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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

**4,226 SF ENDCAP + 1,546 SF**  
**DRIVE-THRU**  
**(DIVISIBLE)**

**2,535 SF + PATIO 1,800 SF (AT LEASE)**

**1,391 SF**

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

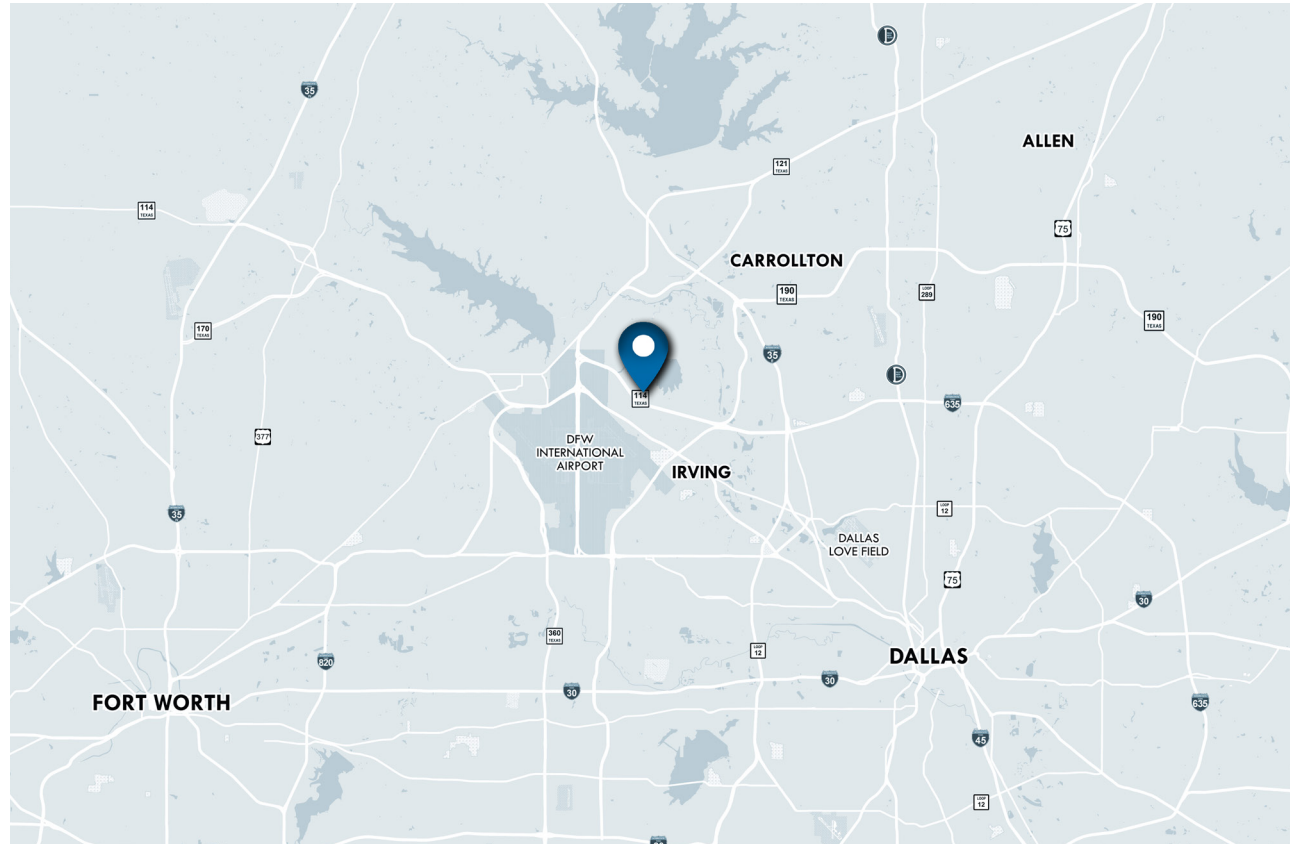
**PADS AVAILABLE ON I-635 (SEE SITE PLAN)**

## 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**



## 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

## AREA ATTRACTIONS

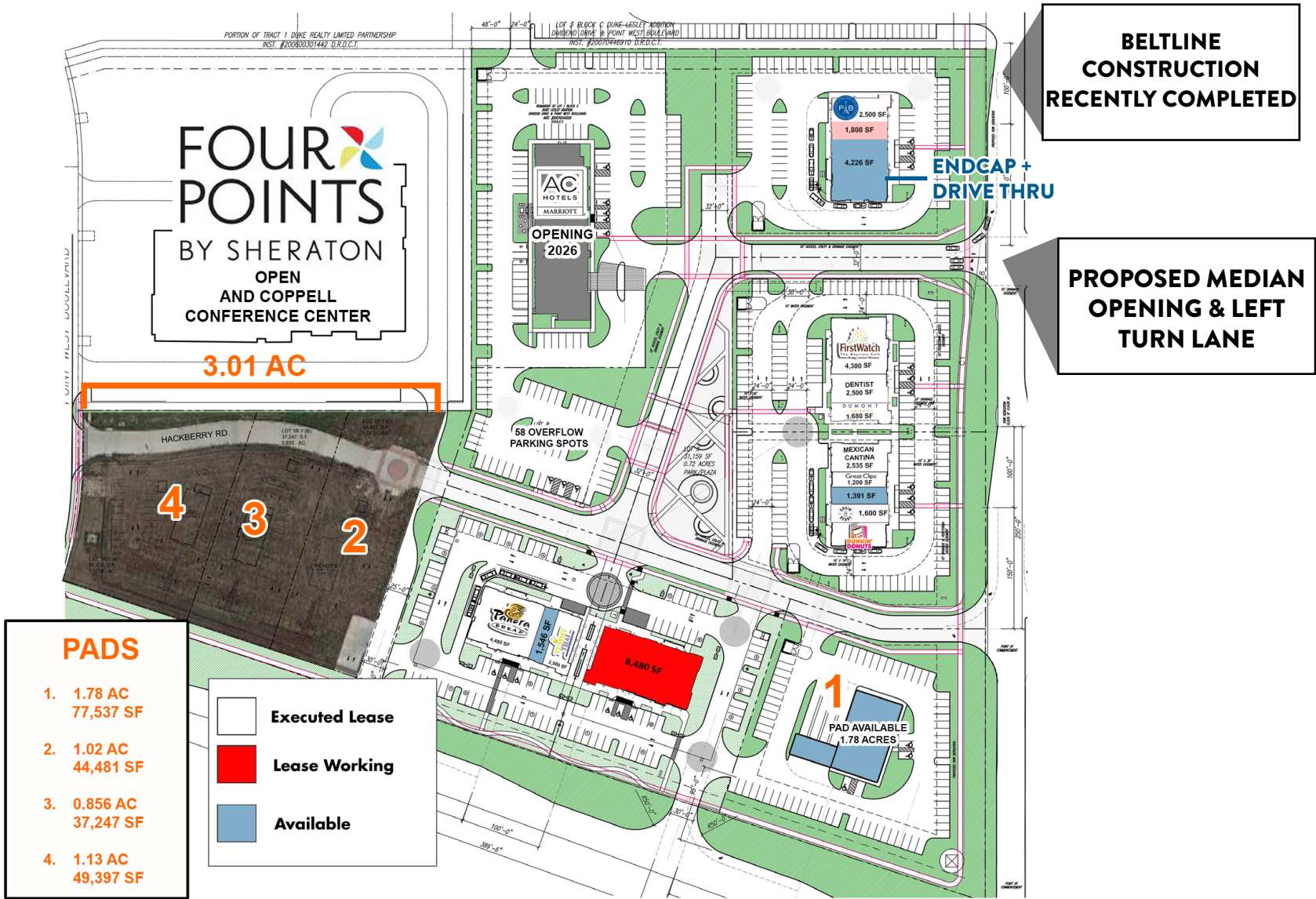
**FOUR POINTS**  
 BY SHERATON

**Panera**  
 BREAD®

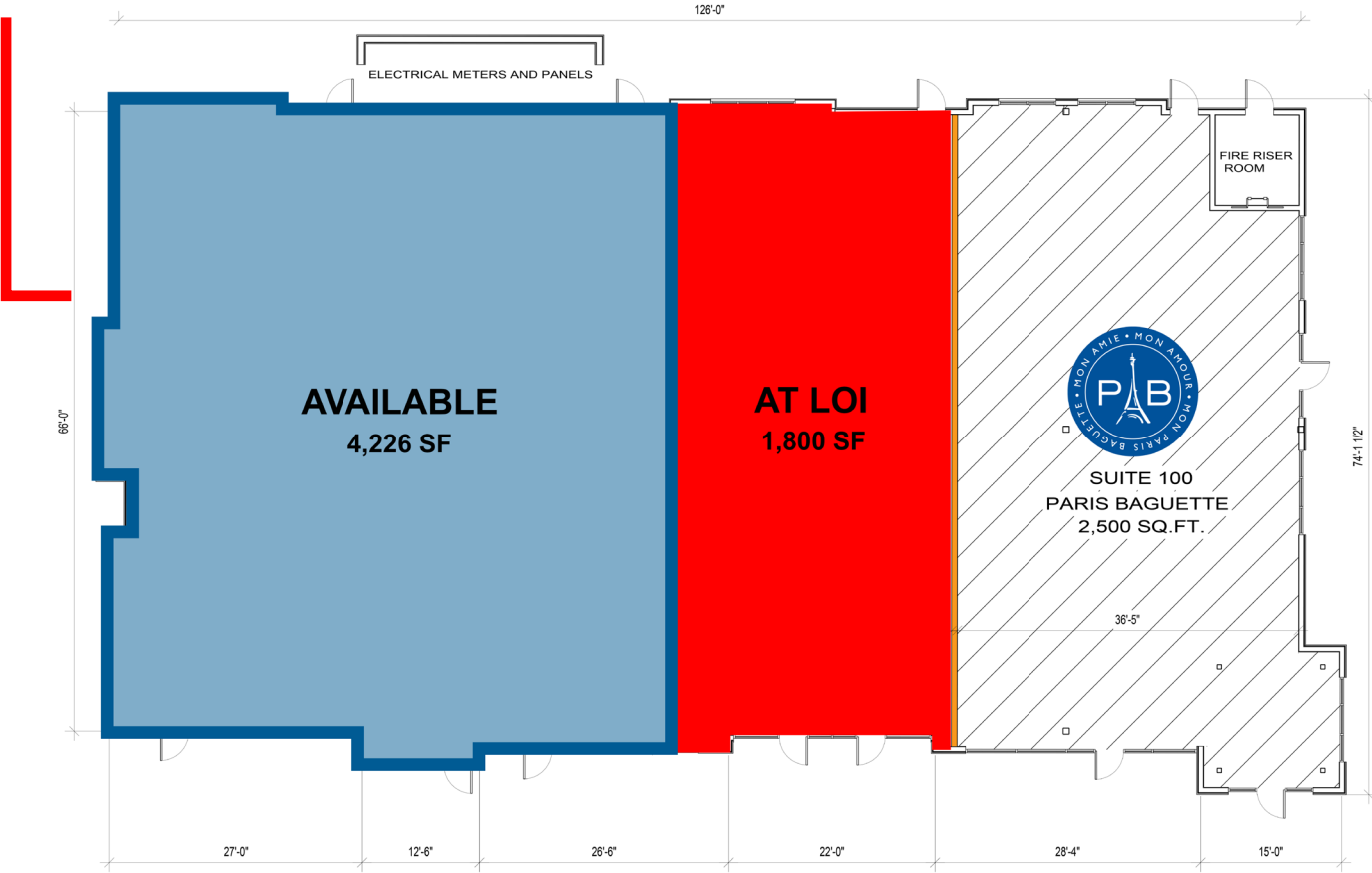
**FIRST WATCH**

**CYPRESS WATERS**

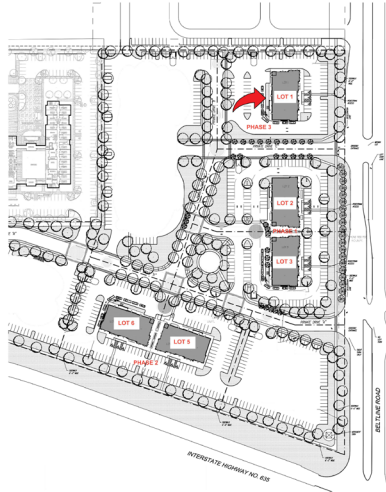
**PARIS BAGUETTE**



END CAP  
DRIVE THRU



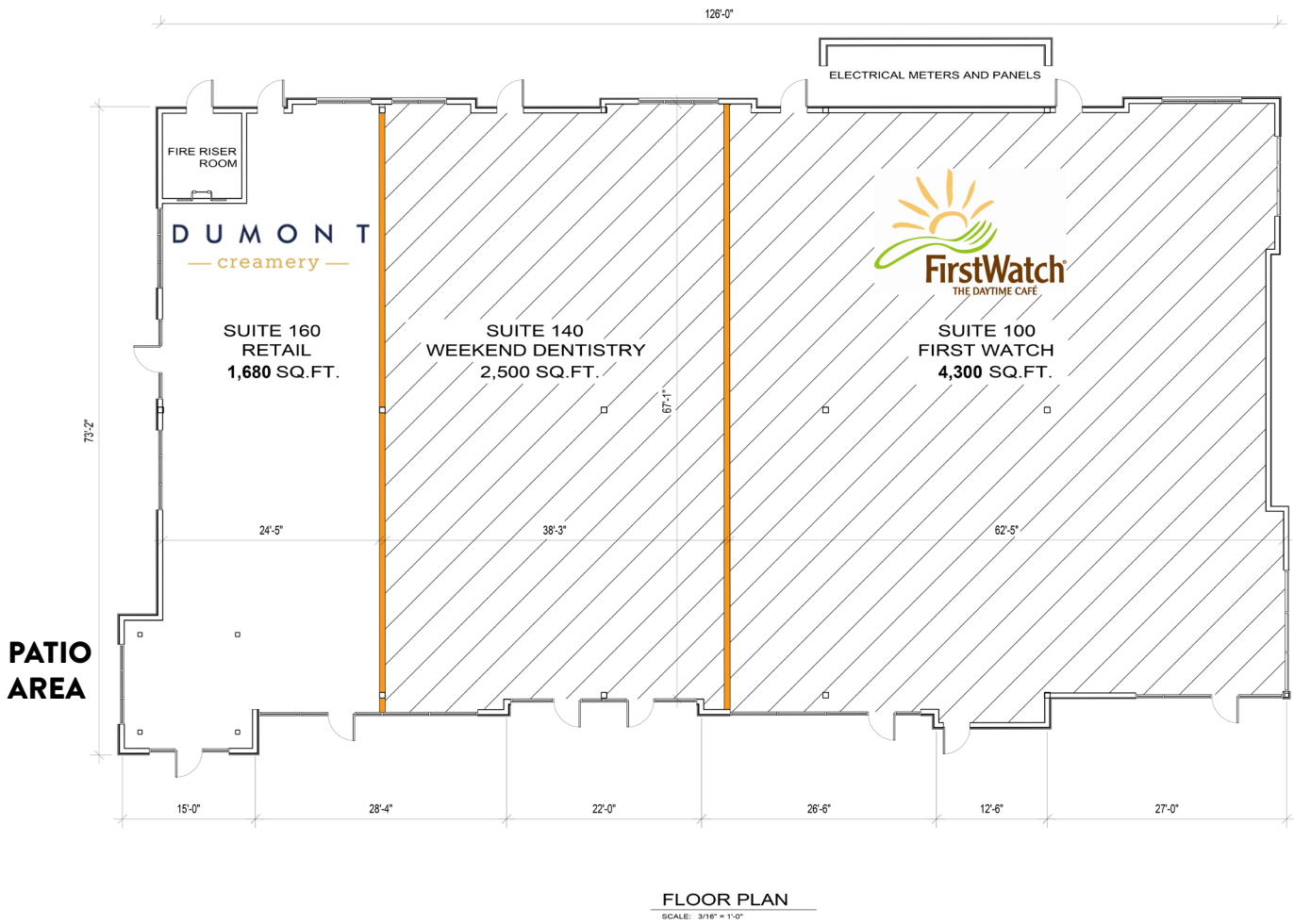
GLA: 8,526 SF



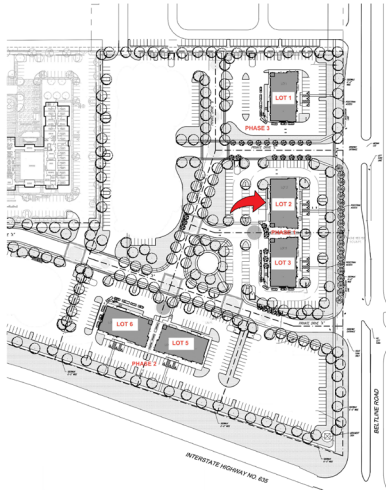
CIVIL PLANS: OCTOBER 2018

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

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



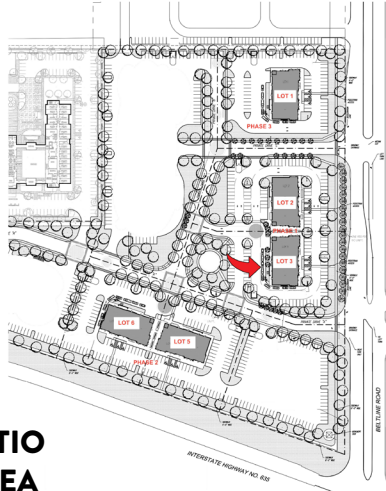
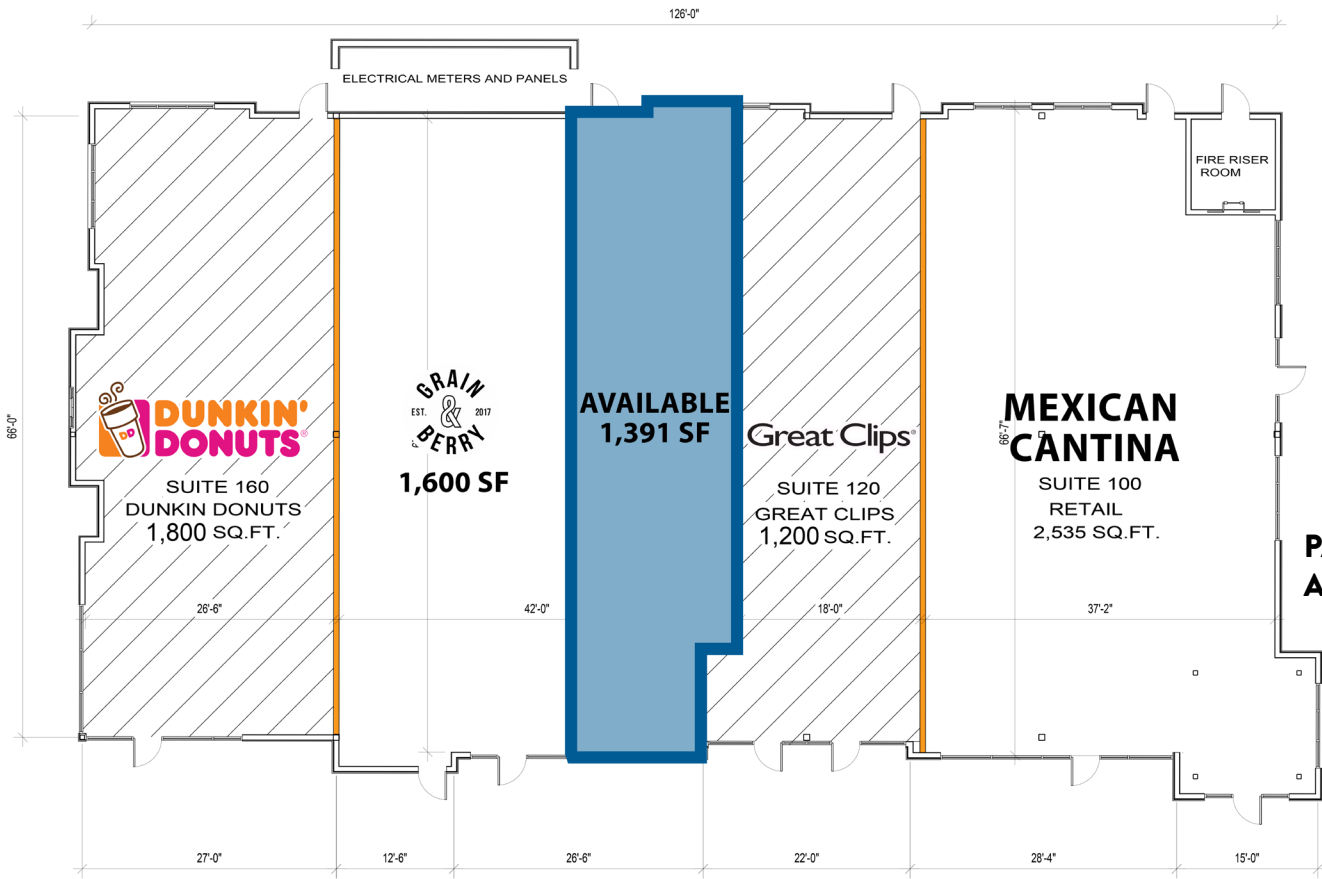
GLA: 8,480 SF



CIVIL PLANS: JUNE 2017

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

GLA: 8,526 SF



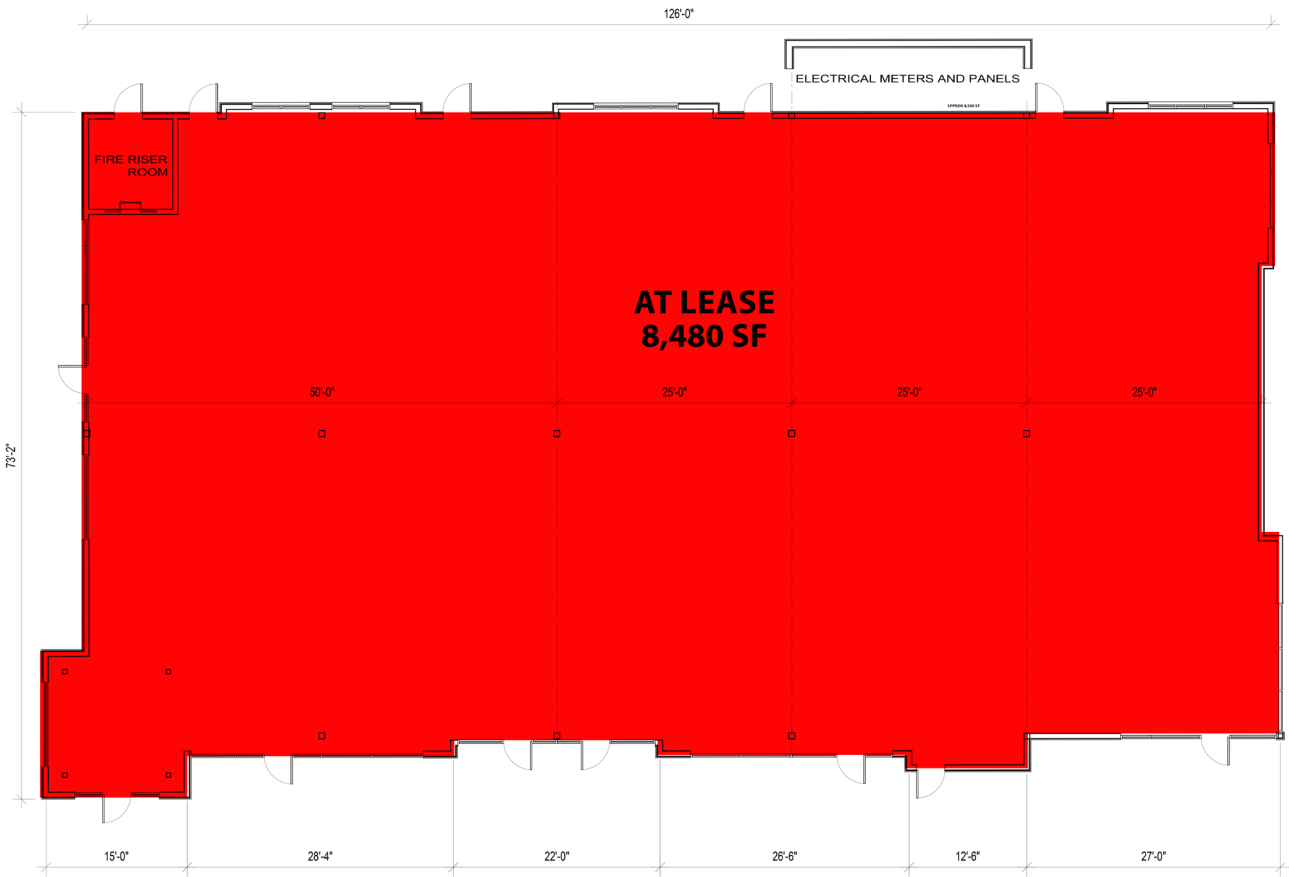
PATIO AREA



CIVIL PLANS: JUNE 2017

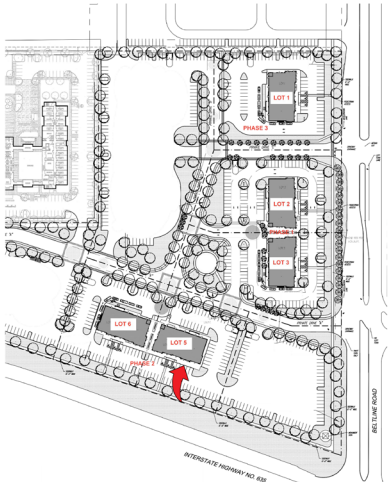
LOT 3 - PHASE 1  
POINT WEST DEVELOPMENT  
1575 S. BELTLINE, COPPELL, TEXAS

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



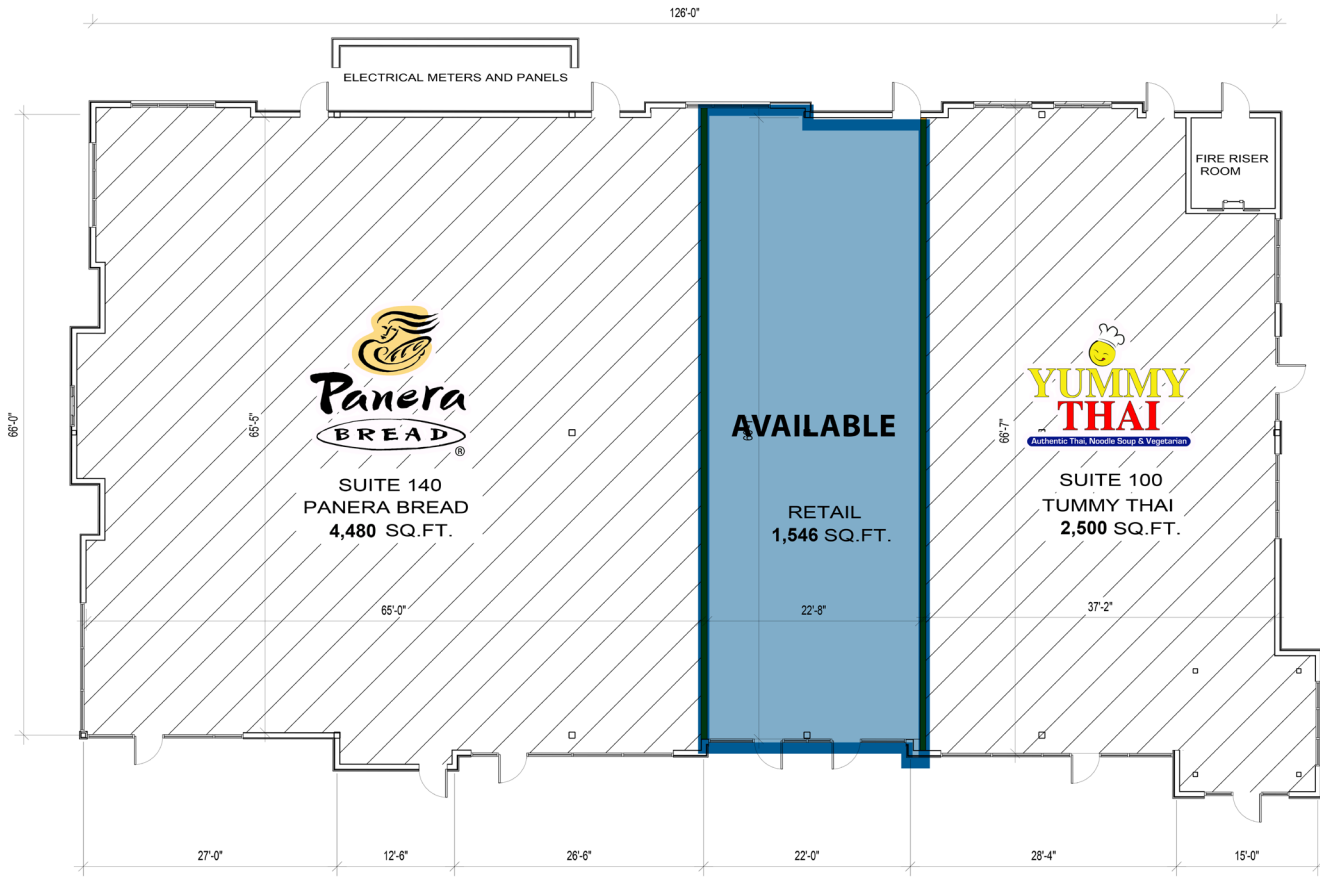
FLOOR PLAN  
SCALE: 3/16" = 1'-0"

GLA: 8,480 SF



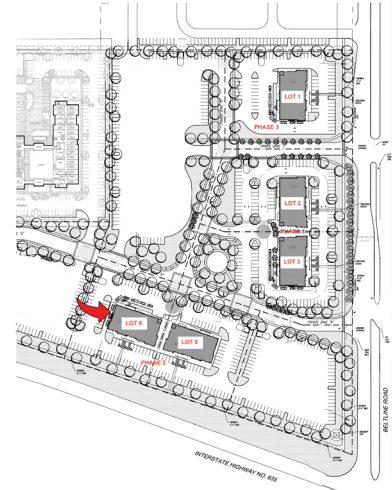
CIVIL PLANS: MAY 2018

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



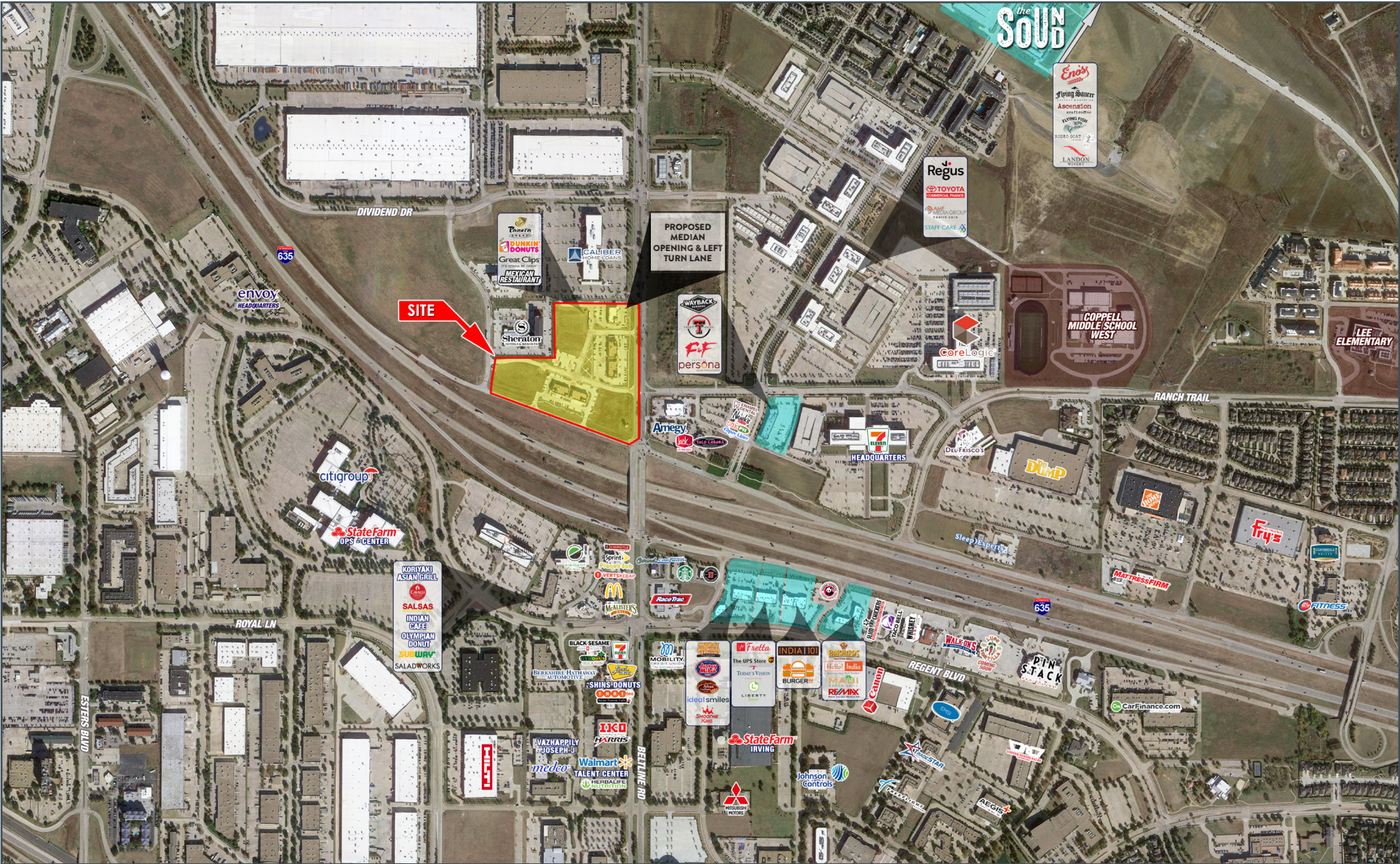
FLOOR PLAN  
SCALE: 3/16" = 1'-0"

GLA: 8,526 SF



CIVIL PLANS: MAY 2018

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







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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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Date



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Agent's Supervisor's Name	License No.	Email	Phone
<b>Amy Pjetrovic</b>	<b>550374</b>	<b>apjetrovic@venturedfw.com</b>	<b>214-378-1212</b>
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<b>Mia Ureña</b>	<b>748118</b>	<b>murena@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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