



 **VENTURE**

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POINT WEST FOR LEASE

NWC BELT LINE RD & I-635
COPPELL, TX

LOCATION

**NWC BELT LINE RD & I-635
1575 S BELT LINE RD**

AVAILABLE SPACES

**6,026 SF ENDCAP + 3,980 SF
DRIVE-THRU
(DIVISIBLE)**

2,535 SF + PATIO 1,546 SF

1,391 SF 4,500 SF

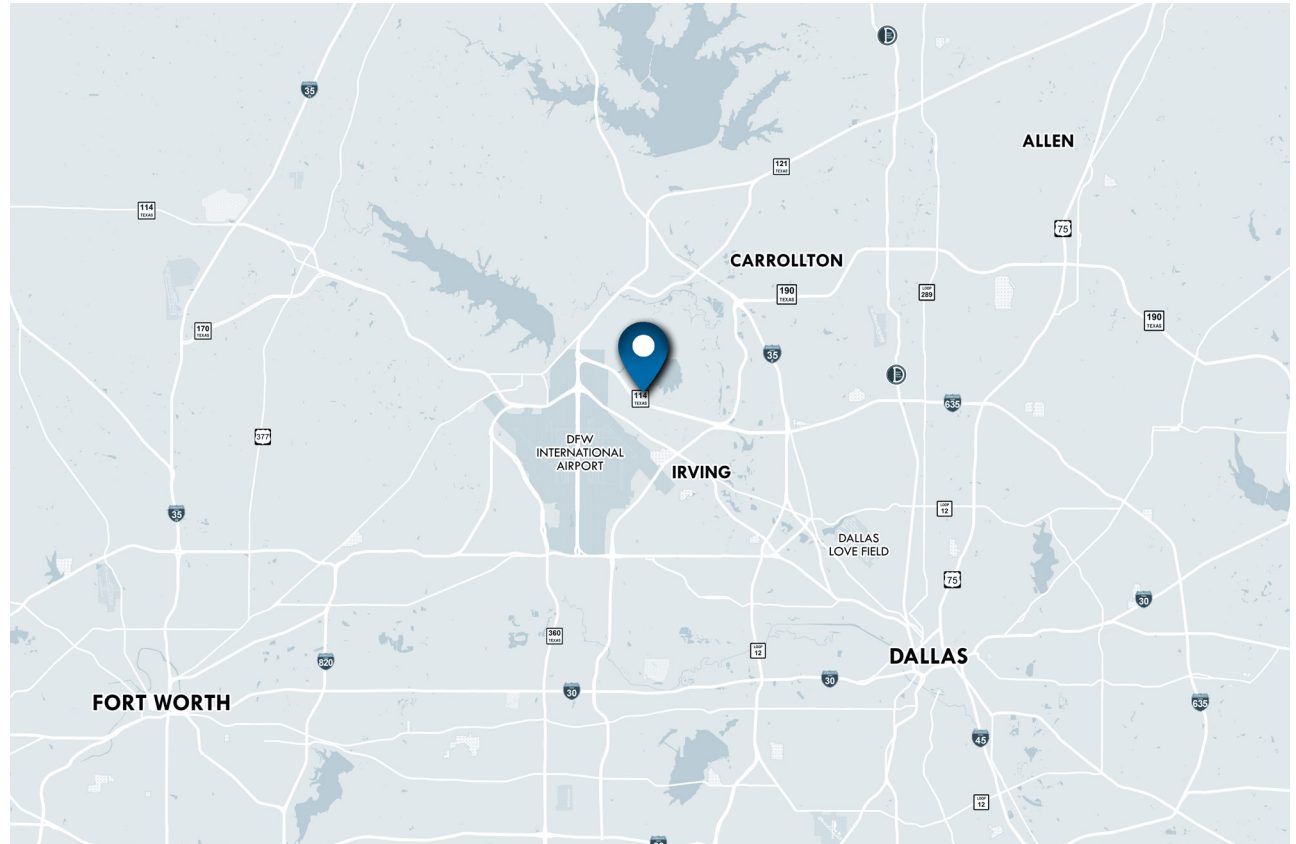
**HARD CORNER PAD SITE FOR GROUND
LEASE OR BTS
1.78 ACRES**

TRAFFIC COUNTS

**BELT LINE RD 1-635
35,554 VPD 2019 97,451 VPD 2019**

PROPERTY HIGHLIGHTS

- ★ **LOCATED DIRECTLY ACROSS FROM THE CYPRESS WATERS DEVELOPMENT**
- ★ **CYPRESS WATERS IS A 1,000 ACRE DEVELOPMENT WITH OVER 3.6 MILLION SF OF OFFICE EXISTING (6.5 MILLION AT FULL COMPLETION) AND 1,300 APARTMENT UNITS EXISTING (10,000 AT FULL COMPLETION)**
- ★ **HIGH DAYTIME POPULATION AND HIGH AVERAGE HH INCOME**

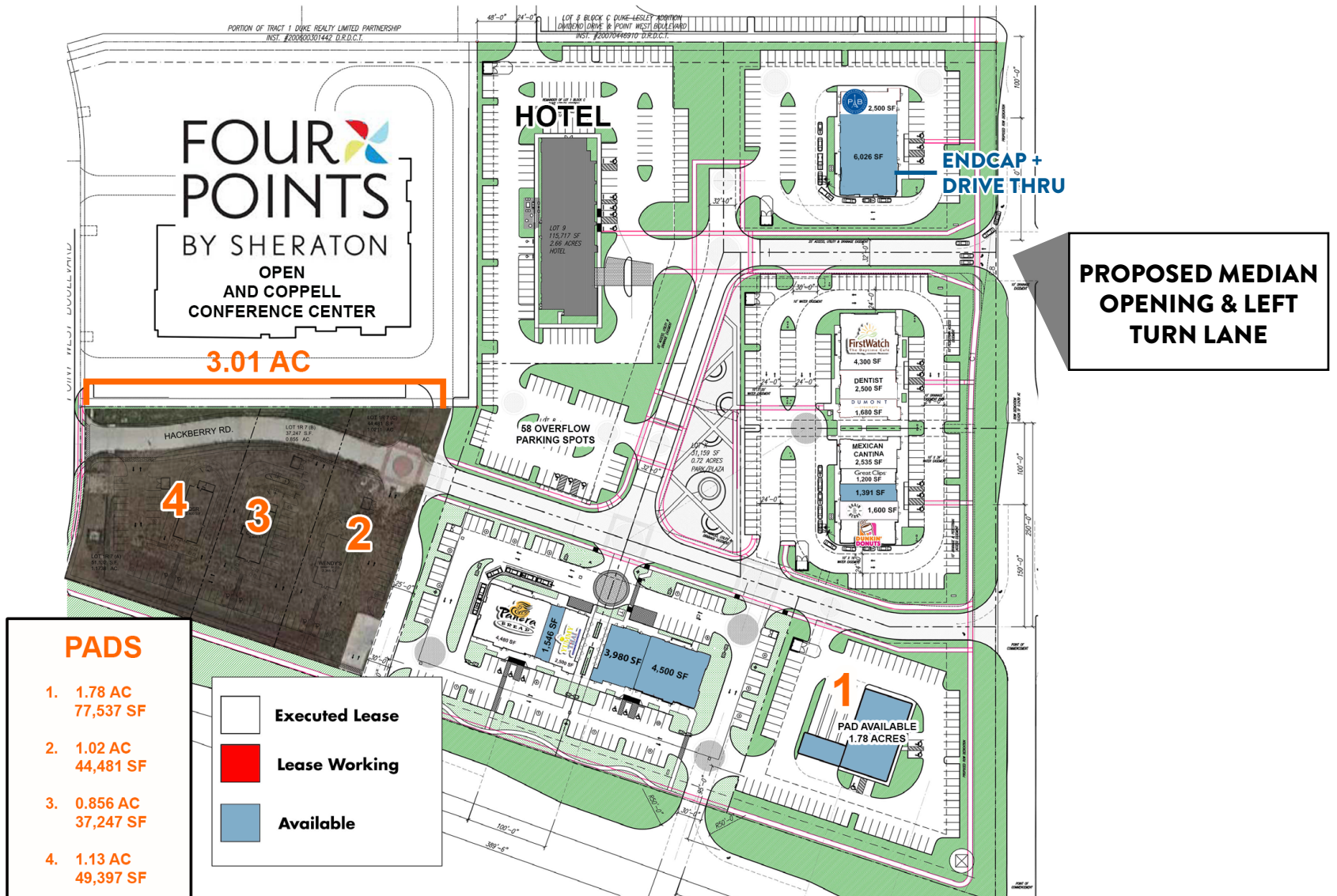


2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,144	59,507	170,293
EST. DAYTIME POPULATION	32,568	100,628	205,088
EST. AVG. HH INCOME	\$123,360	\$172,132	\$152,340

AREA ATTRACTIONS



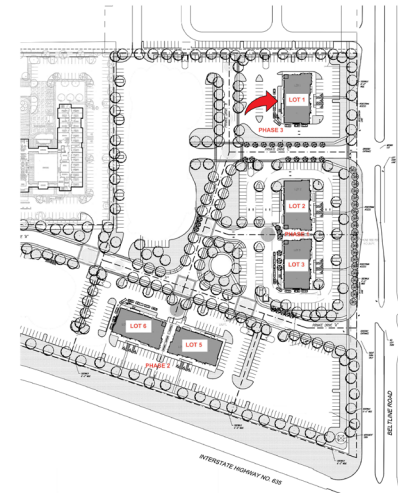


END CAP
DRIVE THRU



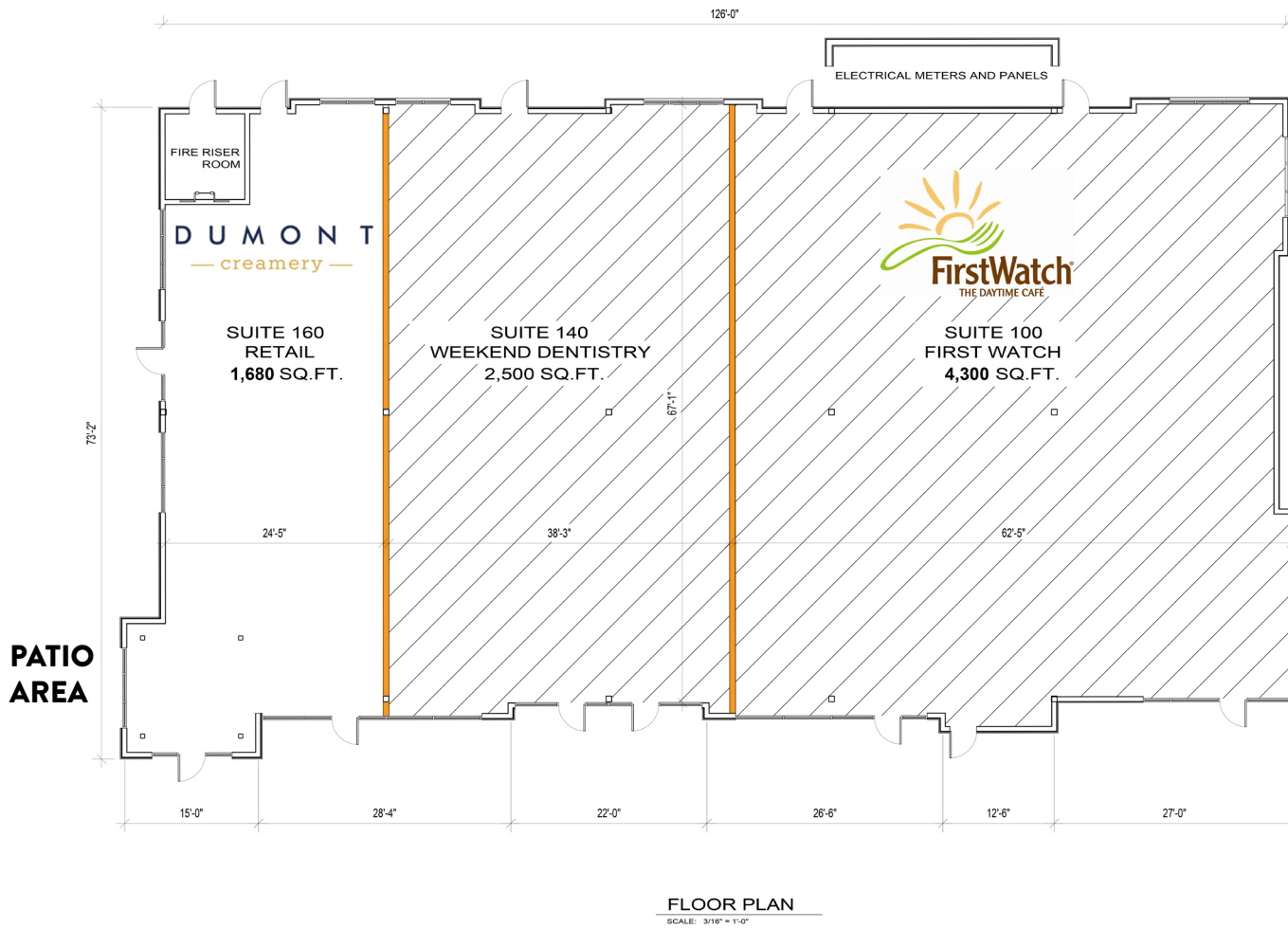
FLOOR PLAN
SCALE: 3/16" = 1'-0"

GLA: 8,526 SF

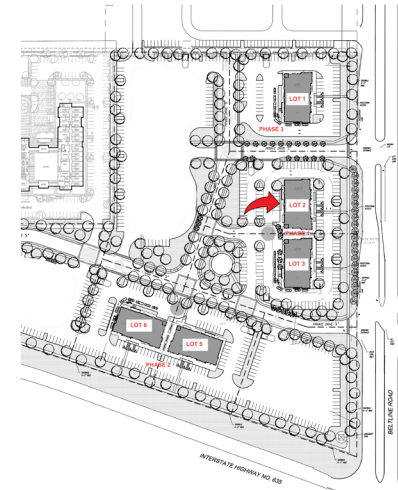


CIVIL PLANS: OCTOBER 2018

LOT 1 - PHASE 3
POINT WEST DEVELOPMENT
1535 S. BELTLINE, COPPELL, TEXAS

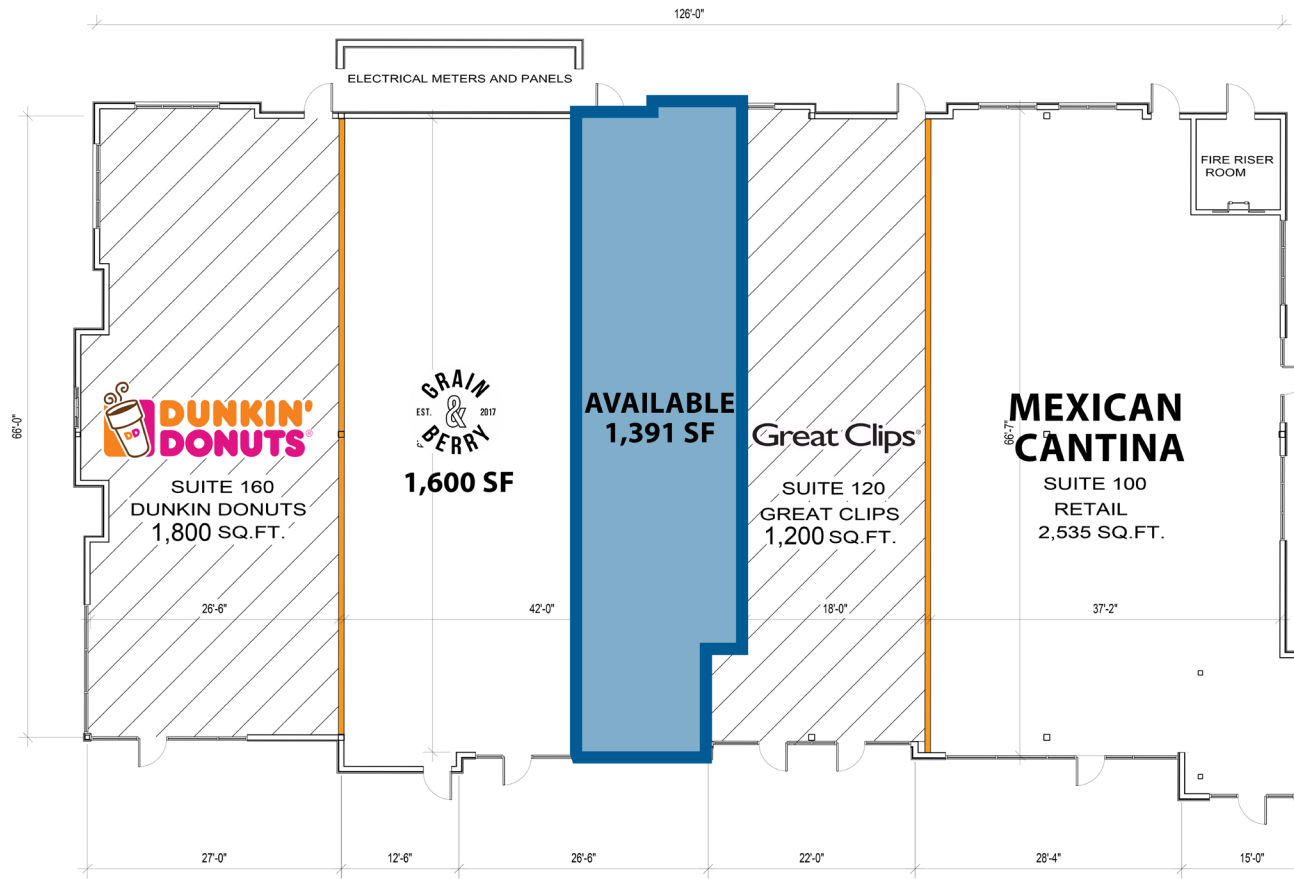


GLA: 8,480 SF

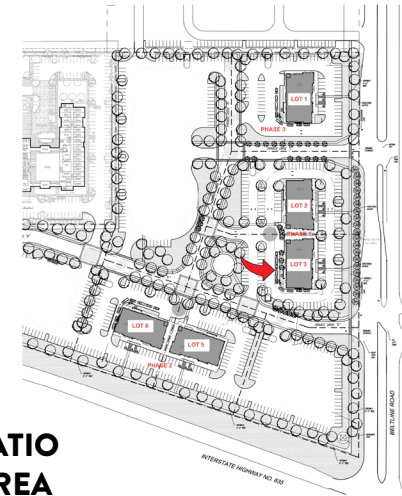


CIVIL PLANS: JUNE 2017

LOT 2 - PHASE 1
POINT WEST DEVELOPMENT
1551 S. BELTLINE, COPPELL, TEXAS



GLA: 8,526 SF



PATIO AREA



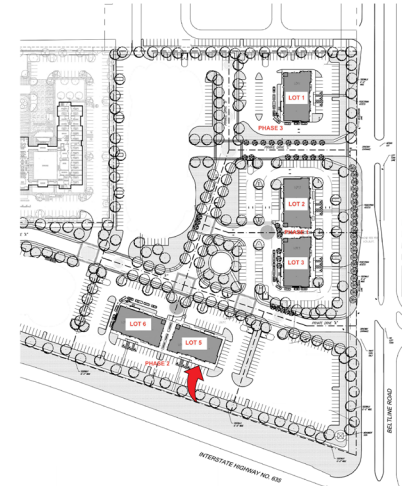
CIVIL PLANS: JUNE 2017

LOT 3 - PHASE 1
POINT WEST DEVELOPMENT
1575 S. BELTLINE, COPPELL, TEXAS

FLOOR PLAN
SCALE: 3/16" = 1'-0"



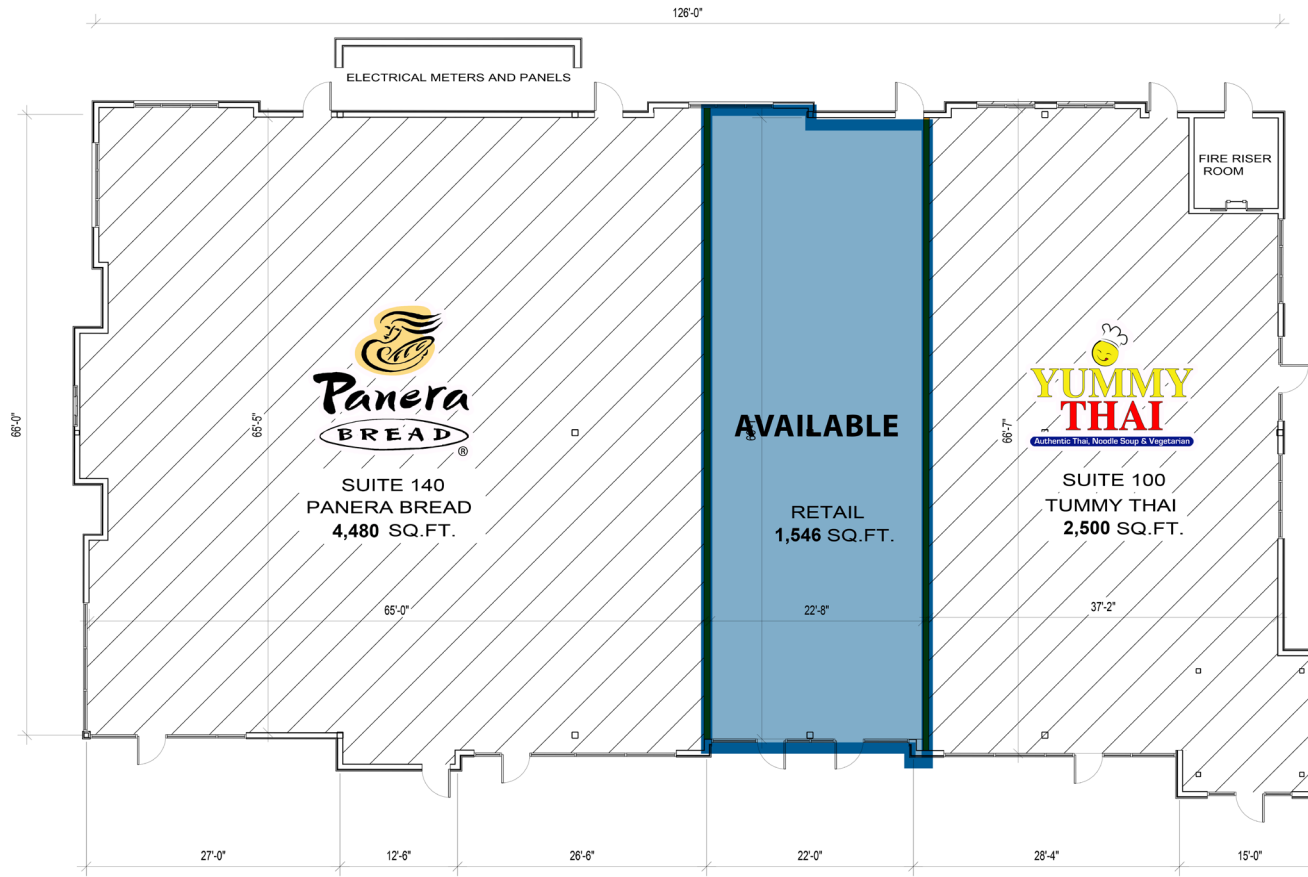
GLA: 8,480 SF



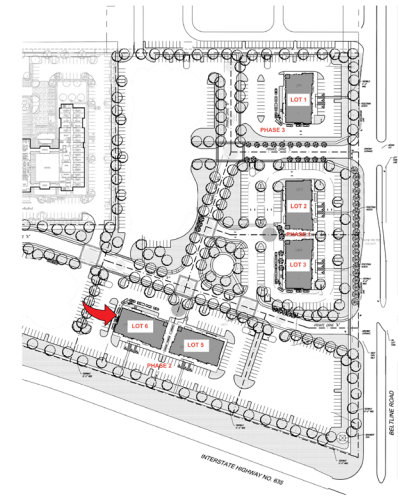
CIVIL PLANS: MAY 2018

FLOOR PLAN
SCALE: 3/16" = 1'-0"

LOT 5 - PHASE 2
POINT WEST DEVELOPMENT
120 W. LBJ FWY. - COPPELL, TEXAS



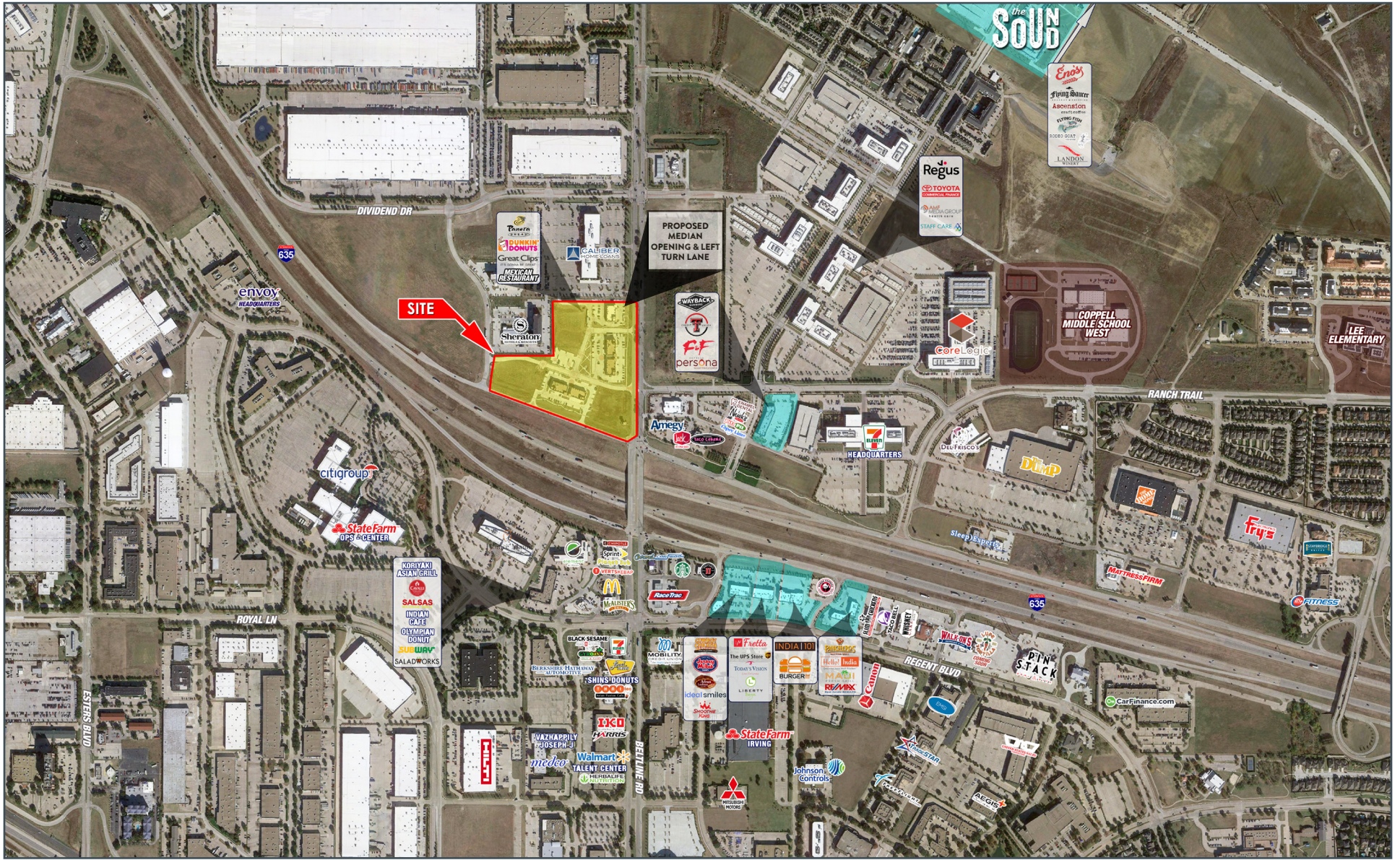
GLA: 8,526 SF



FLOOR PLAN
SCALE: 3/16" = 1'-0"

CIVIL PLANS: MAY 2018

**LOT 6 - PHASE 2
POINT WEST DEVELOPMENT
140 W. LBJ FWY. - COPPELL, TEXAS**







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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
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Mia Ureña	748118	murena@venturedfw.com	214-378-1212
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