



POINT WEST

For lease:
NWC Belt Line Rd &
I-635
Coppell, TX 75019

VENTURE

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Metrics

NWC Belt Line Rd & I-635
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Available Spaces

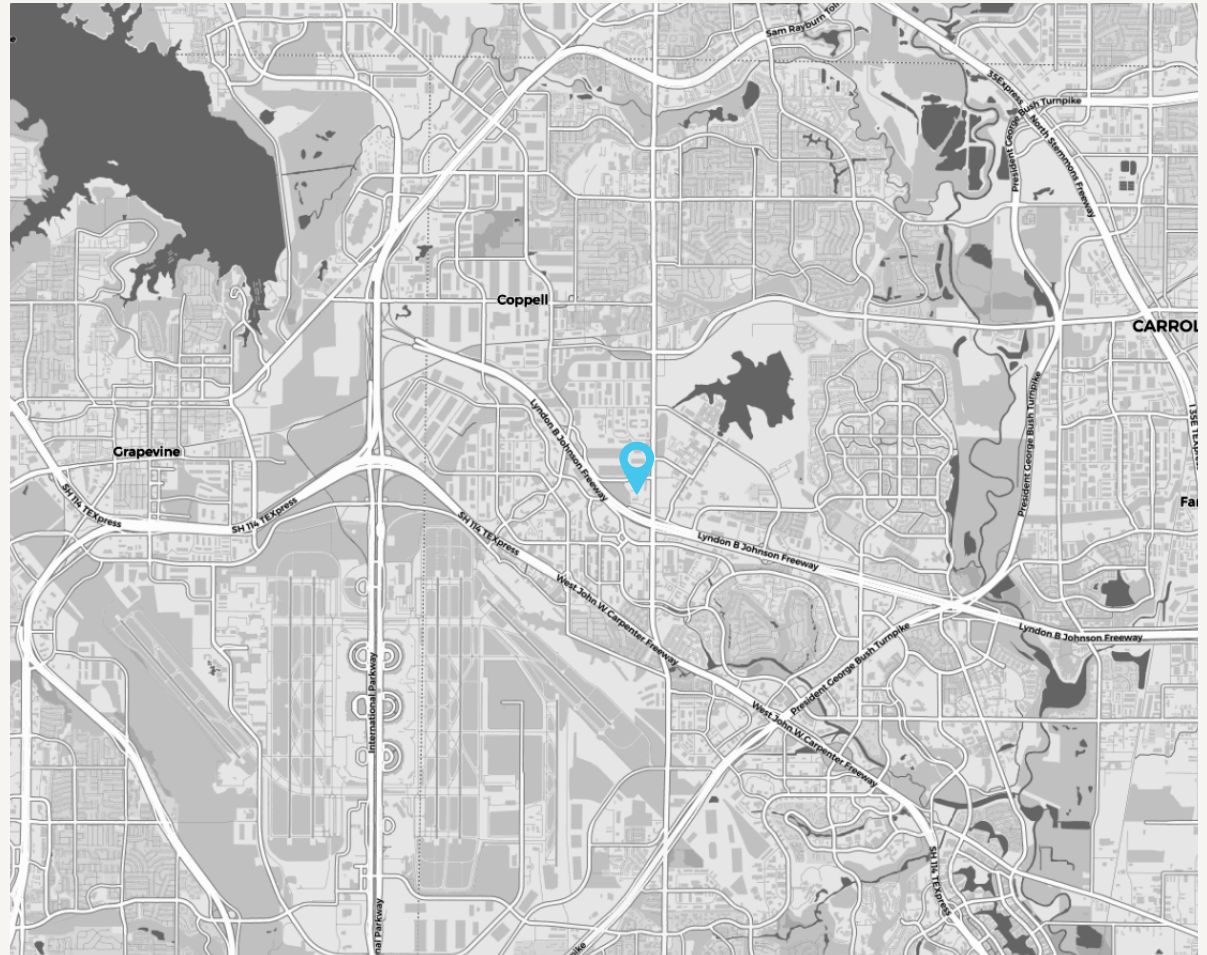
Lot 1 Lot 6 Lot 2
1,326 SF 1,546 SF 1,391 SF

Lot 5
1,480 SF

Pads
1. 1.78 AC Hard corner for ground lease or BTS
2. 1.02 AC
3. 0.856 AC
4. 1.13 AC

Traffic Counts

Belt Line Rd I-635
35,554 VPD 97,451 VPD



Area Attractions



Property Highlights

NWC Belt Line Rd & I-635
Coppell, TX 75019

1. Located at the hard corner of Hwy 635 & Belt Line with over 130,000 cars per day
2. New HEB under construction directly east of the site
3. 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)
4. High daytime population and high average HH income

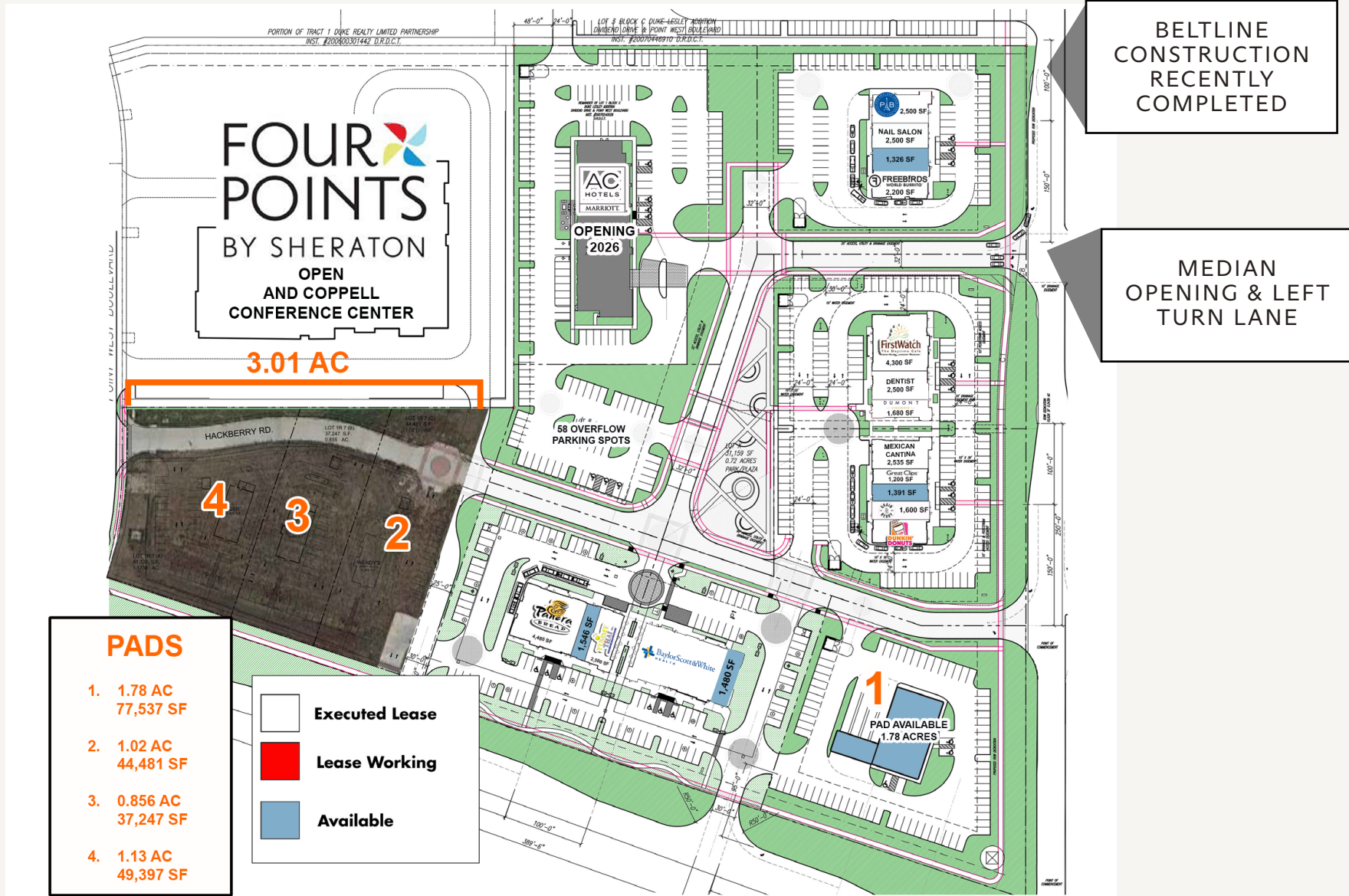


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,721	65,274	183,302
EST. DAYTIME POPULATION	24,343	102,432	214,927
EST. AVG. HH INCOME	\$162,311	\$175,844	\$152,847

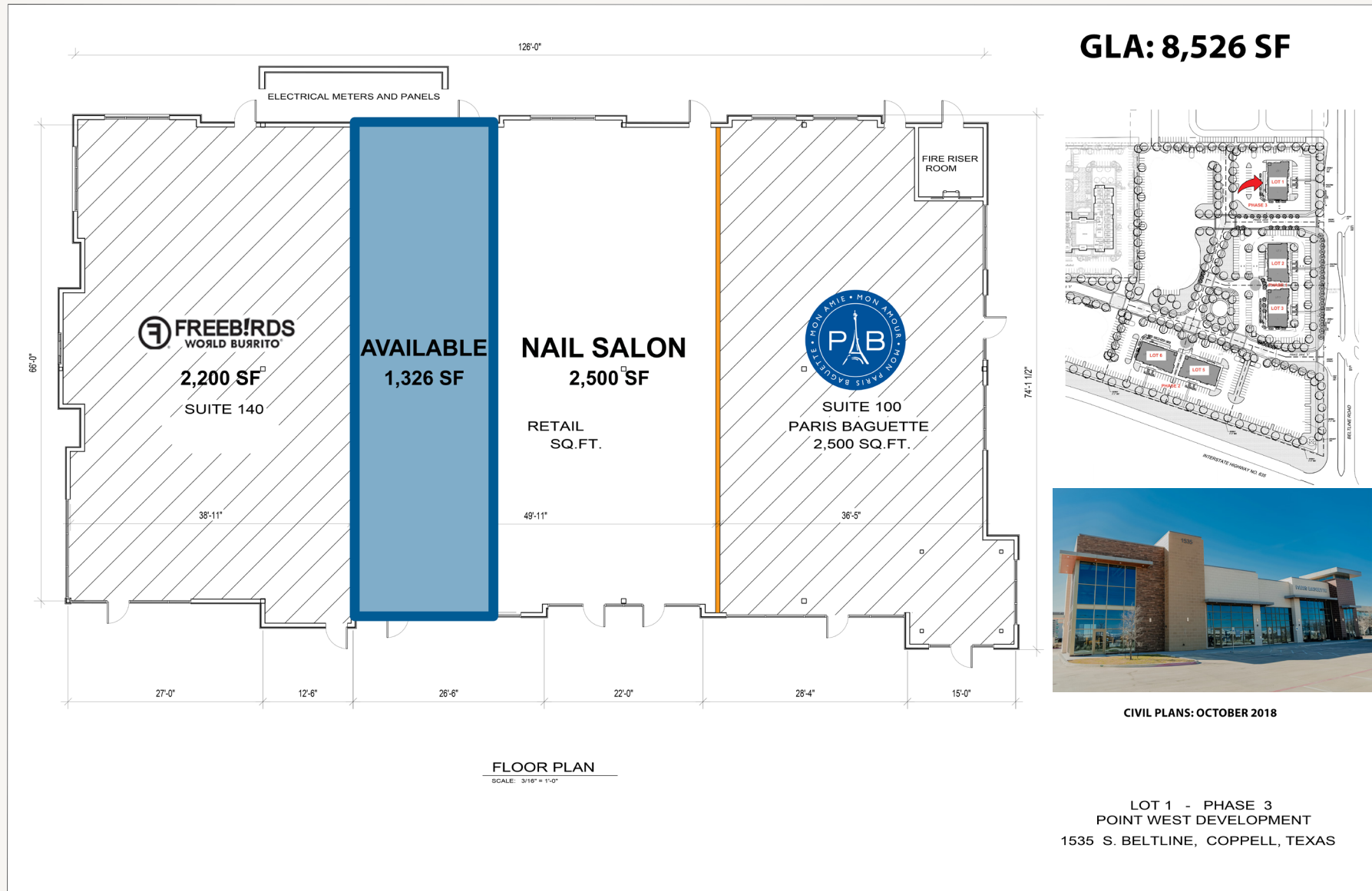
Site Plan

NWC Belt Line Rd & I-635
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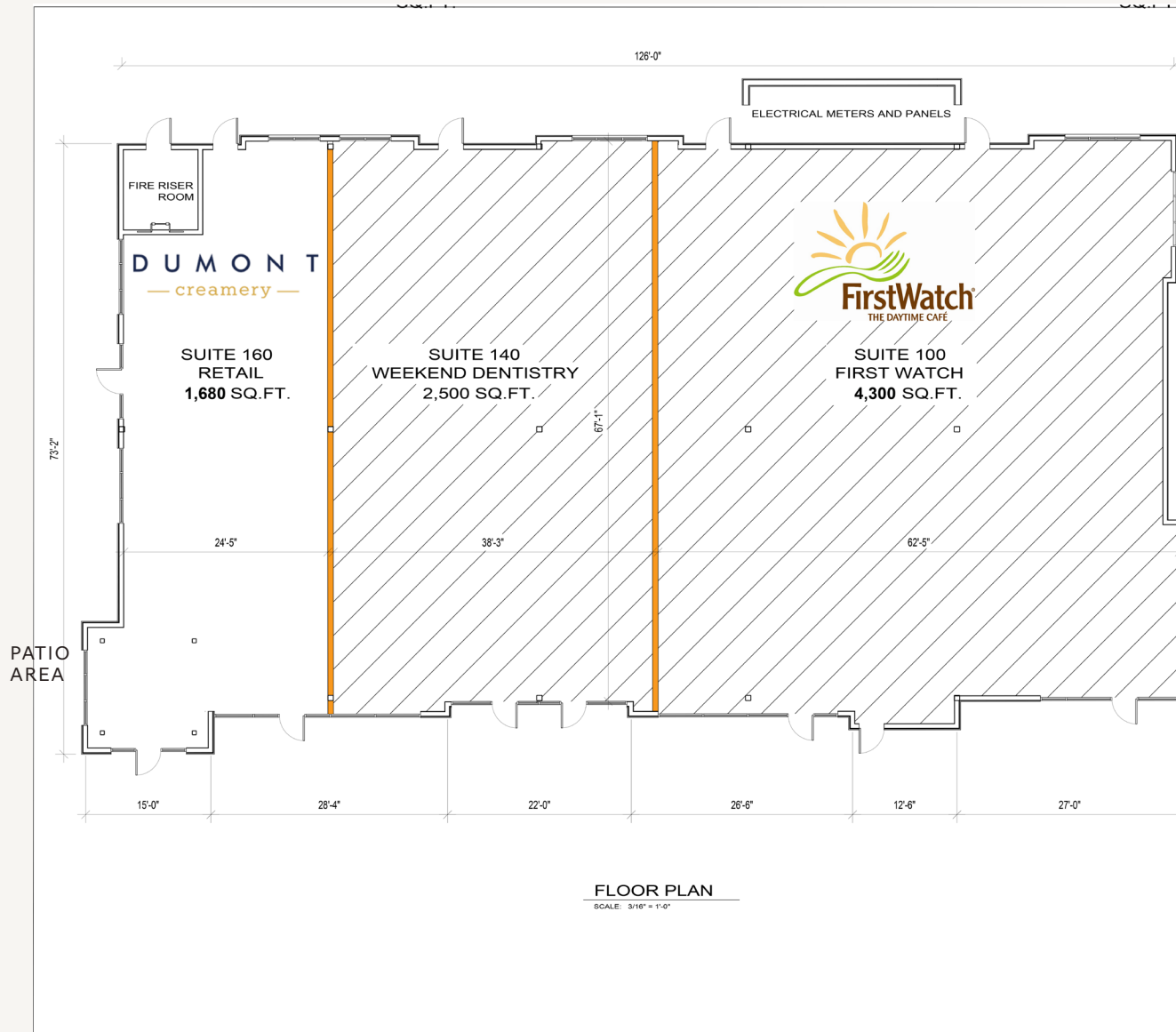
Lot 1 Plan

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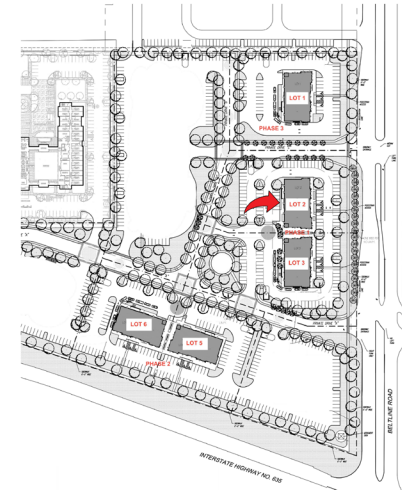


Lot 2 Plan

NWC Belt Line Rd & I-635
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GLA: 8,480 SF



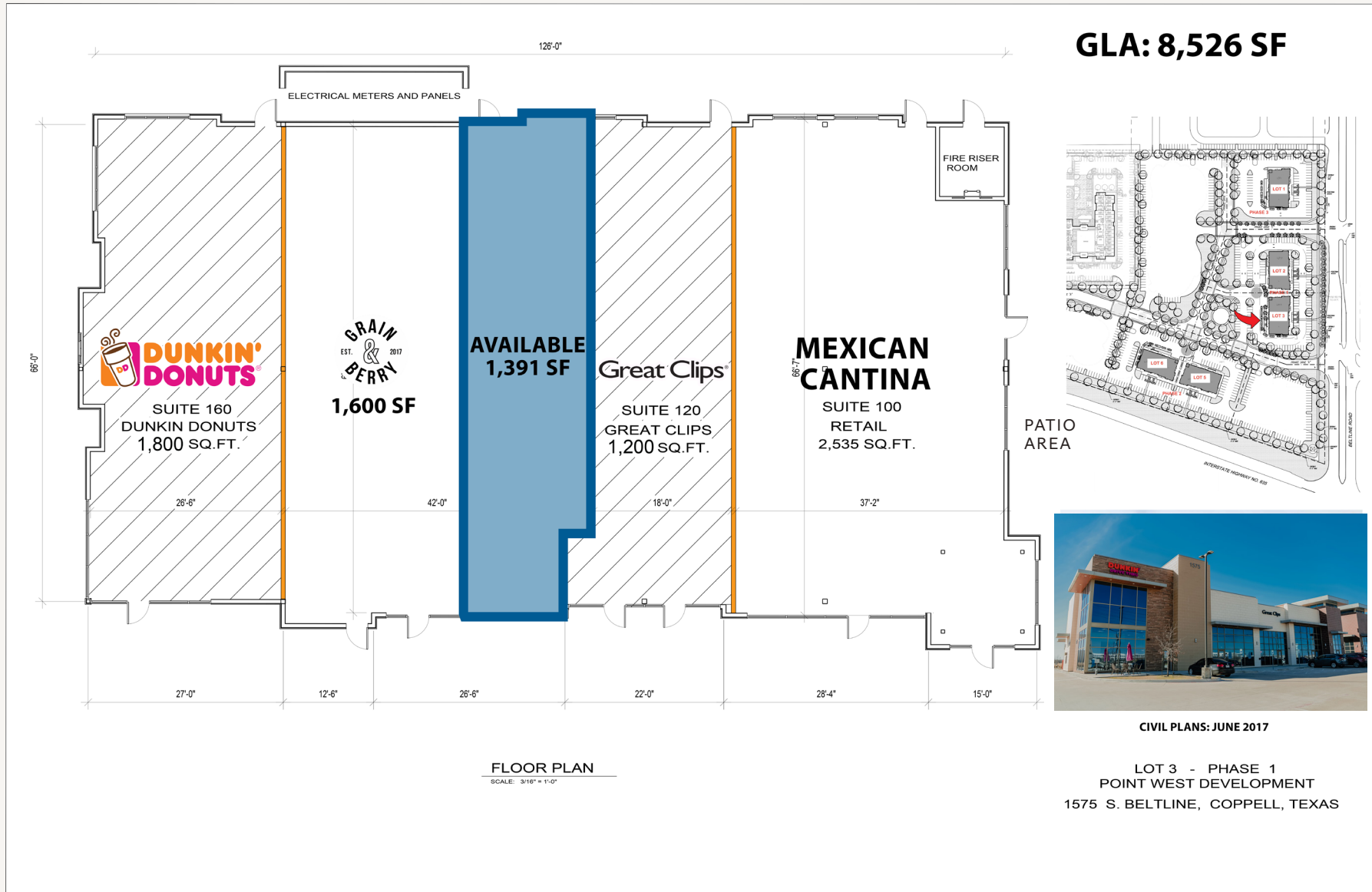
CIVIL PLANS: JUNE 2017

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

Lot 3 Plan

NWC Belt Line Rd & I-635
Coppell, TX 75019

GLA: 8,526 SF

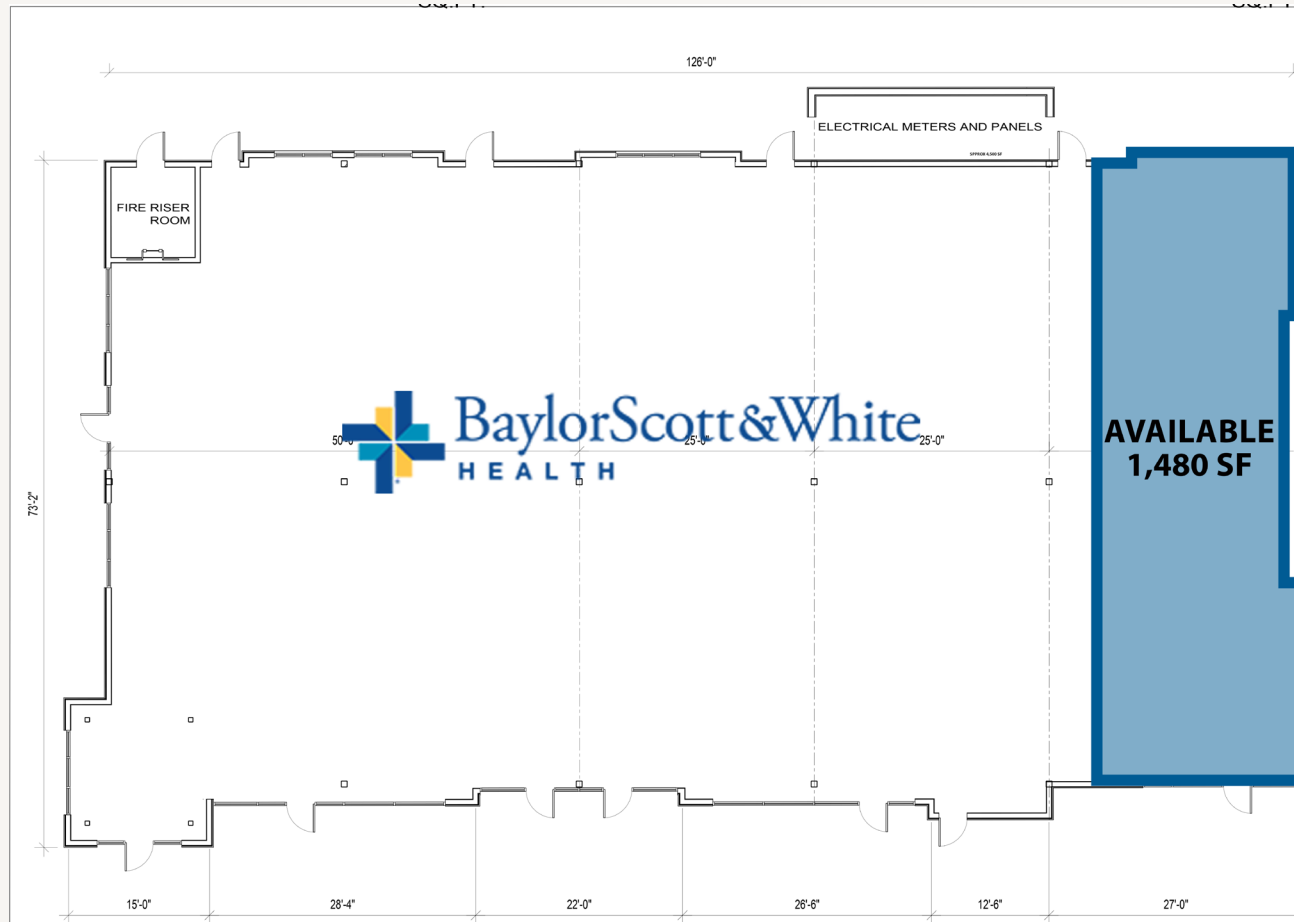


CIVIL PLANS: JUNE 2017

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

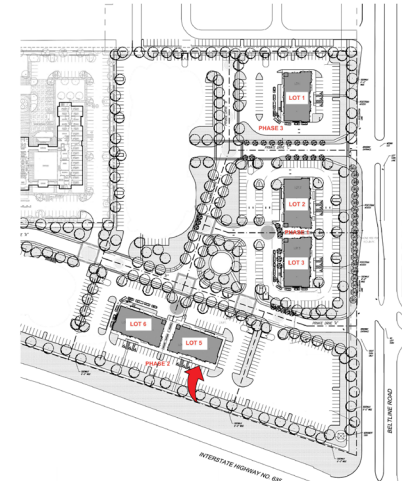
Lot 5 Plan

NWC Belt Line Rd & I-635
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FLOOR PLAN
SCALE: 3/16" = 1'-0"

GLA: 8,480 SF

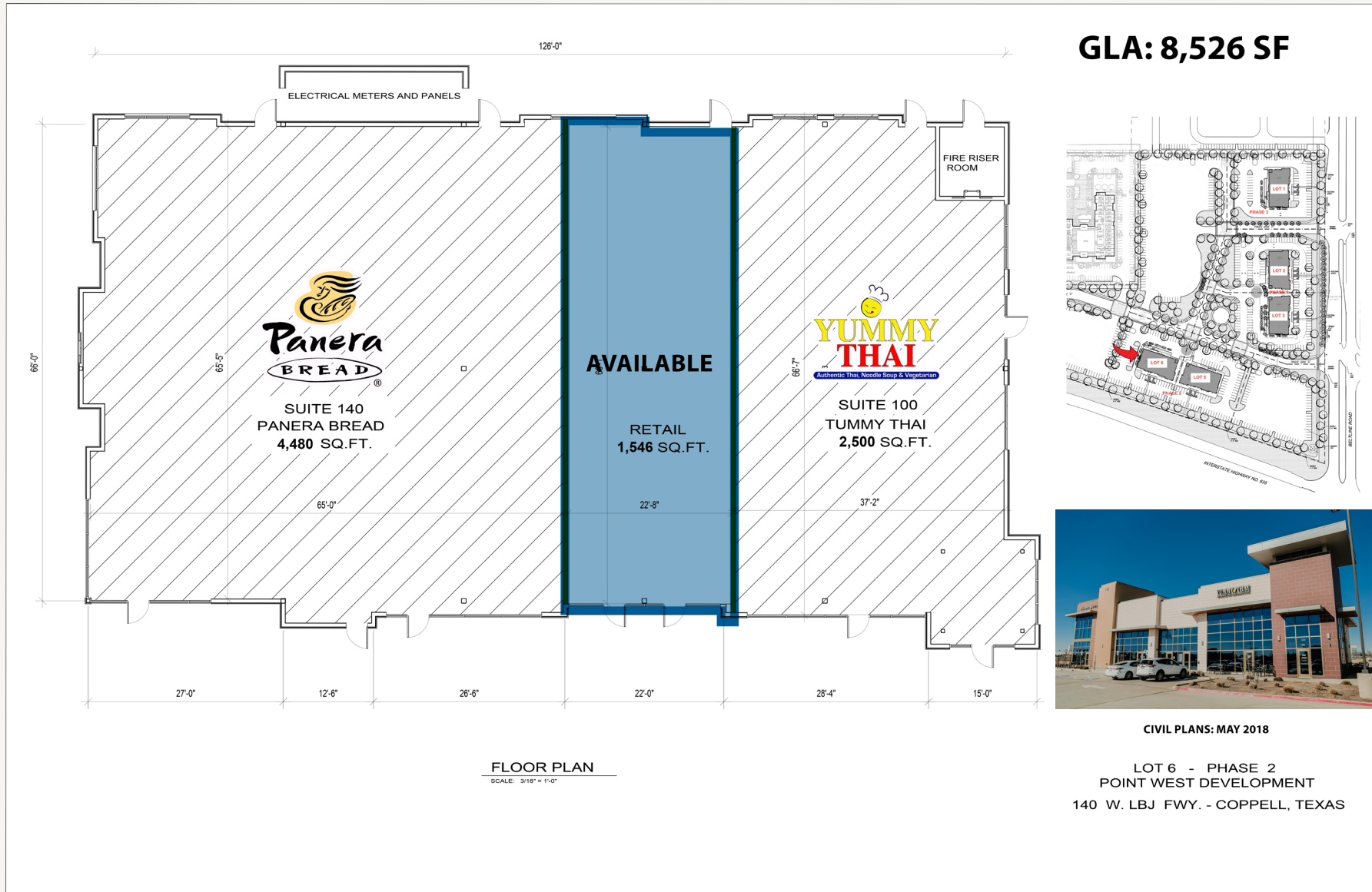


CIVIL PLANS: MAY 2018

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

Lot 6 Plan

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Aerial

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Photos

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VENTURE

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