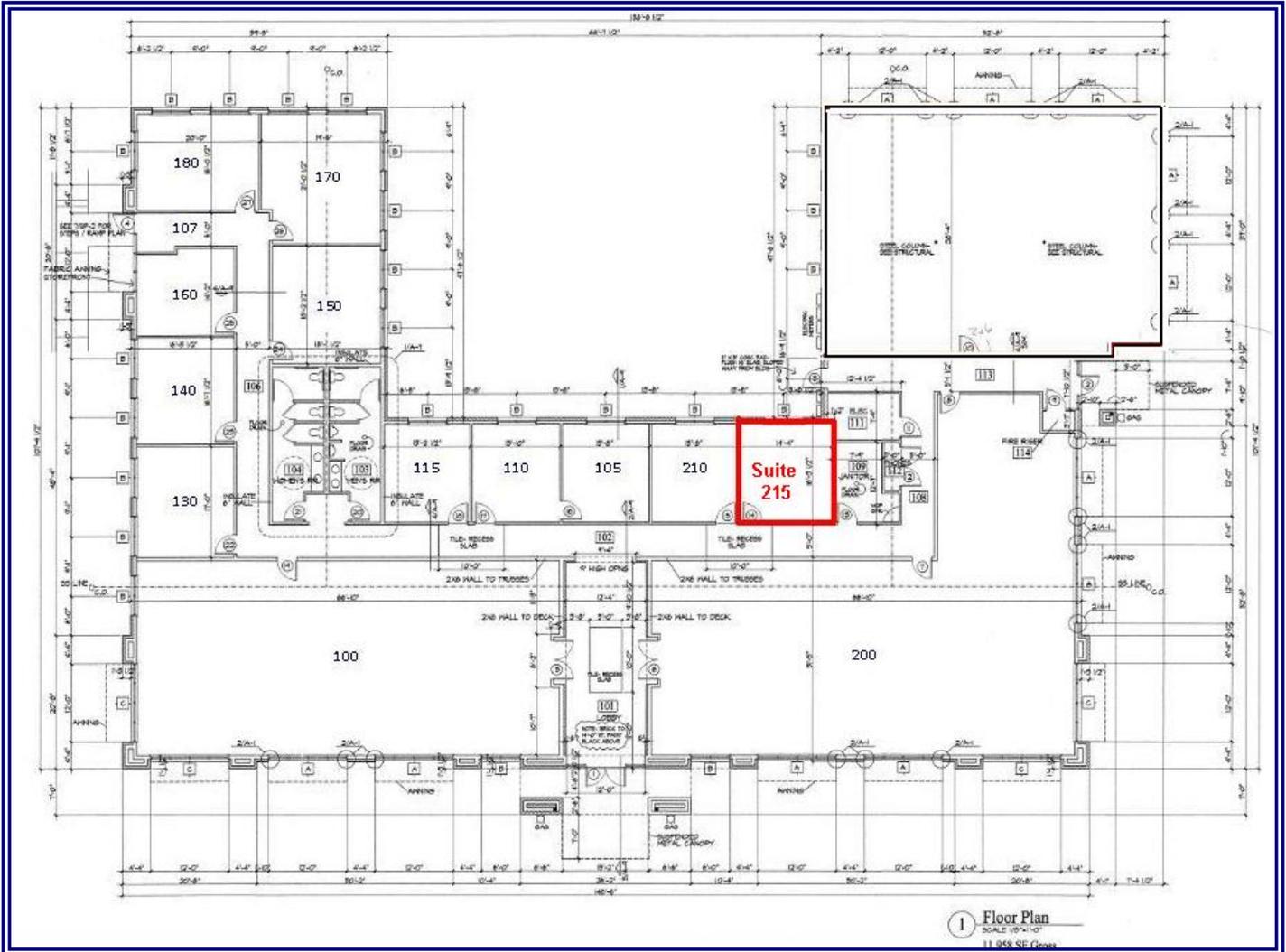


The Mercantile Phase I - 878 S. Denton Tap Road, Coppell, Texas 75019 is an upscale Class A office property conveniently located on S. Denton Tap Road between Beltline and Sandy Lake Road in the heart of Coppell and Northwest Dallas County growth. The building has a prominent S. Denton Tap Road address with signage opportunities, excellent visibility and frontage. The property is constructed in a beautiful brick exterior architecture with an immaculate park-like courtyard and sitting area which is impressively landscaped. Excellent demographics, close proximity to high-net worth residents, restaurants, county clubs and shopping. Multiple freeway access points, George Bush Tollway, I-635, Highway 121, I-35 E, Highway 114 and 183/Airport Freeway. Convenient access, 10 minutes to DFW International Airport, midway point between Dallas and Fort Worth, 10 minutes to Las Colinas Urban Center, 20 minutes to Downtown Dallas and Downtown Ft. Worth.

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The Mercantile Phase I
+/- 11,360 SF Building
Building Floor Plan



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The Mercantile Phase I
+/- 11,360 SF Building
Aerial Lot Dimension Overlay



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The Mercantile Phase I
+/- 11,360 SF Building
Aerial



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The Mercantile Phase I
+/- 11,360 SF Building
Demographics

2013 Projection

Population

	1 Mile	3 Mile	5 Mile
Total Estimated Population	4,888	59,377	131,353
Total Census 2000 Population	5,008	56,077	97,612
Population Change %	-9%	1%	11%
Population Density (People/SQ Mile)	3,017	4,593	4,760
Median Age	46	40	40
Total Males	2,424	29,438	65,785
Total Females	2,464	29,939	65,568

Population By Ethnicity

	1 Mile	3 Mile	5 Mile
White	4,169	44,359	99,241
Black	193	4,480	13,236
Native American	27	185	739
Asian	459	9,748	16,618
Hispanic	439	7,891	22,168

Housing

	1 Mile	3 Mile	5 Mile
Total Estimated Households	1,512	24,070	56,755
Total Census 2000 Households	1,547	22,441	41,528
Total Housing Units	2,196	31,908	62,729
Owner	1,933	18,177	27,778
Renter	188	12,061	30,479
Vacant Housing Units	76	1,673	4,474

Income

	1 Mile	3 Mile	5 Mile
Median Household Income	\$115,102.50	\$84,174.51	\$72,076.14
Average Household Income	\$138,234.50	\$99,176.43	\$84,812.24

Household Expenditures

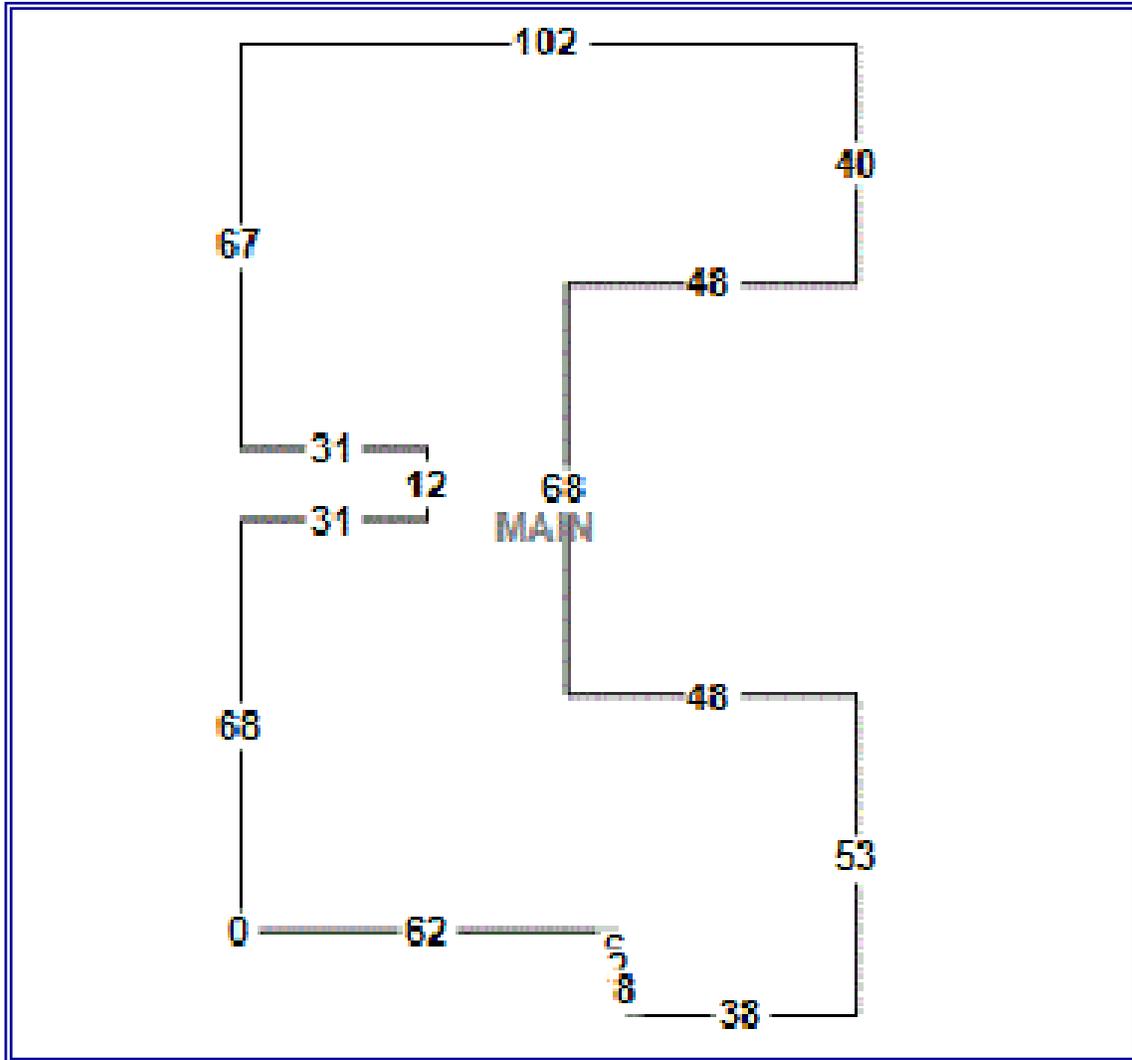
	1 Mile	3 Mile	5 Mile
Total Annual Household	\$104,910,358.30	\$1,455,323,917.40	\$3,041,127,857.50
Average Annual Household	\$69,769.00	\$57,880.06	\$53,008.37



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Building Footprint



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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