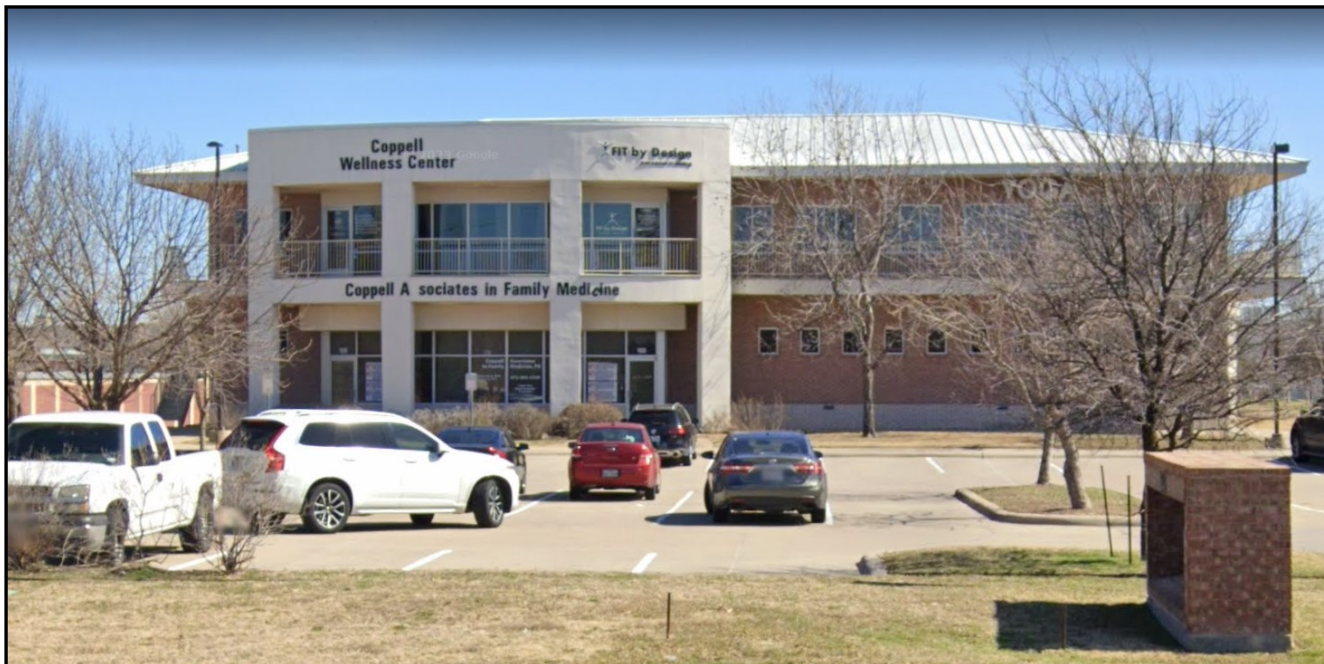


FOR LEASE

Green Oak Center
848 South Denton Tap Rd Coppell, Texas 75019



PROPERTY INFORMATION

LOCATION

Dallas County, northeast of Beltline Rd and Denton Tap Rd.

BUILDING SIZE

11,324 sf

LOT SIZE

84,855 sf (1.95 AC)

SPACE AVAILABLE

Suite # 250 - 1,733 sf

ZONING

C

TRAFFIC COUNT - S. DENTON TAP Rd

29,329 vpd

(Source: CoStar, TrafficMetrix® 2022)

HIGHLIGHTS

- Fronts South Denton Tap Road
- Monument sign available
- Second generation office space in medical wellness environment
- 65 parking spaces
- Close proximity to LBJ Freeway (1 mile) and SH121 (2 miles)
- Close access to elevator

LEASING INFORMATION

- Contact broker
- NNN lease plus electricity

For Information:
Sharon Herrin
sherrin@herrincommercial.com
972-980-0400

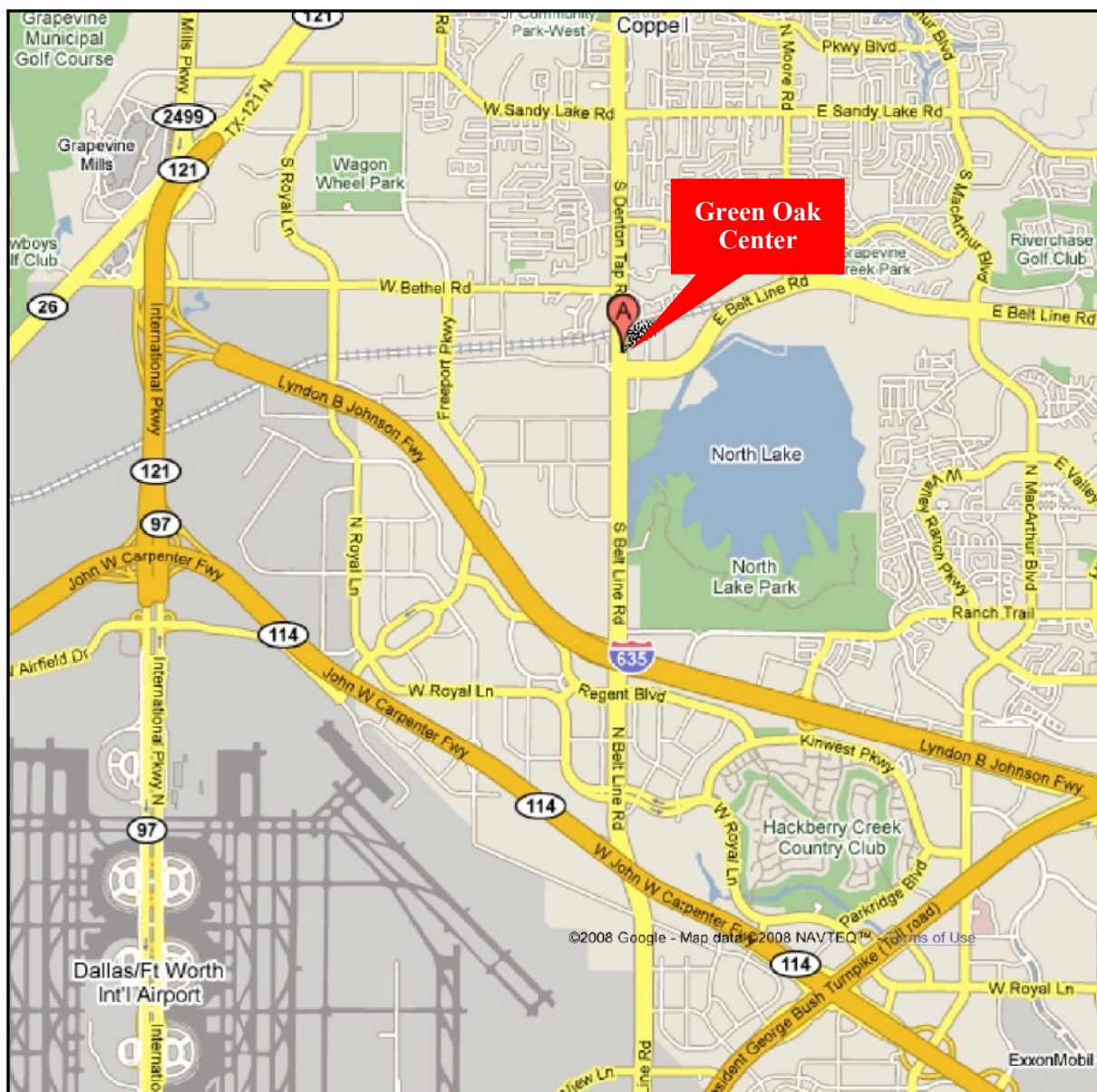
 **Herrin**
commercial real estate
www.herrincommercial.com

The information contained herein was obtained from sources believed reliable, however, Herrin Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price prior to prior sale or lease or withdrawal without notice.

FOR LEASE

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Location Map



For Information:

Sharon Herrin
sherrin@herrincommercial.com

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FOR LEASE

Green Oak Center
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Neighborhood Aerial



For Information:

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FOR LEASE

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Closeup Aerial



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Exterior Photos—Front



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Exterior Photos—Rear



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FOR LEASE

Green Oak Center
848 South Denton Tap Rd Coppell, Texas 75019

Interior Photos—Suite 250



For Information:

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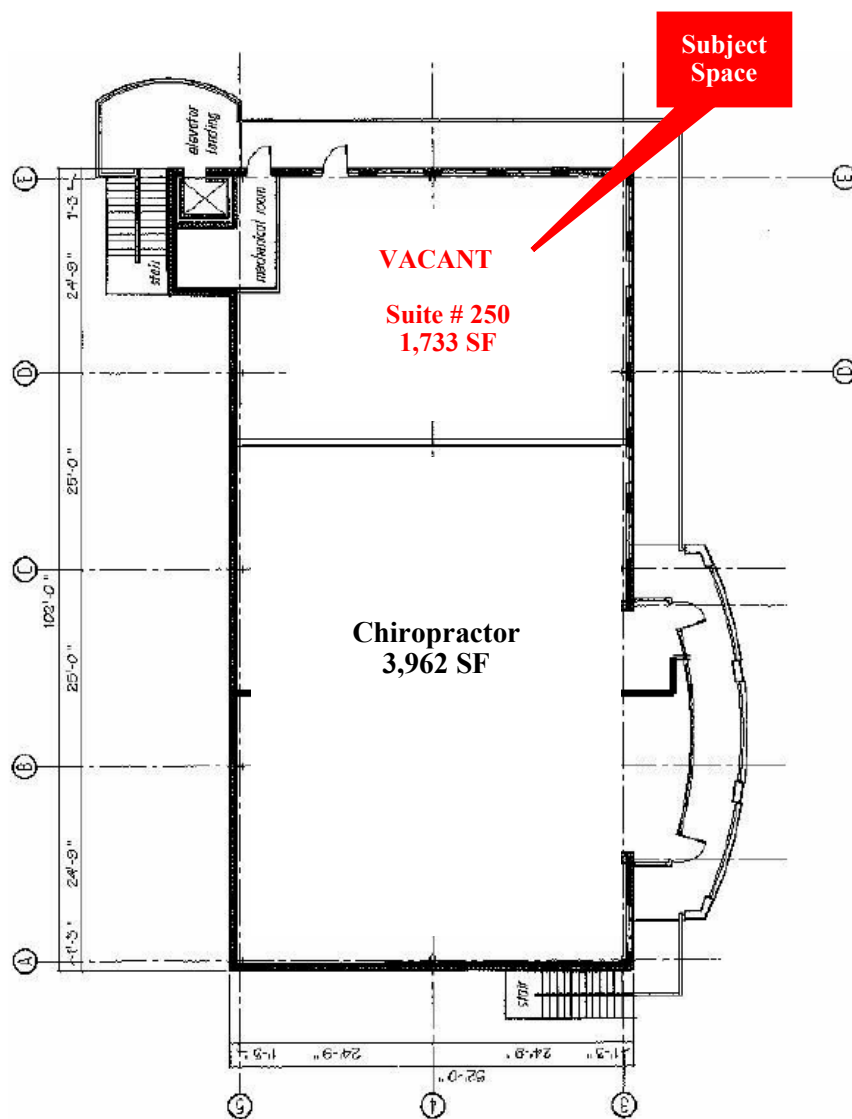
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Medical / Office Building

Second Floor Tenant Plan :



Denton Tap Rd



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Demographics (Data Sources: Esri, CoStar and US Census)

	<u>1 Mile</u>	<u>3 Miles</u>
POPULATION	6,313	77,311
HOUSEHOLDS	2,142	29,873
MEDIAN AGE	38.6	37.0
MEDIAN HH INCOME	\$149,055	\$119,940
MEDIAN NET WORTH	\$359,104	\$334,149
DAYTIME EMPLOYEES	7,432	55,760

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Texas Real Estate Commission Information About Brokerage Services



11-2-2015

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 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:
 - o 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.

Herrin Commercial Real Estate	503562	sherrin@herrincommercial.com	972-980-0400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sharon Herrin	417035	sherrin@herrincommercial.com	972-980-0400
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0