

RETAIL & RESTAURANT | CONTACT BROKER

CONCEPTUAL RENDERING



**FOR LEASE**  
**Coppell Entertainment Plaza**  
Coppell, Texas

**Crest Commercial Real Estate**  
9330 Lyndon B. Johnson Fwy #1080, Dallas, TX 75243

**Abe Arteaga**  
214.295.7523 - [AArteaga@crestcommercial.com](mailto:AArteaga@crestcommercial.com)







# PROPERTY SUMMARY

**Coppell Entertainment Plaza**  
360 State Hwy-121, Coppell TX 75019



## PROPERTY HIGHLIGHTS

- **Anchored by Indoor Pickleball X - Coppell's Premier Pickleball Destination**  
Indoor Pickleball X is the sister brand of Indoor Pickleball Now, which has three locations under construction, all set to open by the end of 2025. With plans to expand to six DFW locations by 2027, this Coppell location - strategically positioned next to LA fitness - will serve as the **flagship store** for the brand
- The Fort Worth location has already attracted over 5,000 registered members in just one year, with growing demand for enhanced food and beverage options.
- **An Ideal Space for a Thriving Business** - This Space is perfectly suited for a **coffee shop, bakery, light eatery, sports bar, or other sports/entertainment concepts.**
- The right business can leverage the built-in customer base of active pickleball players, transforming the entire building into a vibrant **sports-themed dining and social hub**, similar to **Topgolf or Chicken N Pickle.**

## OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	2,170-2,485 SF
Building Size:	17,655 SF

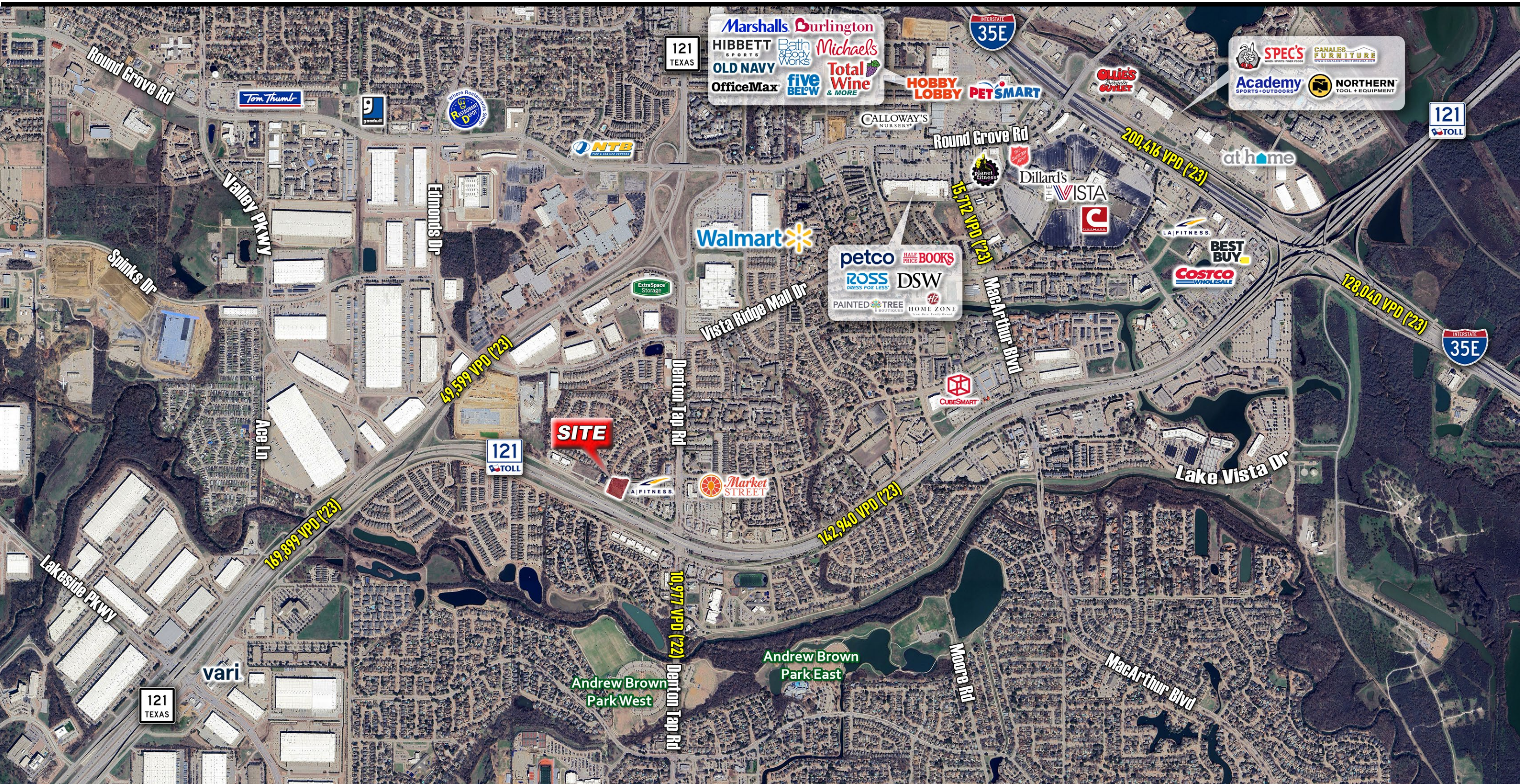




# MARKET AERIAL

## Coppell Entertainment Plaza

360 State Hwy-121, Coppell TX 75019



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214.696.6677

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# LEASE SPACES

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### AVAILABLE SPACES

SUITE	SIZE (SF)
■ AVAILABLE	2,485 SF (Restaurant)
■ AVAILABLE	2,170 SF (Retail)







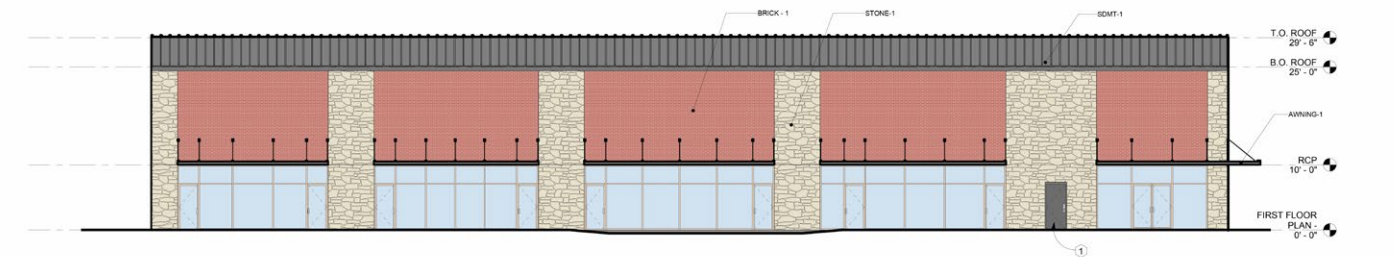
# FEATURES

## DISTINCT FEATURES

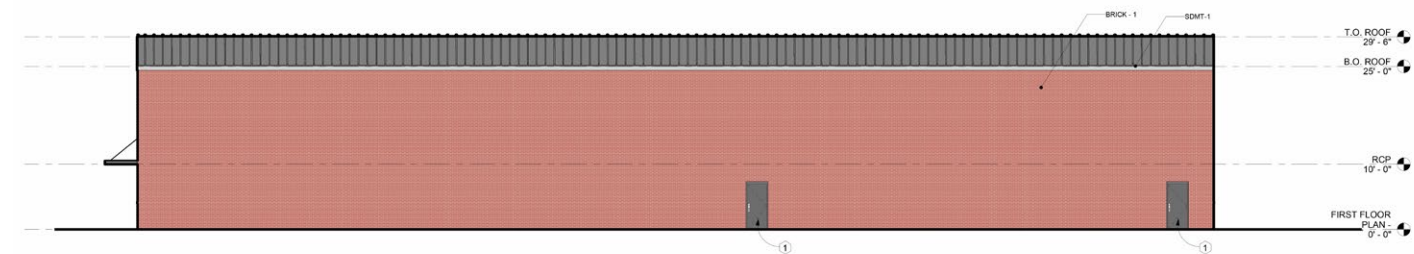
- The wall height is 25 feet, peaking at 29 feet, making it a great space for a loft style mezzanine. This design would provide a beautiful birds-eye view of the pickleball courts.
- Restaurant and retail tenants may request a **vending window and access door**, allowing customers to seamlessly enjoy food and drinks inside the pickleball venue
- **High Foot Traffic** - A steady stream of engaged customers from Indoor Pickleball X and LA Fitness
- **Unmatched Operating Hours & City Approvals | Planned Development (PD) approved by the City of Coppell**
- **Restaurant Hours: 6 AM - 12 AM** (longest-approved restaurant hours in Coppell)
- **Pickleball Club: 24/7 operation** (the only business in Coppell approved for 24/7 hours)
- This is a **rare opportunity** to establish a standout retail or dining concept in a high-energy, high visibility location with **an engaged and growing customer base**

# Coppell Entertainment Plaza

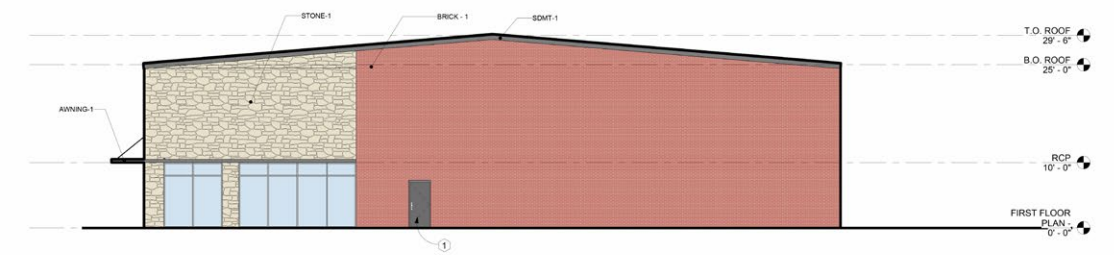
360 State Hwy-121, Coppell TX 75019



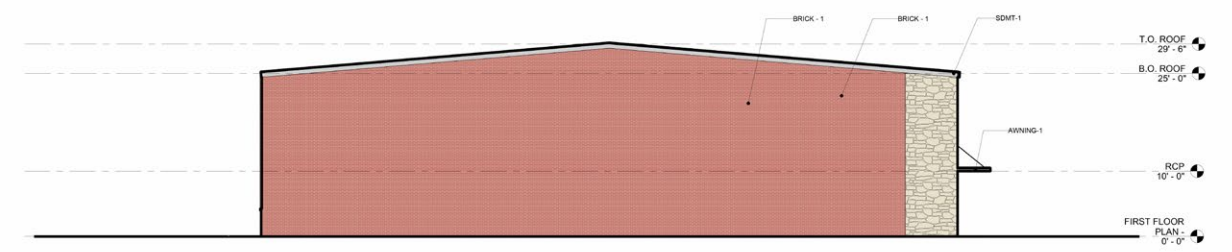
1 SOUTH ELEVATION  
A300 1/8" = 1'-0"



2 NORTH ELEVATION  
A300 1/8" = 1'-0"



1 EAST ELEVATION  
A301 1/8" = 1'-0"



2 WEST ELEVATION  
A301 1/8" = 1'-0"





# MARKET AERIAL

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# DEMOGRAPHICS MAP & REPORT

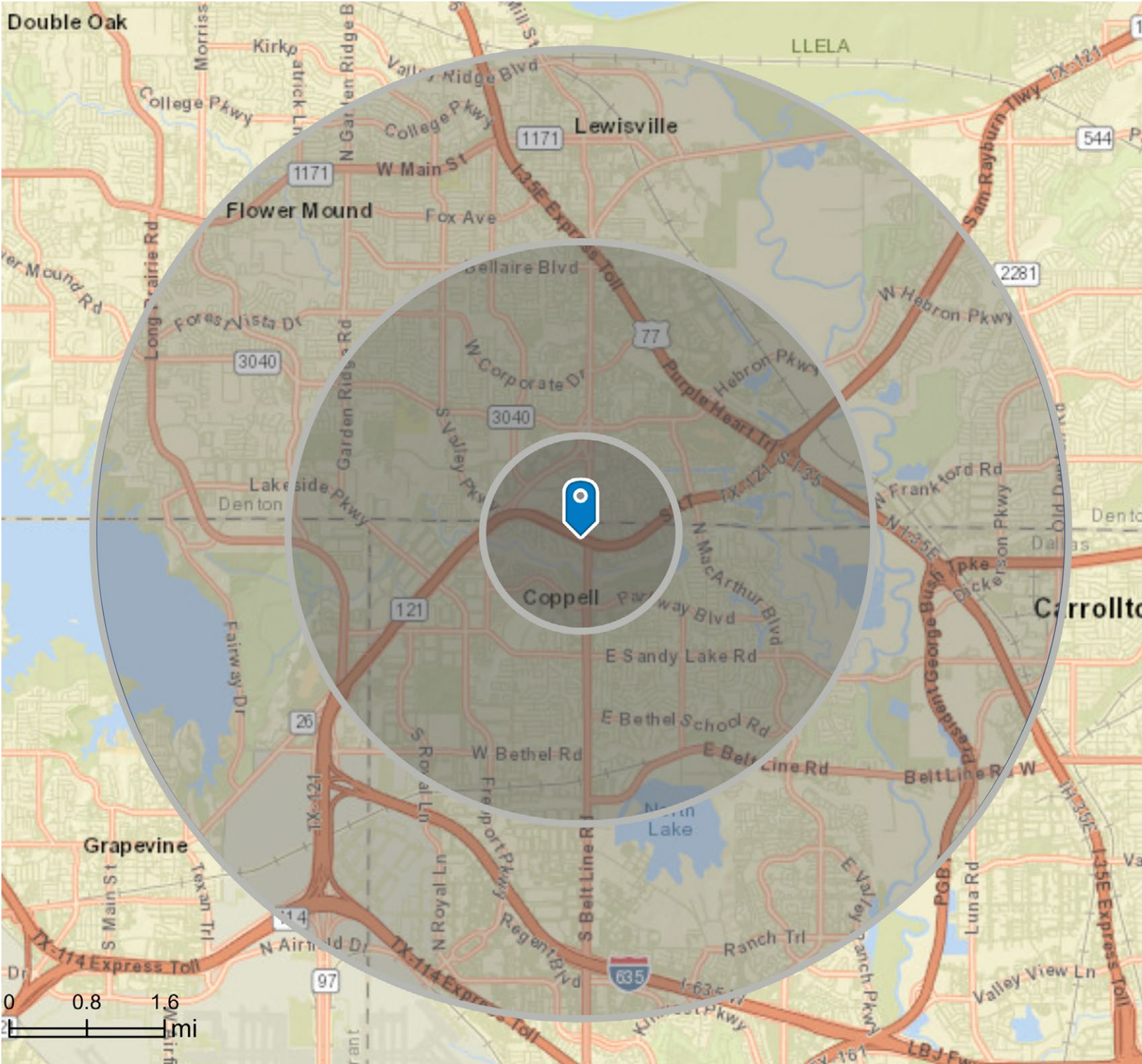
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## 2024 DEMOGRAPHICS

POPULATION	1 MI	3 MI	5 MI
Total Population	12,121	95,539	216,840
Median Age	34.0	34.3	35.3
Median Age (M)	34.1	34.8	34.9
Median Age (F)	34.5	35.2	35.7
HOUSEHOLDS & INCOME	1 MI	3 MI	5 MI
Total Households	4,294	38,365	84,088
# of Persons per HH	2.81	2.41	2.54
Average HH Income	\$185,392	\$137,861	\$136,838
Average Home Value	\$560,006	\$501,187	\$485,412

## TRAFFIC COUNTS

- TX-121 (Sam Houston Tollway): 142,940 VPD (TXDOT 2023)
- TX-121: 169,899 VPD (TXDOT 2023)
- Denton Tapp Rd: 10,977 VPD (TXDOT 2022)







## 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.*

11-2-2015



### 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date