

TOWN OAKS CENTRE

SEC DENTON TAP & SANDY LAKE, COPPELL, TX 75019

SHOP COS.



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PROJECT SCOPE

Town Oaks Centre is centrally located in Dallas/Fort Worth and in the heart of Coppell creating a broad employment population and family oriented environment. Town Oaks Centre boasts high visibility from Denton Tap and Sandy Lake Roads, the two major thoroughfares in Coppell. In addition to high income demographics, the center boasts high volume fast casual concepts such as CAVA and Chipotle combined with other traffic generating co-tenants such as Trader Joe's and Planet Fitness, with over ±7,000 members visiting the center.

DETAILS

- 2,665 SF 2nd Gen RR Available
- 1,200 SF Retail Fronting Sandy Lake Rd
- 1,523 SF, 1,913 SF 2nd Gen Retail/Medical

TRAFFIC COUNTS

o Sandy Lake Rd:	17,582 VPD-23
o Denton Tap:	33,682 VPD-23

AREA ATTRACTIONS

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	11,897	71,009	178,241
Avg. HH Income	\$132,798	\$105,454	\$103,685
Total Housing Units	3,972	28,066	70,626
Daytime Population	7,083	54,343	168,374
Medium Home Value	\$244,916	\$252,074	\$224,965



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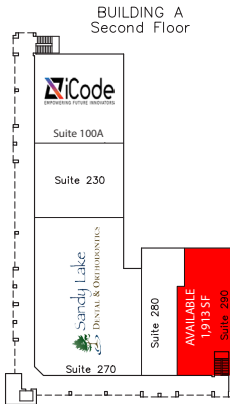
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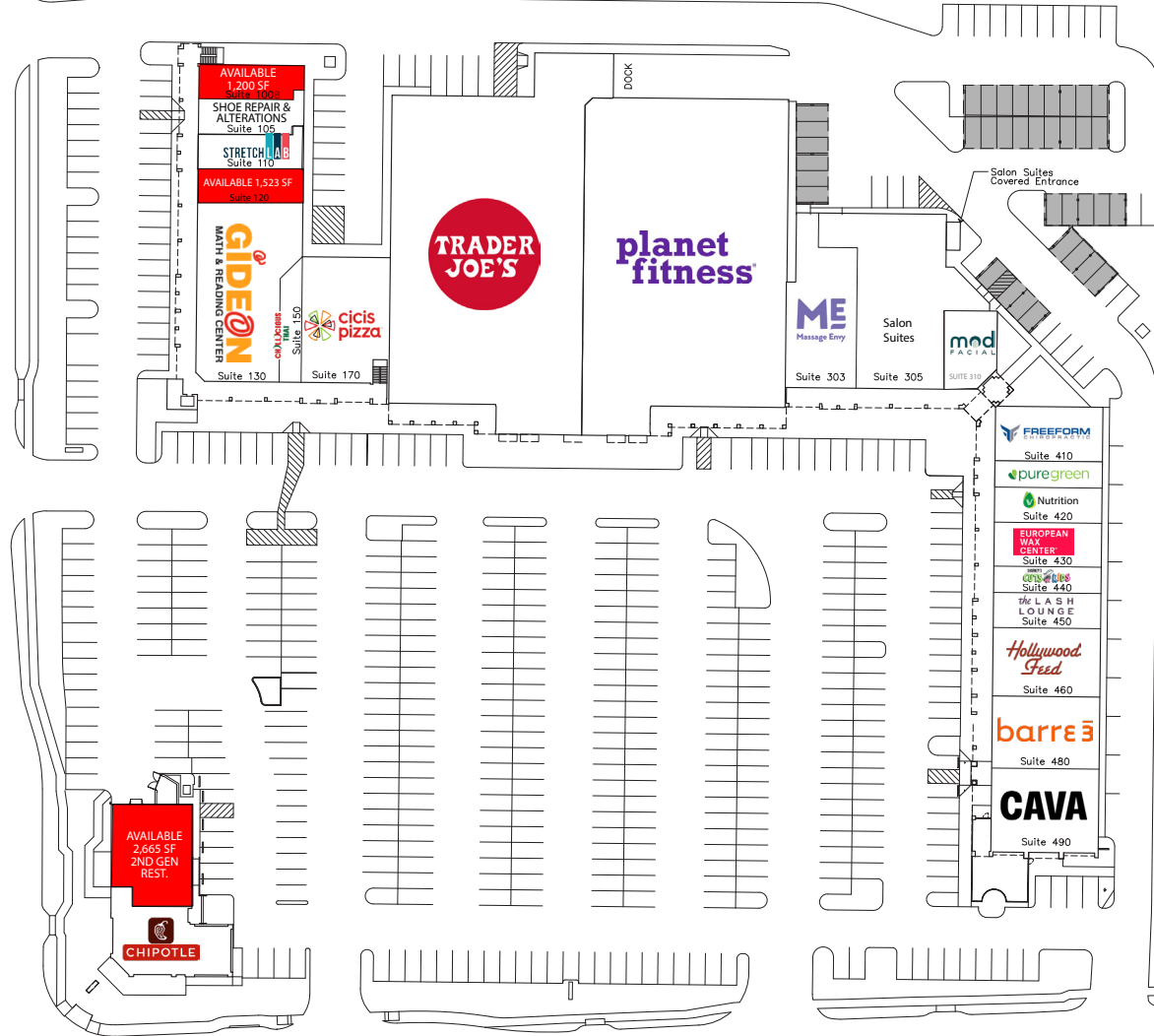
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COVERED PARKING



TENANT LIST		
SUITE	SQUARE FOOTAGE	TENANT
BUILDING A		
100A	1,200	AVAILABLE
100B	2,500	iCode
105	1,175	Shoe Repair & Alterations
110	1,200	Stretch Lab
120	1,523	AVAILABLE
130	3,537	Gideon Math / Reading
150	1,470	Chillicious Thai
170	4,231	CiCi's Pizza
SECOND FLOOR		
230	2,086	Gallagher Ortho
270	5,000	Dr. Horton
280	1,515	State Farm
290	1,913	AVAILABLE
BUILDING B		
303	3,300	Massage Envy
305	5,400	Delaney Salon SUItes
310	1,600	Mod Facial
BUILDING C		
410	1,800	Freeform Chiropractic
415	900	Pure Green
420	1,200	IV Nutrition
430	1,500	European Wax Center
440	900	Sharkey's Cuts for Kids
450	1,200	Lash Lounge
460	3,000	Hollywood Feed
480	1,800	Barre 3
490	3,000	CAVA
104 S DENTON TAP (OUTPARCEL)		
100	2,448	Chipotle
102	2,665	2ND GEN RR AVAILABLE

SANDY LAKE ROAD



DENTON TAP ROAD

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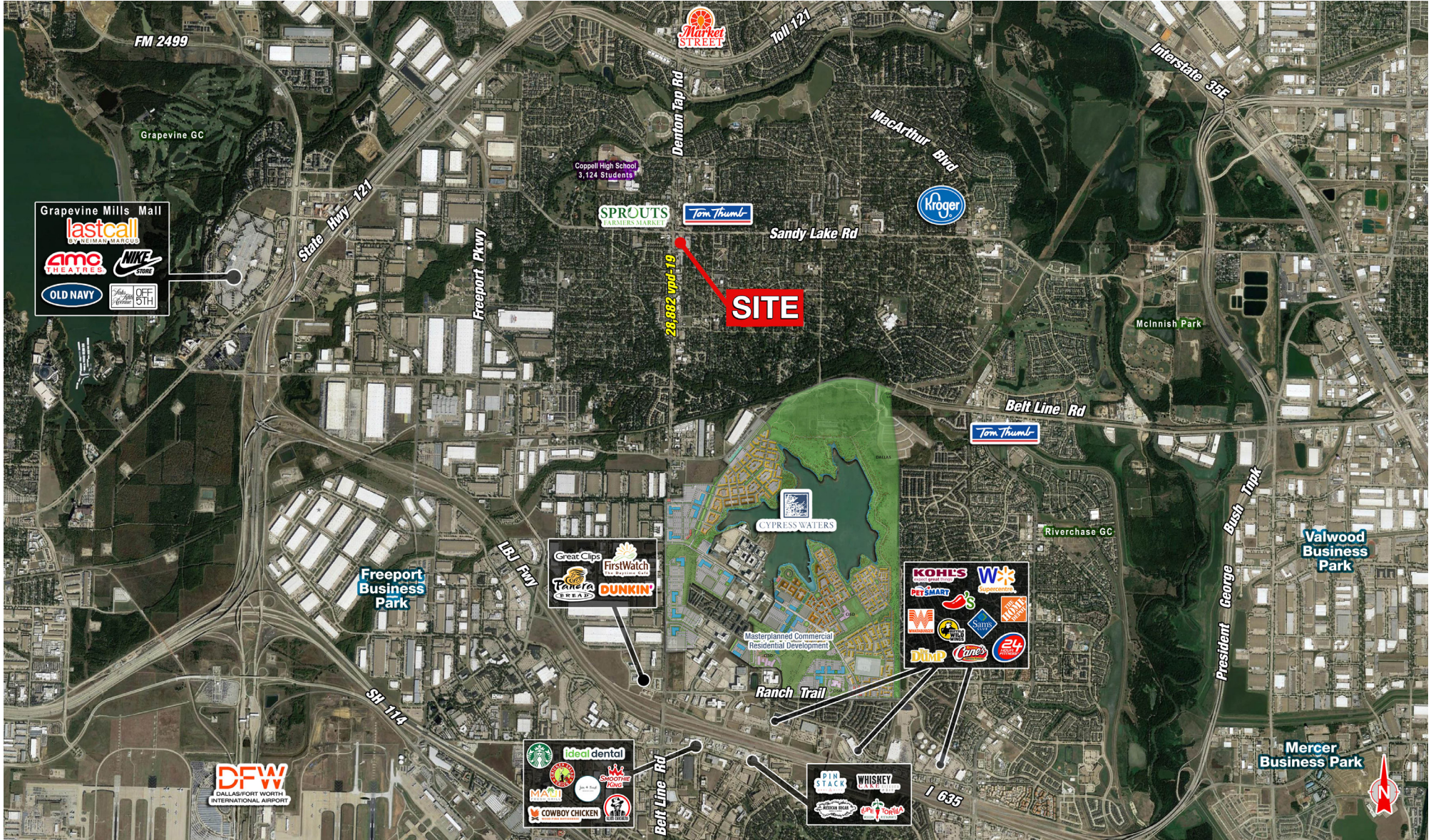
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INFORMATION ABOUT BROKERAGE SERVICES



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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