

Cypress Waters Medical

Olympus Blvd & Ranch Trail, Coppell, TX 75019

FOR LEASE



12377 Merit Drive, Suite 500
Dallas, TX 75251
www.medcorepartners.com



PROPERTY OVERVIEW

Cypress Waters Medical is a Class A, single story, retail style medical office building located in the heart of the prestigious Cypress Waters master plan development. With fantastic exposure on the hard corner of Olympus Blvd and Ranch Trail, this MOB has 26,802 square feet available, dedicated physician tenant entrances, and substantial surface parking for patient and tenant convenience.

FEATURES

- Brand-new Class A construction
- Custom interior build-out for tenants
- Dedicated tenant entrances
- Building and monument signage
- Surface and covered parking



BUILDING SIZE

26,802 SF



AVAILABLE SF

1,500 - 26,802 SF

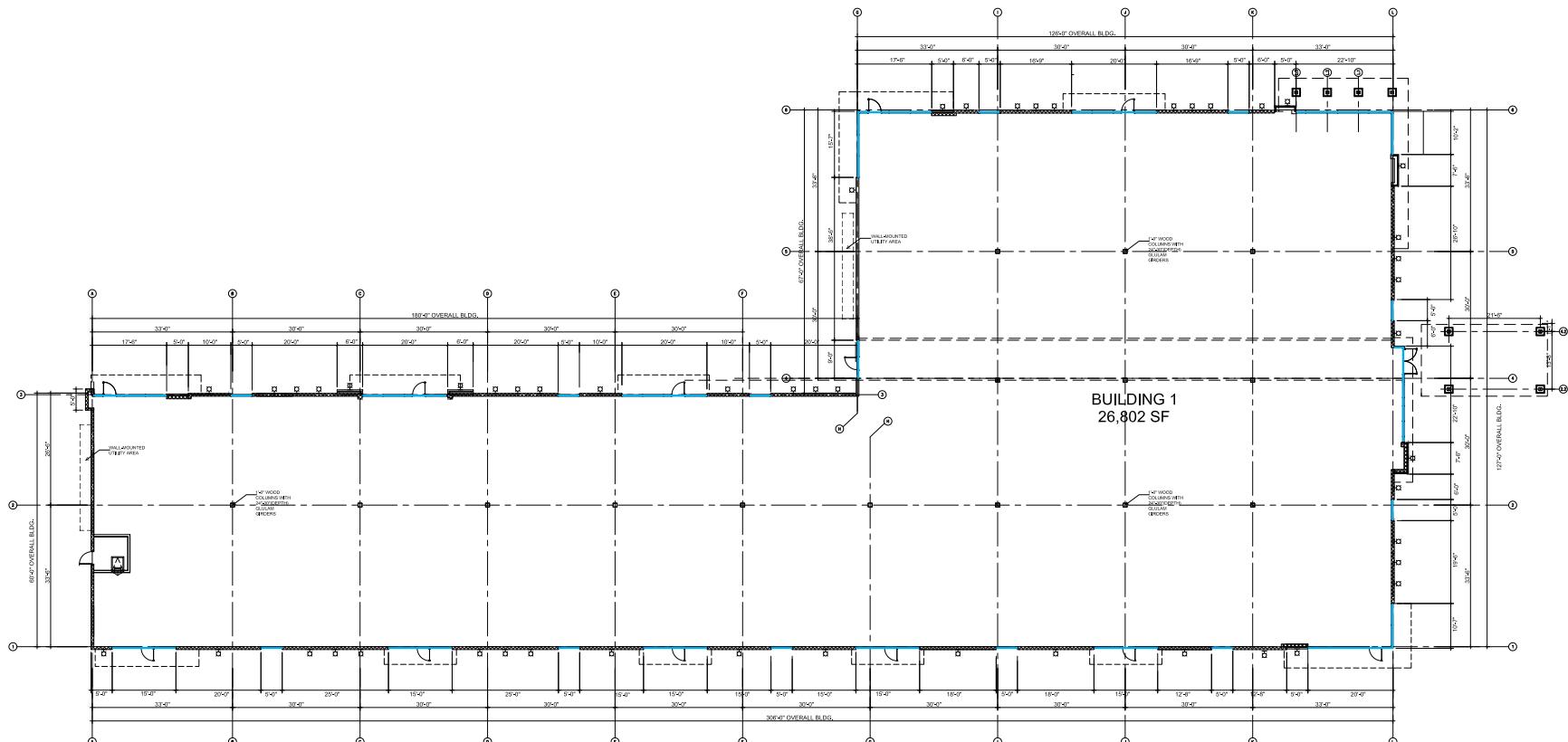


PARKING SPACES

**185 SPOTS,
34 COVERED**

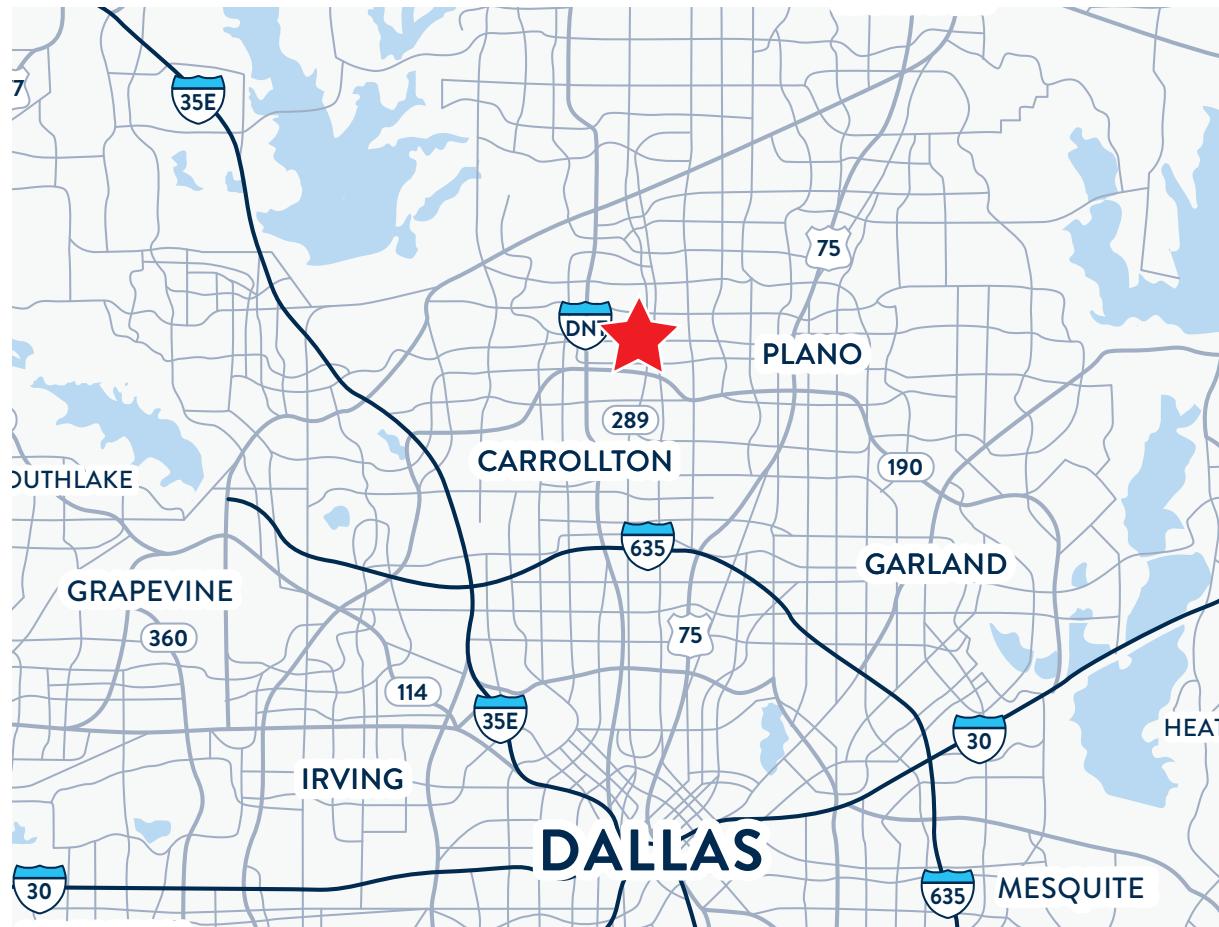
FLOOR PLAN

Cypress Waters Medical



LOCATION

Cypress Waters Medical



DEMOGRAPHICS

	1 MI	3 MI
Population	13,553	86,352
Households	5,205	34,224
Average Age	35.2	35.0
Median HH Income	\$115,674	\$103,097
Population Growth 2022-2027	1.48%	0.62%
Household Growth 2022-2027	1.83%	0.57%



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INFORMATION ABOUT BROKERAGE SERVICES

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.

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 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.

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:

- 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.

MEDCORE PARTNERS

Licensed Broker/Broker Firm Name

482468

License No.

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(214) 443-8300

Email

Phone

Buyer, Seller, Landlord or Tenant initials

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 (<http://www.trec.texas.gov>)

