

First Place Business Center

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Executive Summary

Occupying approximately 32,709 sqft, First Place Business Center is strategically situated along the primary artery of Coppell at 580 S. Denton Tap Rd, Coppell, TX 75019. South Denton Tap Rd, with substantial traffic counts, serves as a vital vertical passage through the heart of Coppell. It seamlessly transforms into N. Denton Tap and S. Belt Line, playing a pivotal role in connecting major thoroughfares, including I-635 and Sam Rayburn Tollway.

The property stands as a testament to stability, anchored by a diversified and esteemed tenant lineup. A cornerstone of this stability is the enduring presence of Texas Health Resources, the anchor tenant since 2009, contributing to 29.5% of the building's Gross Leasable Area (GLA). Renowned in the healthcare sector, Texas Health Resources consistently reinforces the property's reliability, recently renewing their commitment with a 5-year extension featuring robust yearly increases. This strategic partnership not only provides investors with a reliable revenue stream but also acts as a catalyst, attracting other high-quality tenants. Consequently, the overall tenant profile is enhanced, augmenting the property's market appeal.

> First Place Business Center offers a compelling investment opportunity in Coppell. Currently 100% occupied, the property enjoys excellent visibility along S. Denton Tap Rd, ensuring businesses stand out. With ample on-site parking and a diverse mix of retail, medical, and office spaces, this strategically located plaza provides a secure and attractive investment. The thriving business community in Coppell further enhances its potential for sustained growth.



PROPERTY OVERVIEW



\$7,299,000

Asking Price

7.58%

Cap Rate

\$552,937.60

Net Operating Income

100%

Occupancy

32,709 SF

GROSS LEASABLE AREA

Roof Replaced: 2019 YEAR BUILT

1985 | 1.89 Acres

TOTAL ACERAGE

PARKING / RATIO



S. Denton Tap Rd: 32,515 VPD

E Bethel School Rd: 6,788 VPD W Bethel Rd: 4,228 VPD Sandy Lake Rd: 16,790 VPD



TRAFFIC COUNTS

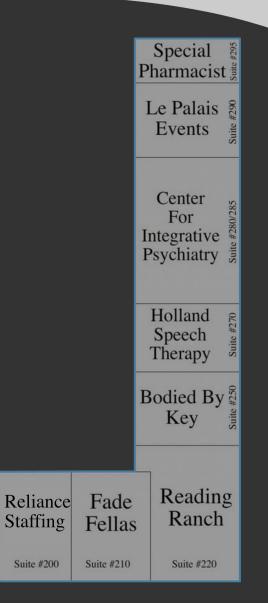
SITE PLAN

First Floor

Second Floor







DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Population	13,292	86,733	197,431
2020 Estimate			
Total Population	11,375	77,476	176,381
2010 Census			
Total Population	8,224	62,555	141,493
2000 Census			
Total Population	8,134	55,642	109,802
Daytime Population			
2020 Estimate	14,262	100,868	297,503
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Households	4,505	33,308	82,413
2020 Estimate			
Total Households	3,837	29,956	73,746
Average (Mean) Household Size	3.0	2.6	2.4
2010 Census			
Total Households	2,779	24,327	58,832
2000 Census			
Total Households	2,579	22,339	45,541

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2020 Estimate			
\$200,000 or More	22.9%	16.9%	11.8%
\$150,000-\$199,999	18.7%	14.1%	10.9%
\$100,000-\$149,999	25.9%	21.4%	19.3%
\$75,000-\$99,999	14.0%	13.1%	14.8%
\$50,000-\$74,999	11.1%	15.3%	17.7%
\$35,000-\$49,999	3.0%	8.1%	10.6%
\$25,000-\$34,999	2.1%	4.7%	6.5%
\$15,000-\$24,999	1.2%	3.3%	4.5%
Under \$15,000	1.0%	3.1%	4.0%
Average Household Income	\$175,307	\$144,424	\$121,155
Median Household Income	\$131,222	\$104,442	\$85,697
Per Capita Income	\$59,134	\$55,868	\$50,677

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2020 Estimate Total Population	11,375	77,476	176,381
Under 20	28.3%	28.2%	25.9%
20 to 34 Years	13.6%	19.8%	25.0%
35 to 49 Years	19.8%	24.2%	24.3%
50 to 59 Years	20.4%	15.4%	13.3%
60 to 64 Years	7.8%	5.2%	4.7%
65 to 69 Years	4.8%	3.1%	2.9%
70 to 74 Years	2.9%	1.9%	1.9%
Age 75+	2.4%	2.2%	2.1%
Median Age	42.8	36.3	34.5
Population by Gender			
2020 Estimate Total Population	11,375	77,476	176,381
Male Population	49.2%	48.8%	49.0%
Female Population	50.8%	51.2%	51.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	26.0	26.0	26.0



Information About Brokerage Services

11-2-2015

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.

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;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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