



NWQ of N Denton Tap Rd. & W. Sandy Lake Rd.

160 W Sandy Lake Rd.,
Coppell, TX 75019
Sublease

DO NOT DISTURB EMPLOYEES

RJ Leal
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Rolando Leal
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SITE SPECIALISTS®

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Landlord expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Tenant acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Site Specialists Realty Advisors, LLC. 2023



PROPERTY INFORMATION



Location
 NWQ Sandy Lake Rd
 & Denton Tap Rd
 Coppell, TX 75019



Available Space
 3,493 SF



Traffic Counts

N. Denton Tap Rd.: 29,642 VPD
 W. Sandy Lake Rd: 18,011 VPD

Area Retailers

Sprouts, Urban Air, Tom Thumb
 Petco, Starbuck's, Wendy's,
 McDonald's, Frost Bank, Salata
 Smashburger, Chipotle & more

DEMOGRAPHICS

| | 1 Mile | 2 Mile | 3 Mile |
|-------------------------|-----------|-----------|-----------|
| 2023 Population | 13,620 | 84,846 | 209,386 |
| 2023 Avg HH Income | \$249,090 | \$164,243 | \$138,295 |
| 2023 Daytime Population | 5,690 | 59,045 | 154,368 |

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SITE

SPROUTS
FARMERS MARKET

HJTWORX

HAND & STONE

GOOD YEAR

7-ELEVEN

Exxon

Coppell Montessori Academy

WELLS FARGO

TACO BELL

Great Clips
Noble SLAB
CREAMERY

Red Robin

Frost

Club Pilates

Tom Thumb

Starbucks

popshelf

CLUB PILATES

The Learning Experience, Coppell

Gideon Math and Reading, Coppell

cicis pizza

CAVA

Shadydale Ln

Shadydale Ln

Shadydale Ln

W Sandy Lake Rd

W Sandy Lake Rd

W Sandy Lake Rd

W Sandy Lake Rd

Wild Plum Dr

Arbor Manor Dr

S Denton Tap Rd

S Denton Tap Rd

N Denton Tap Rd

E Sandy Lake Rd

E Sandy Lake Rd

E Sandy Lake Rd

E Sandy Lake Rd

Town Center Blvd

Dickens Dr

Dickens Dr

Dickens Dr

Dickens Dr

Dickens Dr

Dickens Dr

Heather Glen Dr

Chaucer Ct

Tennison Pl

Tennison Pl

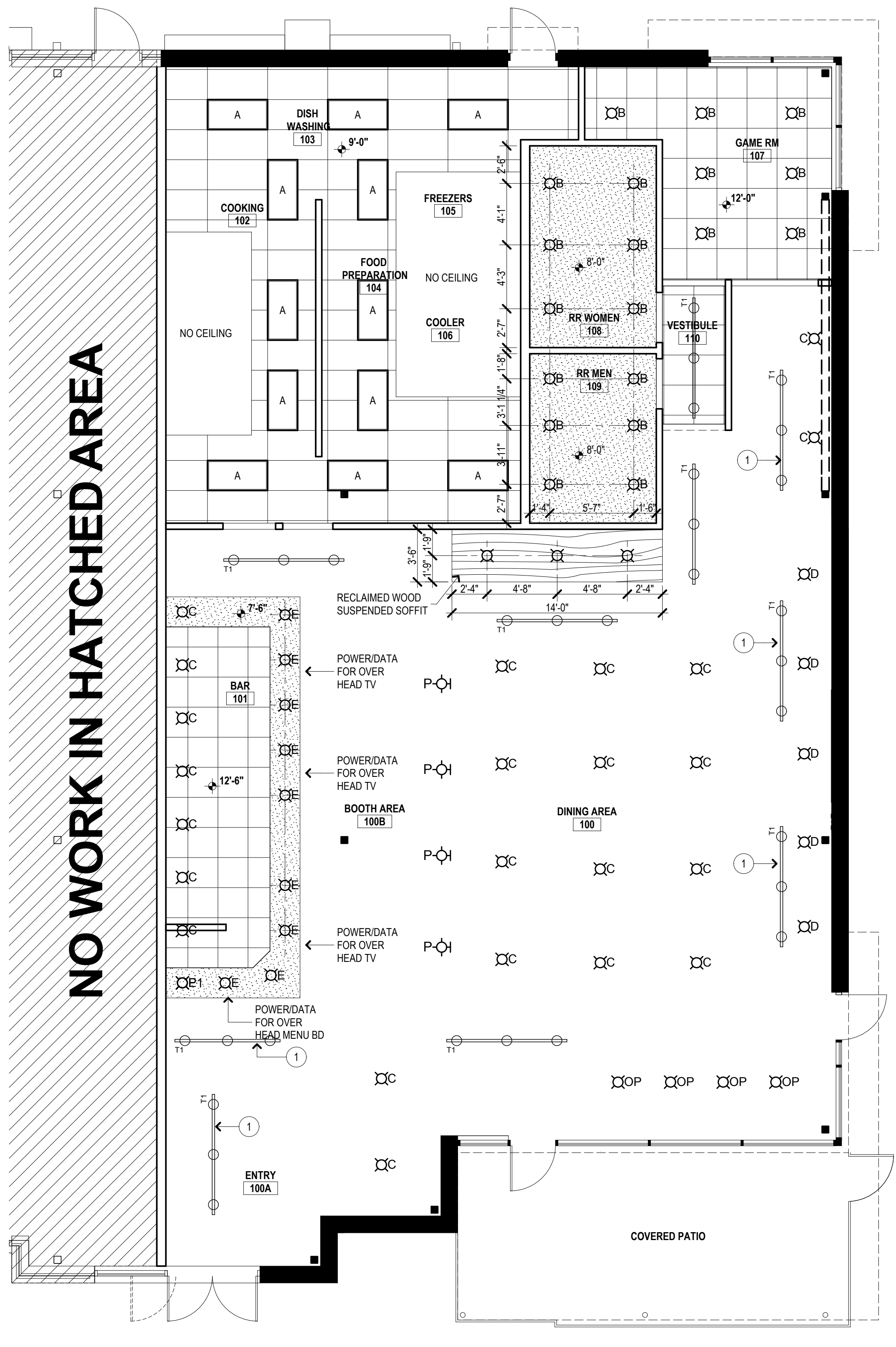
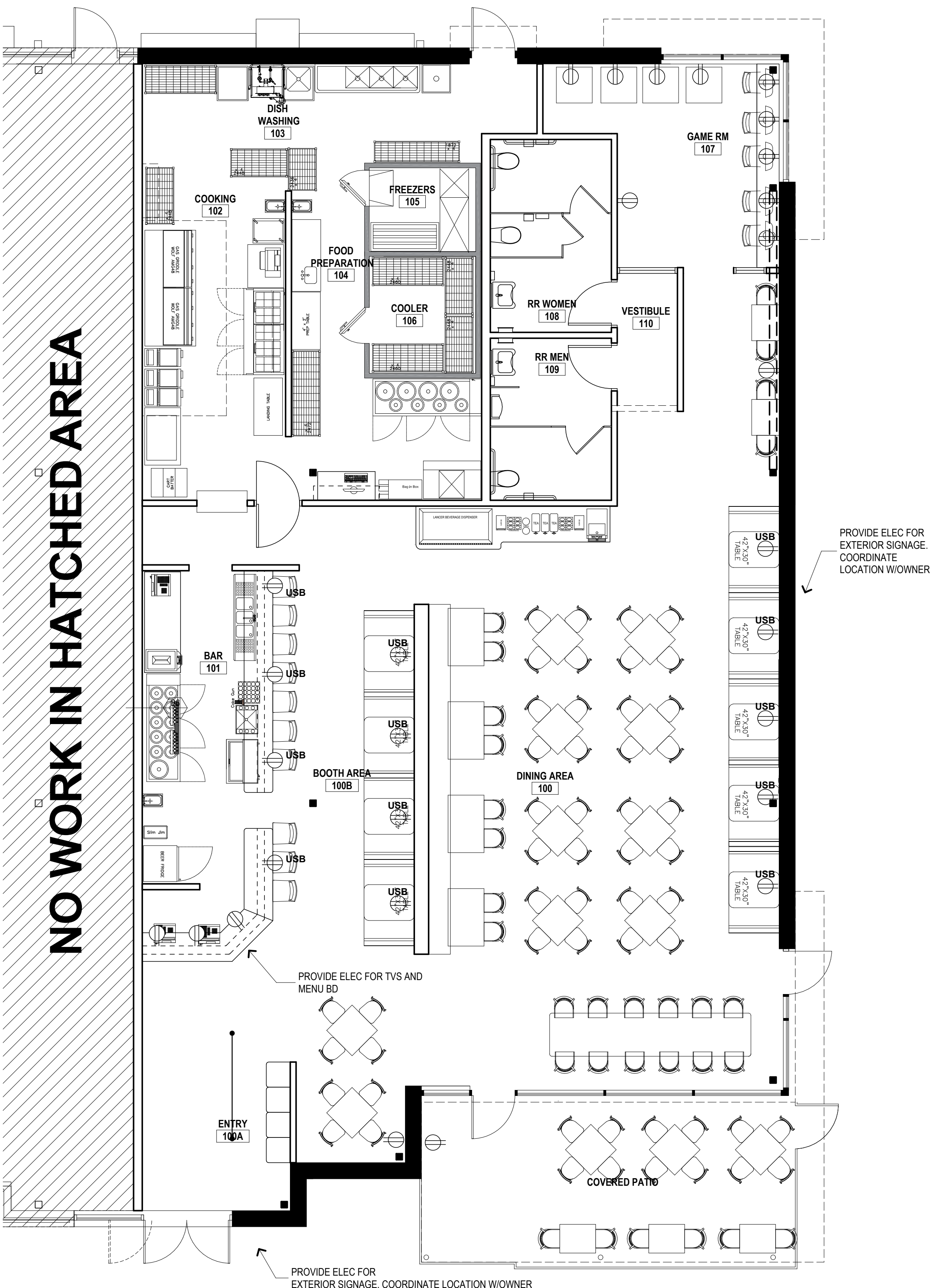
Tennison Pl

Tennison Pl

Tennison Pl

Tennison Pl

Tennison Pl



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

POWER-FURNITURE PLAN | A3

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

RC PLAN | A1

COORDINATE WITH MEP DRAWINGS

| CODE | MANUFACTURER | NAME | DESCRIPTION | COLOR | REMARKS | WEBSITE |
|------|---------------------------|---|------------------------------------|--------------|----------------------------------|---|
| A | | | 2X4 LED LIGHT | | CONTACT RYAN DENNEY 281-733-8884 | |
| B | | | 6" CAN LIGHT | | CONTACT RYAN DENNEY 281-733-8884 | |
| C | | | | | CONTACT RYAN DENNEY 281-733-8884 | |
| D | | | | | CONTACT RYAN DENNEY 281-733-8884 | |
| E | | | 4" RECESSED LIGHT | | CONTACT RYAN DENNEY 281-733-8884 | |
| OP | | | OWNER PROVIDED PARTY LIGHT FIXTURE | | | |
| P | THE LAMP GOODS | MASON JAR PENDANT LIGHT NEW QUART | MASON JAR NS"XW" | CLEAR/BRONZE | OVER BOOTH TABLES | https://www.thelampgoods.com/collections/mason-jar-pendants/products/mason-jar-pendant-light-new-quart-1 |
| T-1 | UTHONIA LIGHTING OR EQUAL | LED TRACK KIT, 6" WITH LIGHTS PER FIXTURE | ADJUSTABLE SUSPENDED TRACK | BLACK | CONTACT RYAN DENNEY 281-733-8884 | |

- LEGEND**
- 2X4 FIXTURE
 - RECESSED DOWN LIGHT FIXTURE
 - PENDANT LIGHT FIXTURE
 - WALL MOUNTED LIGHT FIXTURE
 - TRACK LIGHT
 - RECESSED WALL WASHER
 - EXISTING 2X2 CEILING GRID.
 - GYPSUM BOARD CEILING

- KEY NOTES**
- ADJUST ACCORDINGLY FOR ART
- GENERAL NOTES**
- CONFIRM WITH FURNITURE LOCATION FOR FINAL PENDANT LOCATION



| NO. | DATE | ISSUE |
|-----|----------|---------------------------|
| | 09.10.18 | FOR PERMIT & CONSTRUCTION |

JC Burger @ Coppell

PROJECT ADDRESS
**160 W. Sandy Lake Road
 Suite 100
 Coppell, TX 75019**

PROJECT NO. **18-068**

SHEET TITLE
RC & Power Plan

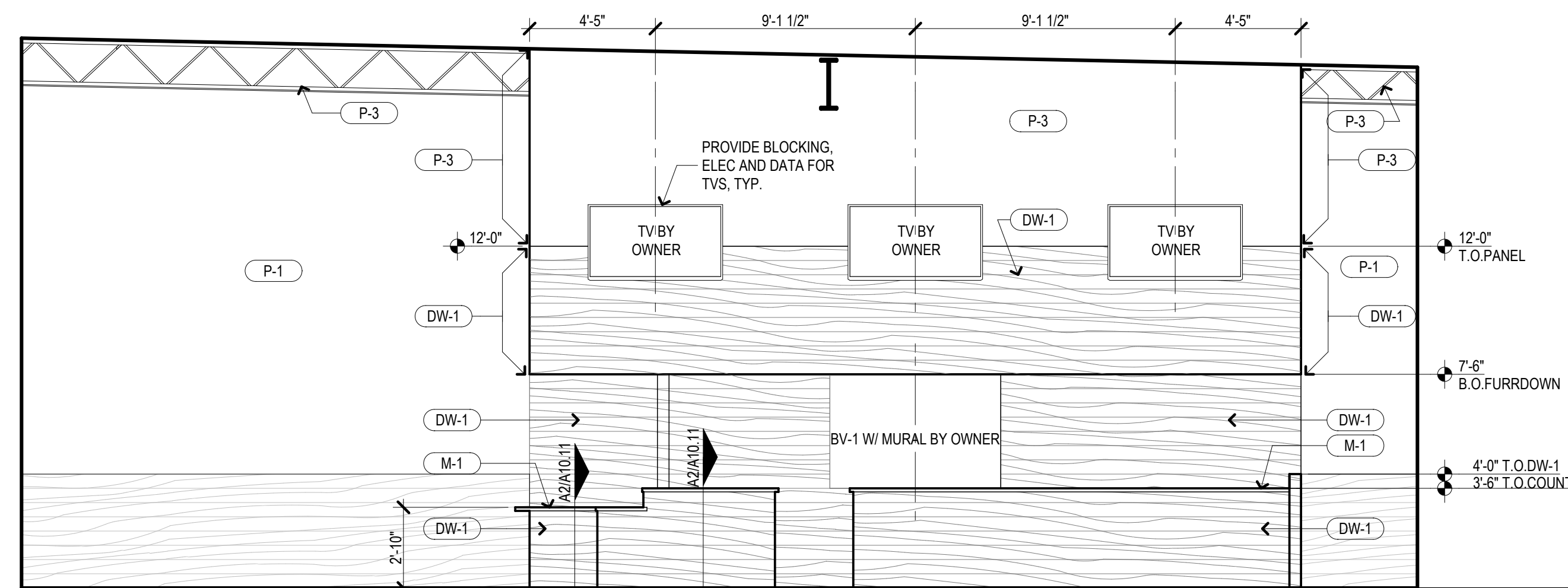
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18-068_Test15/Tuesday, September 11, 2018

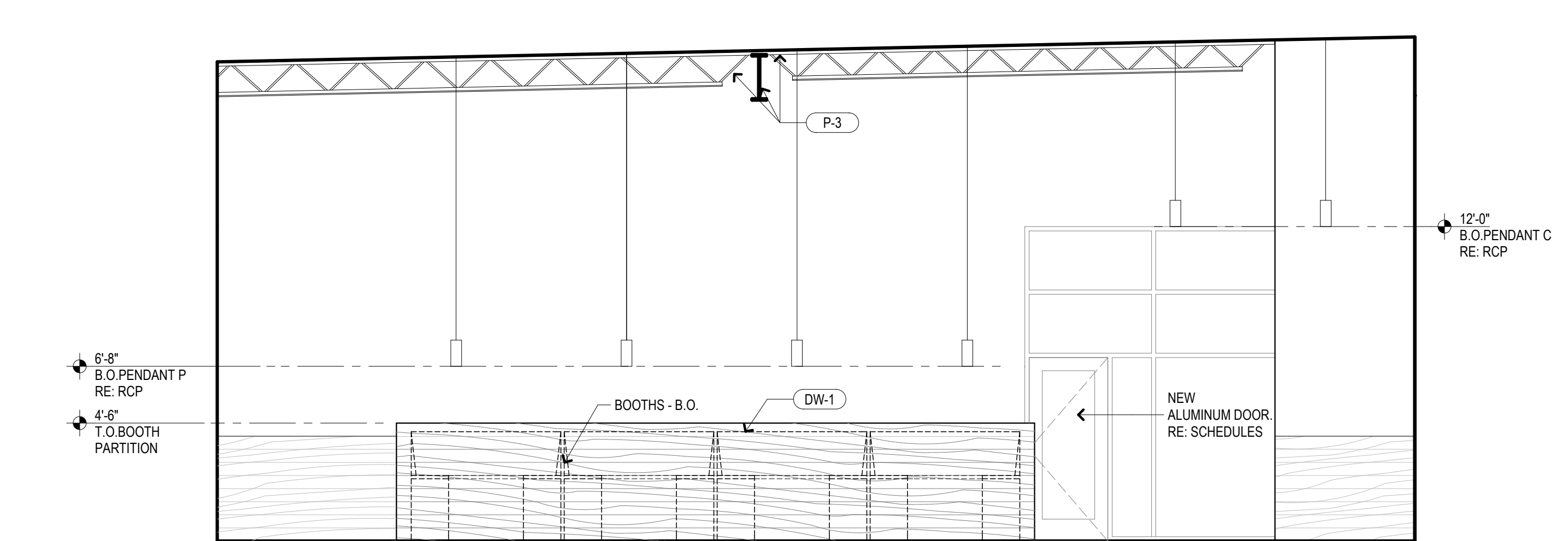


CESAR DOMINGUEZ-RAMIREZ
#21678

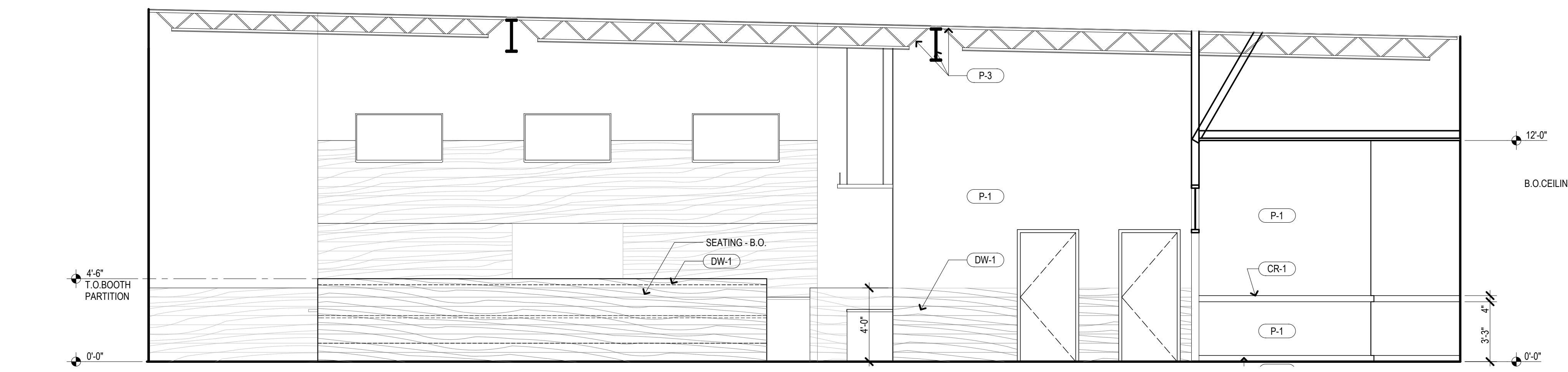
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| 1 | 09.10.18 | FOR PERMIT & CONSTRUCTION |



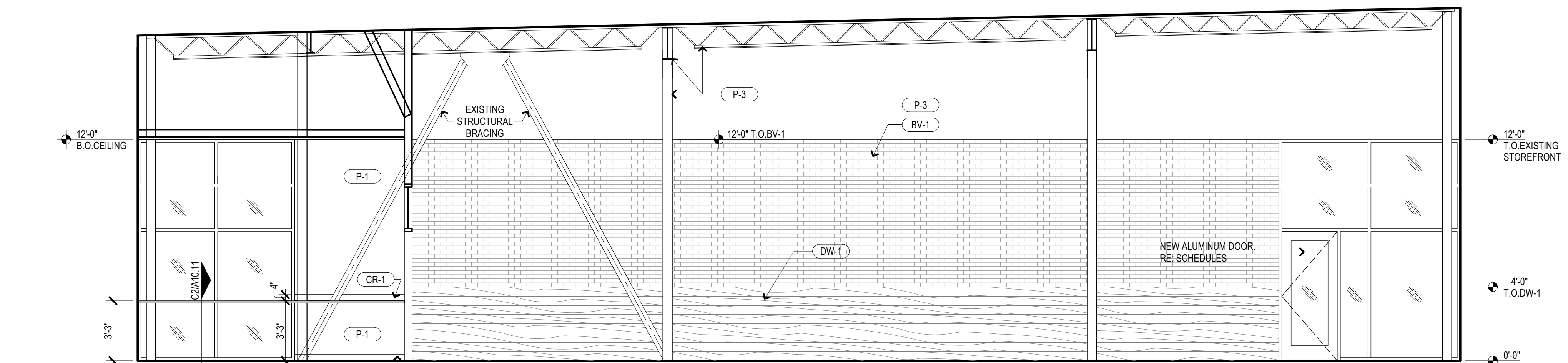
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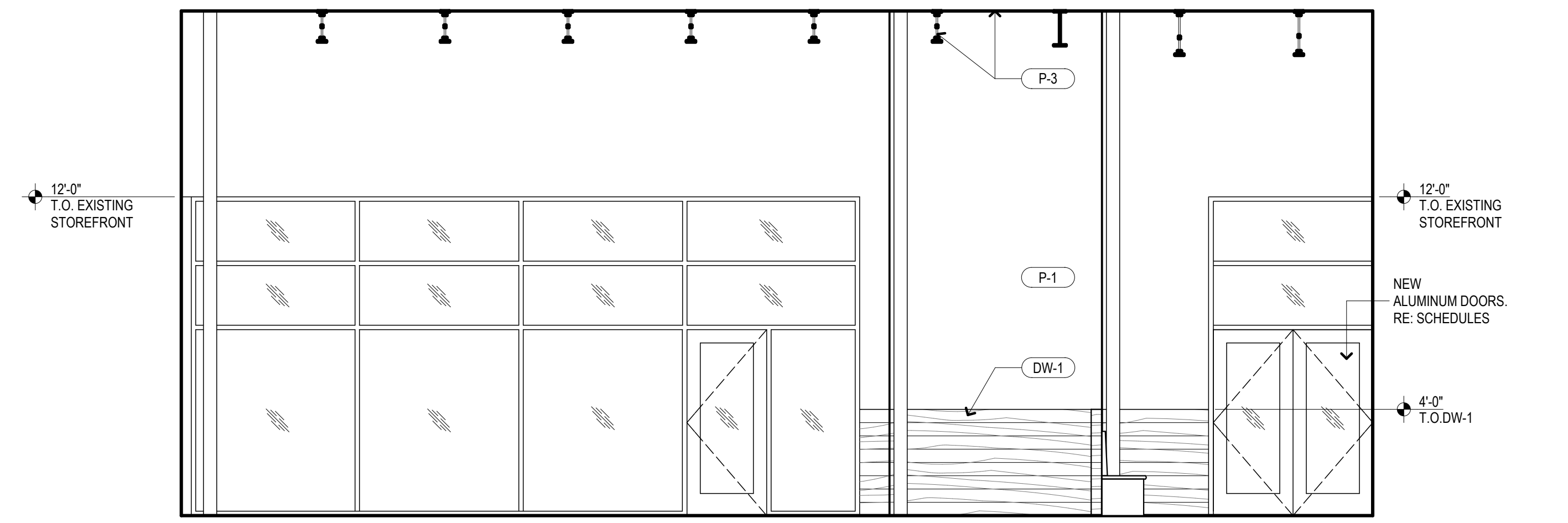
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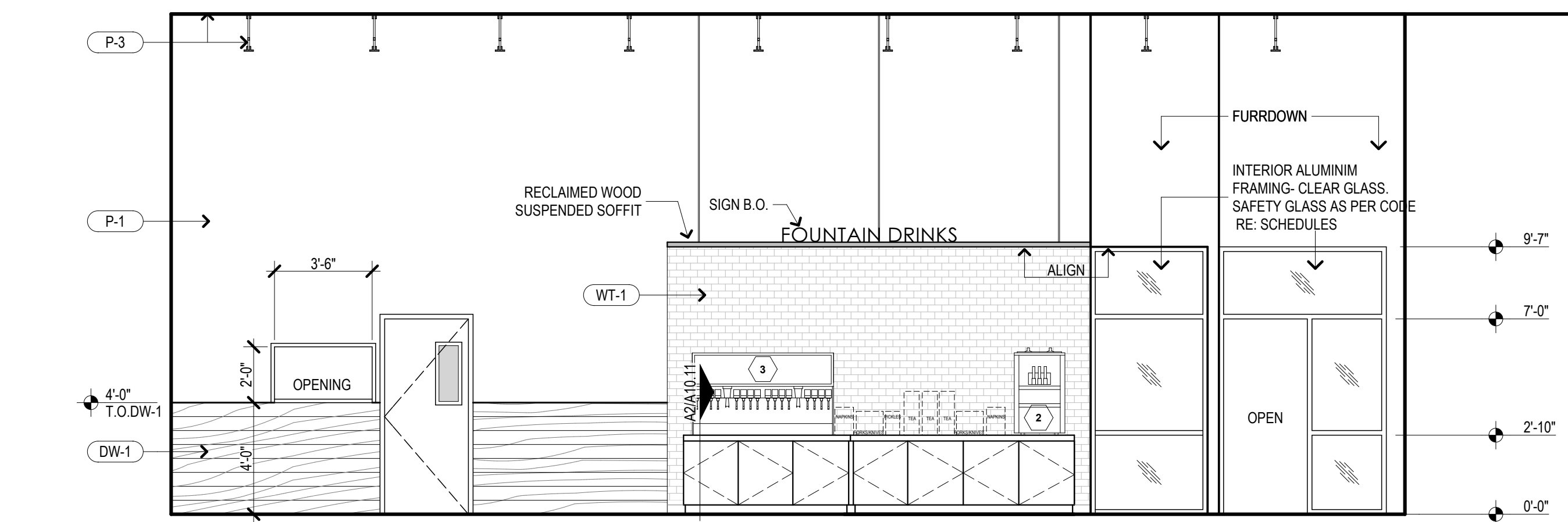
SCALE: 1/4" = 1'-0" 100 DINING/107 GAME RM-W C1



SCALE: 1/4" = 1'-0" 100 DINING/107 GAME RM-E B1



SCALE: 1/4" = 1'-0" 100 DINING-S A3



SCALE: 1/4" = 1'-0" 100 DINING-N A1

JC Burger @ Coppell

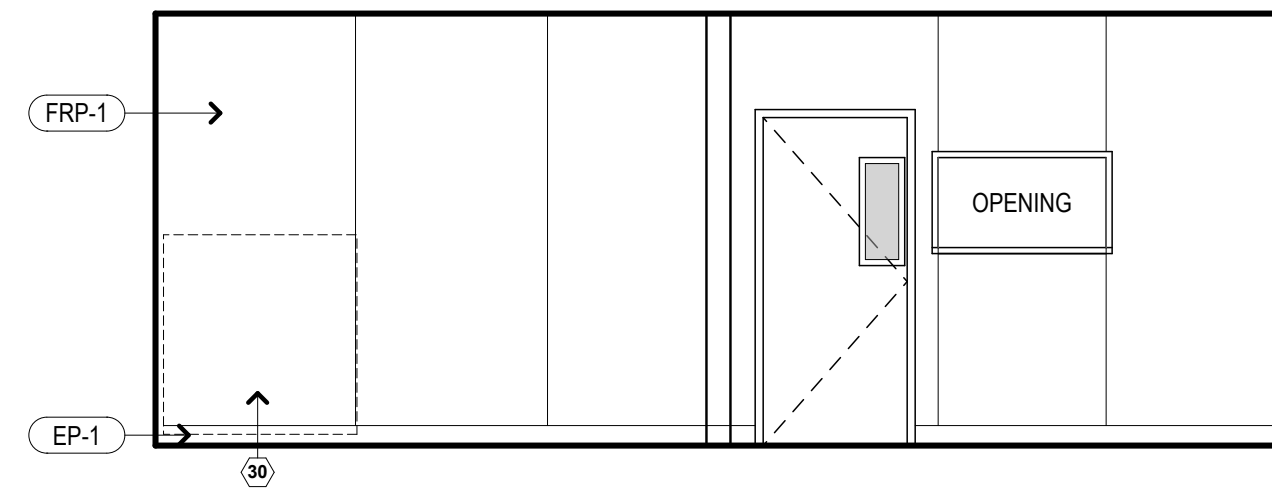
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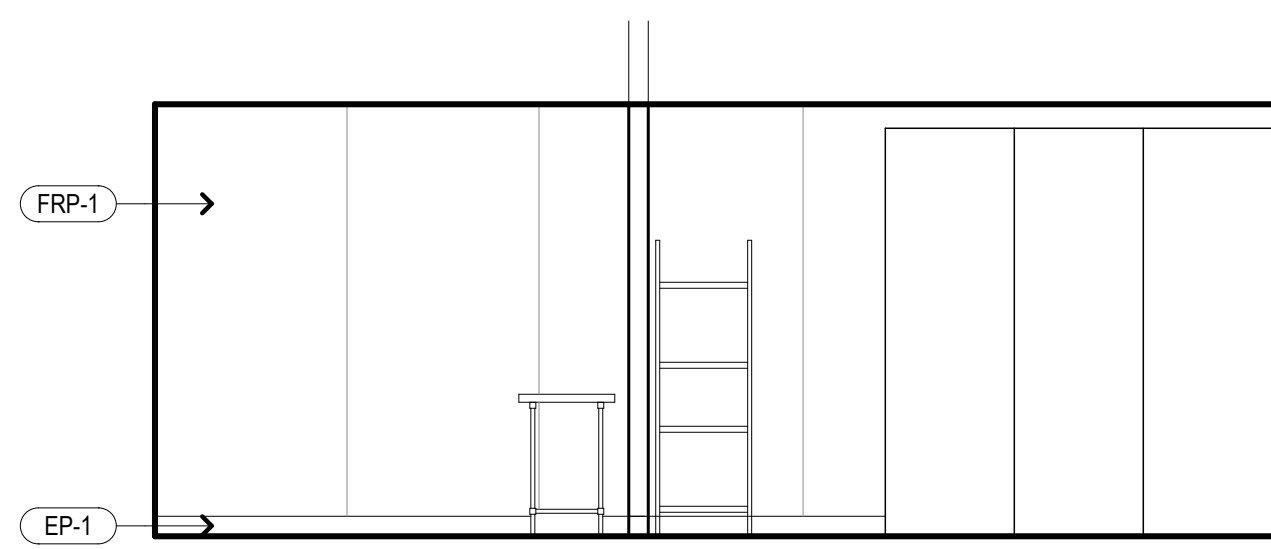
SHEET TITLE
Interior Elevations

A3.20

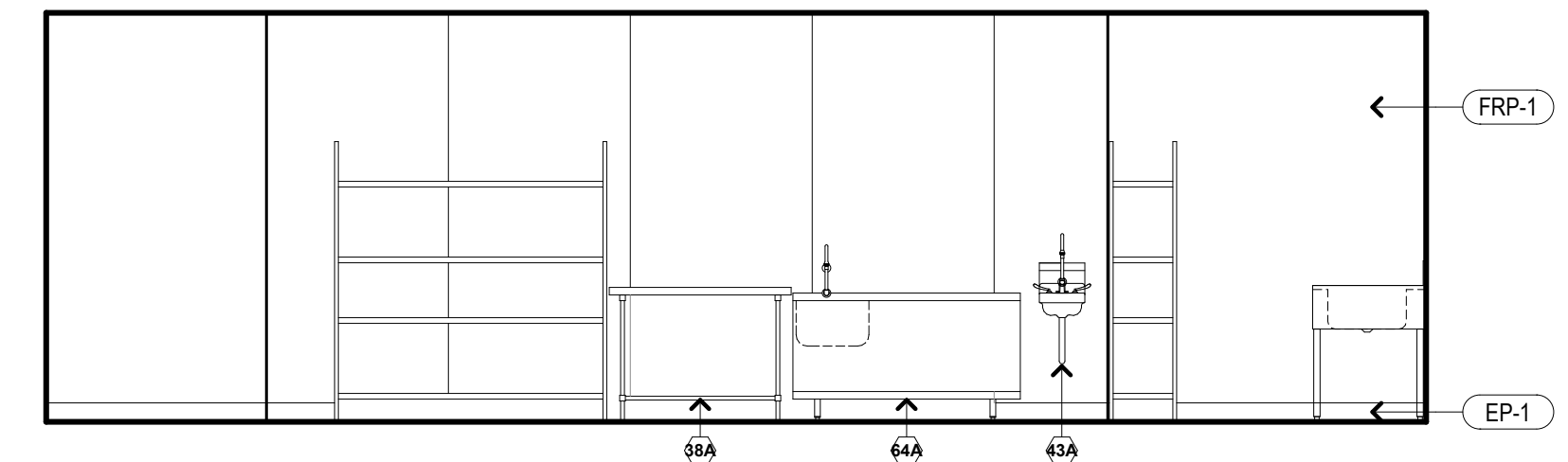
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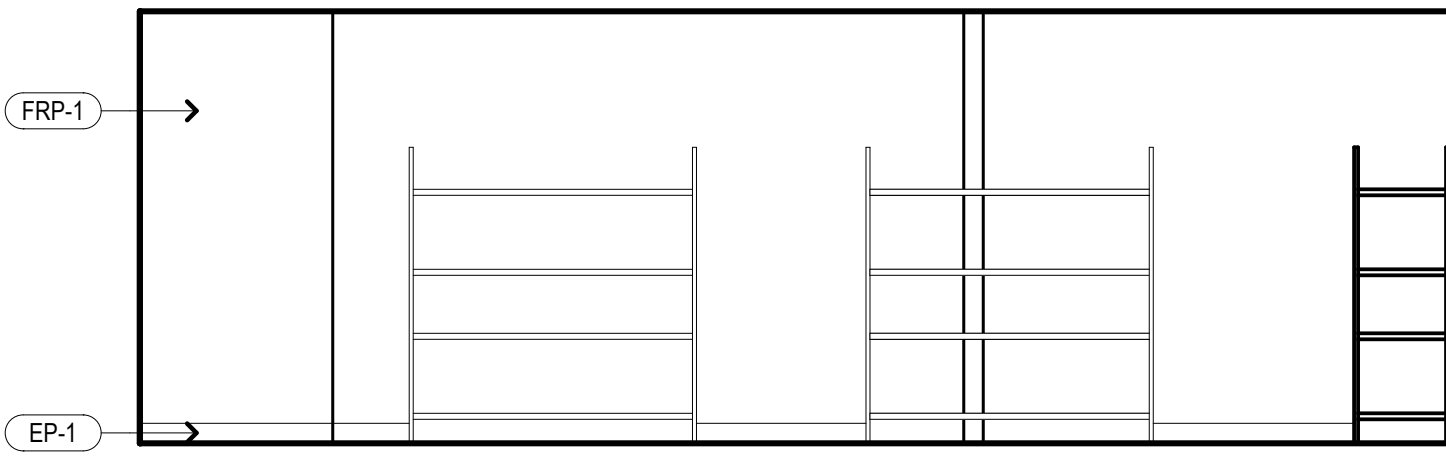
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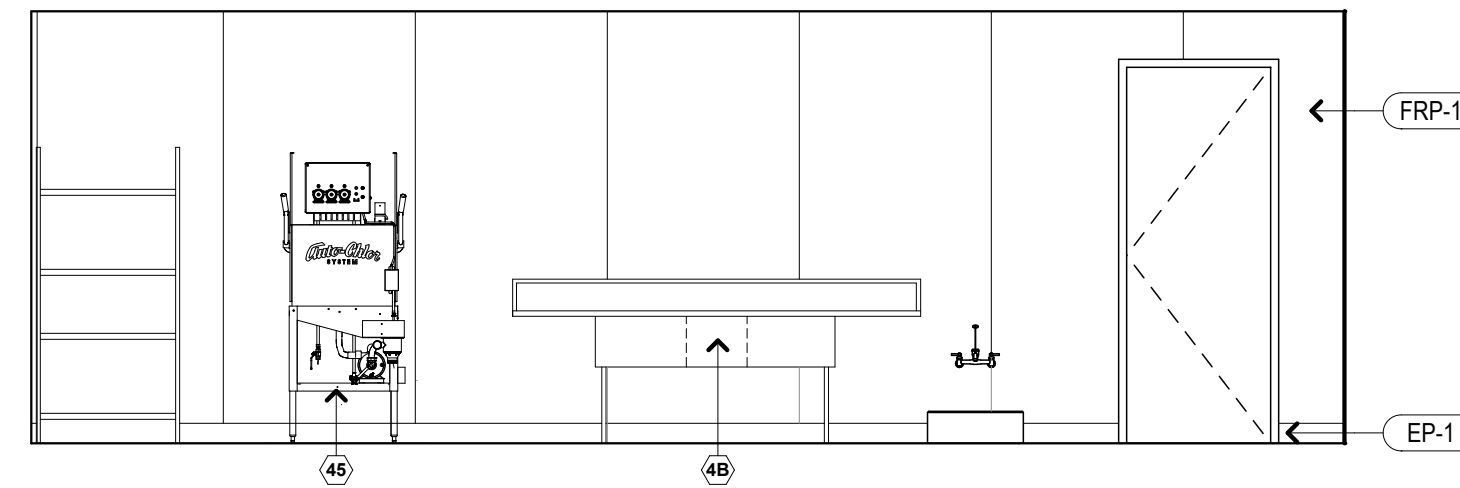
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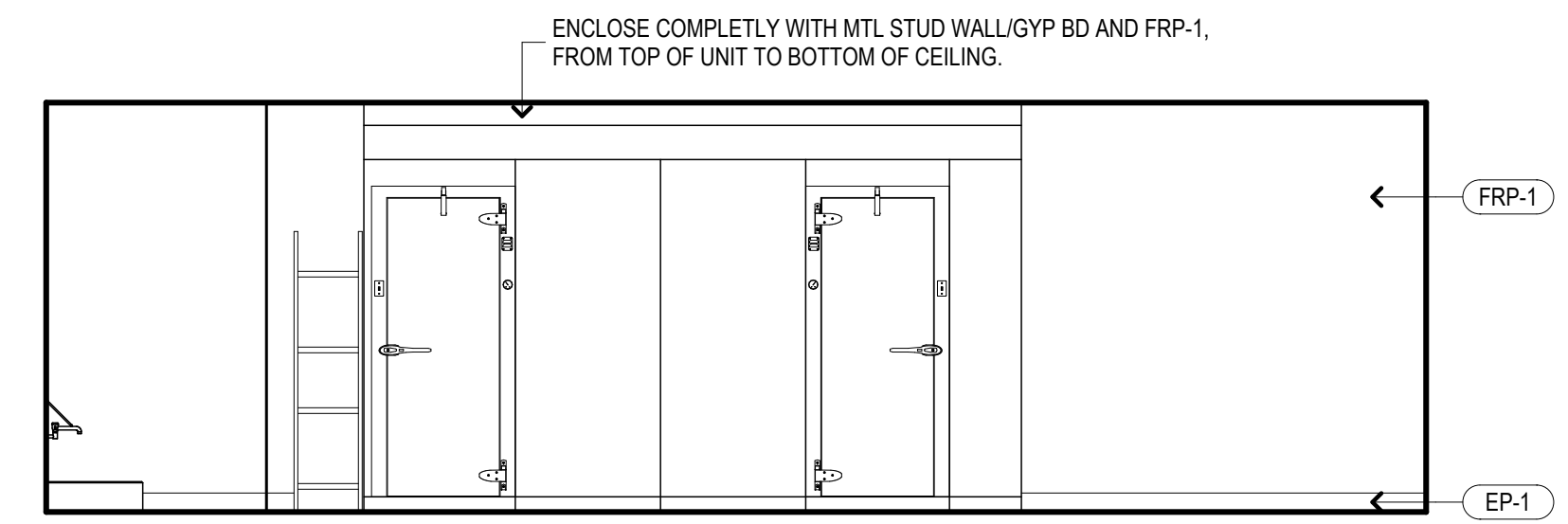
SCALE: 1/4" = 1'-0" 104 FOOD PREP-W | D1



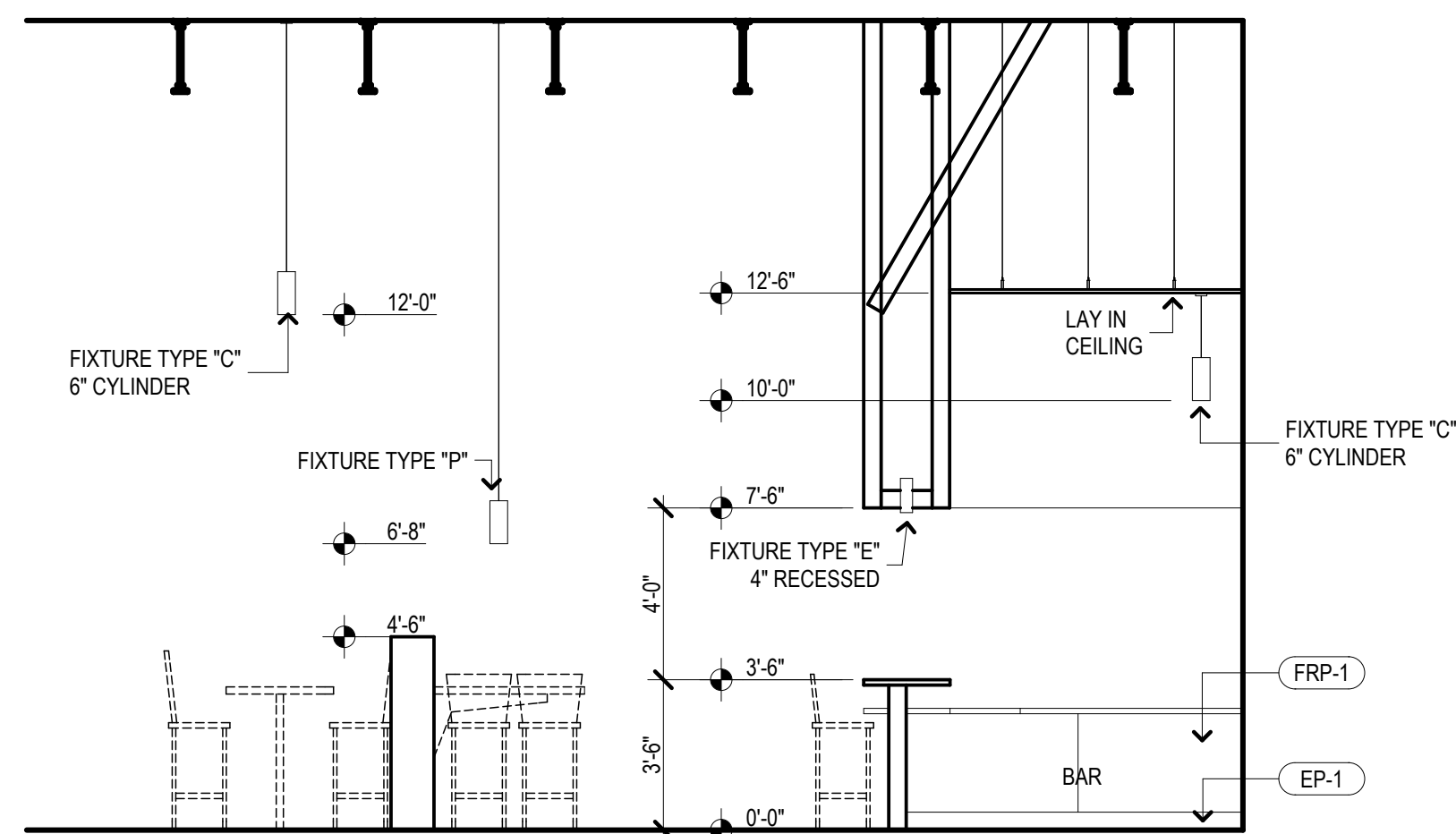
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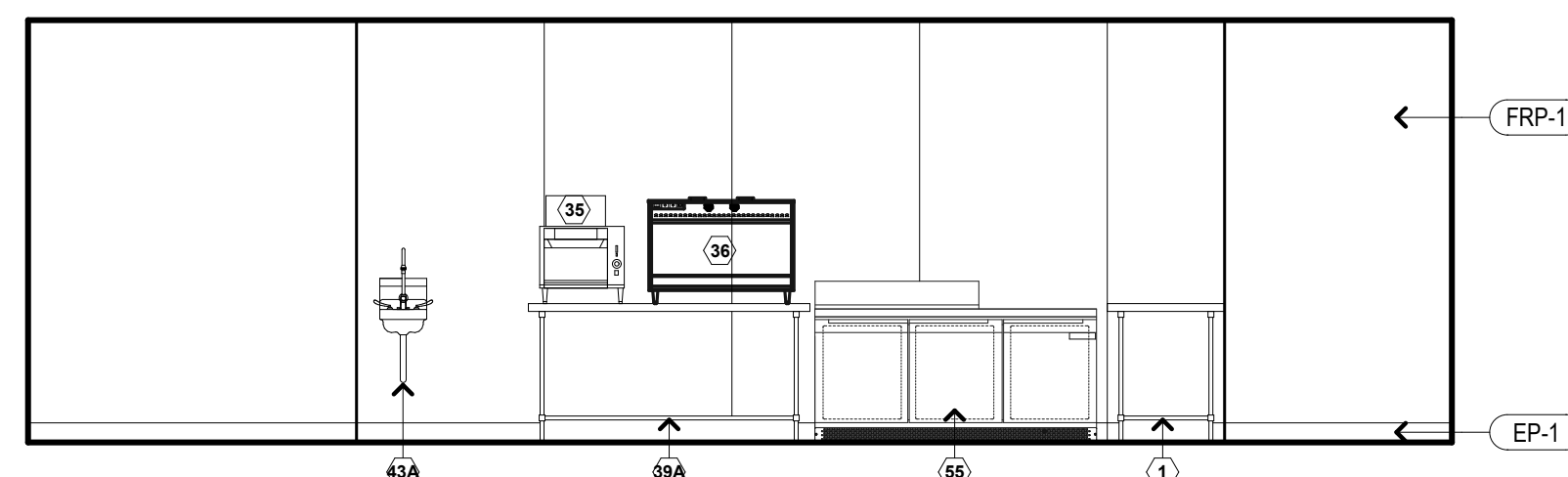
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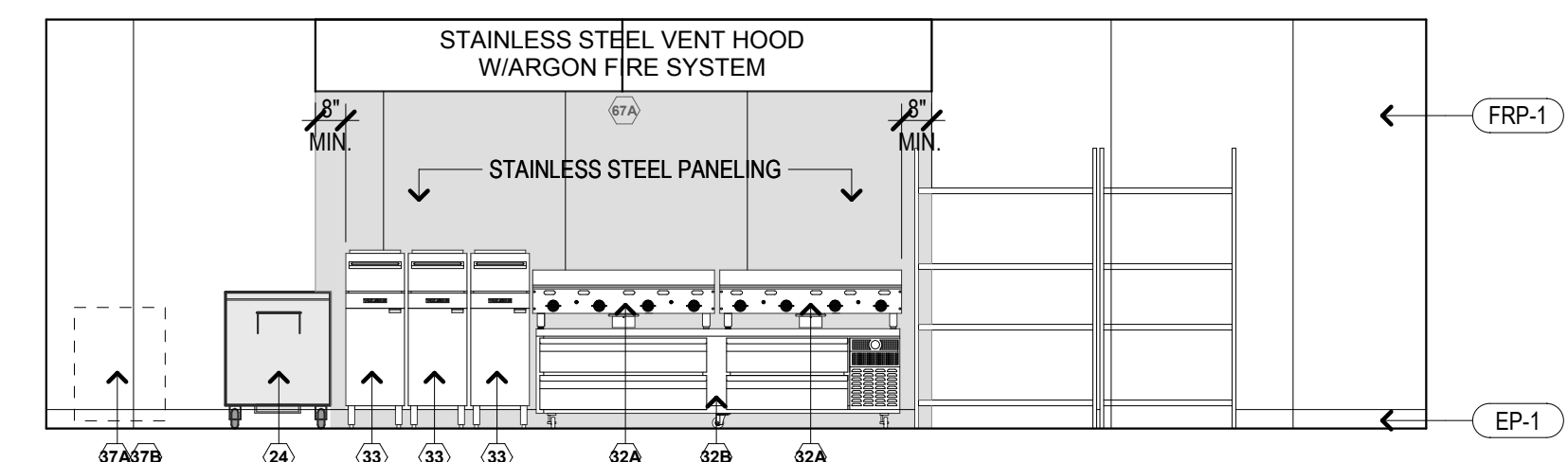
SCALE: 1/4" = 1'-0" 104 FOOD PREP-E | C1



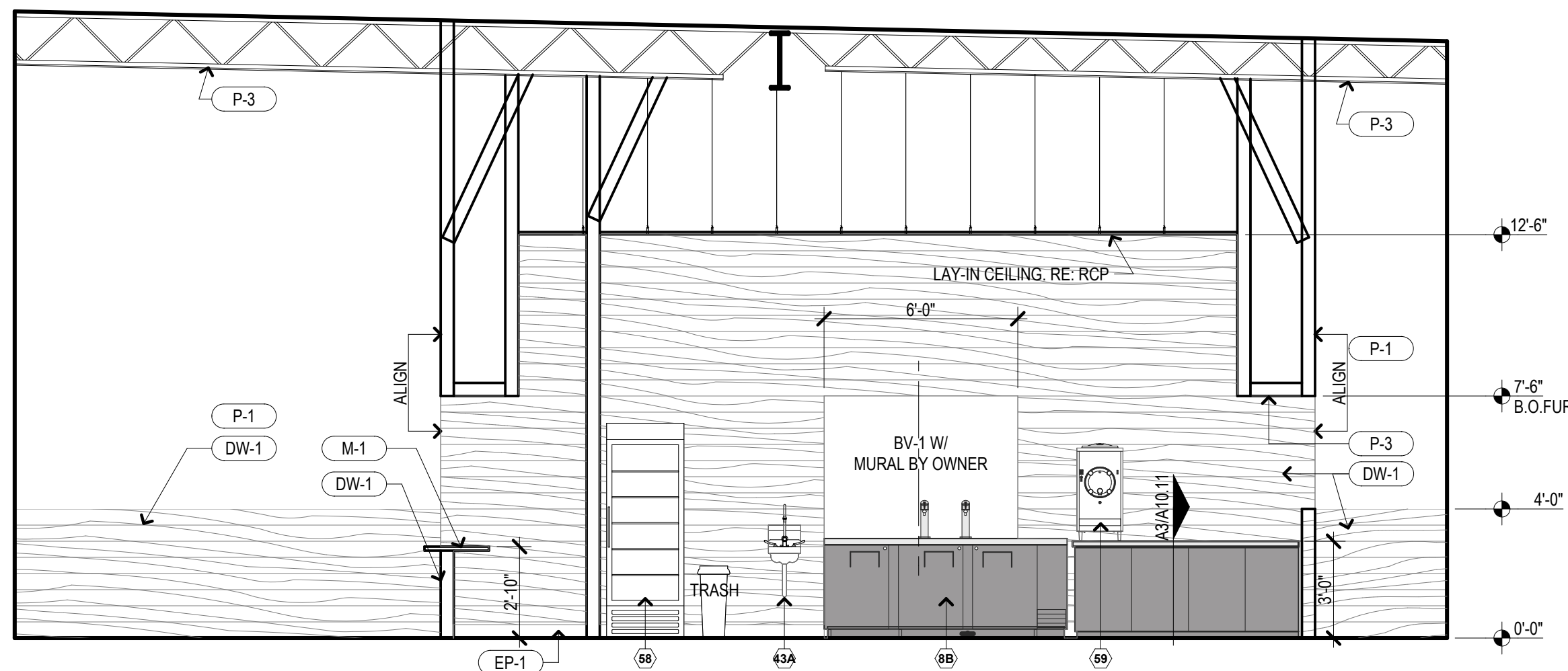
SCALE: 1/4" = 1'-0" 101 BAR-S | B4



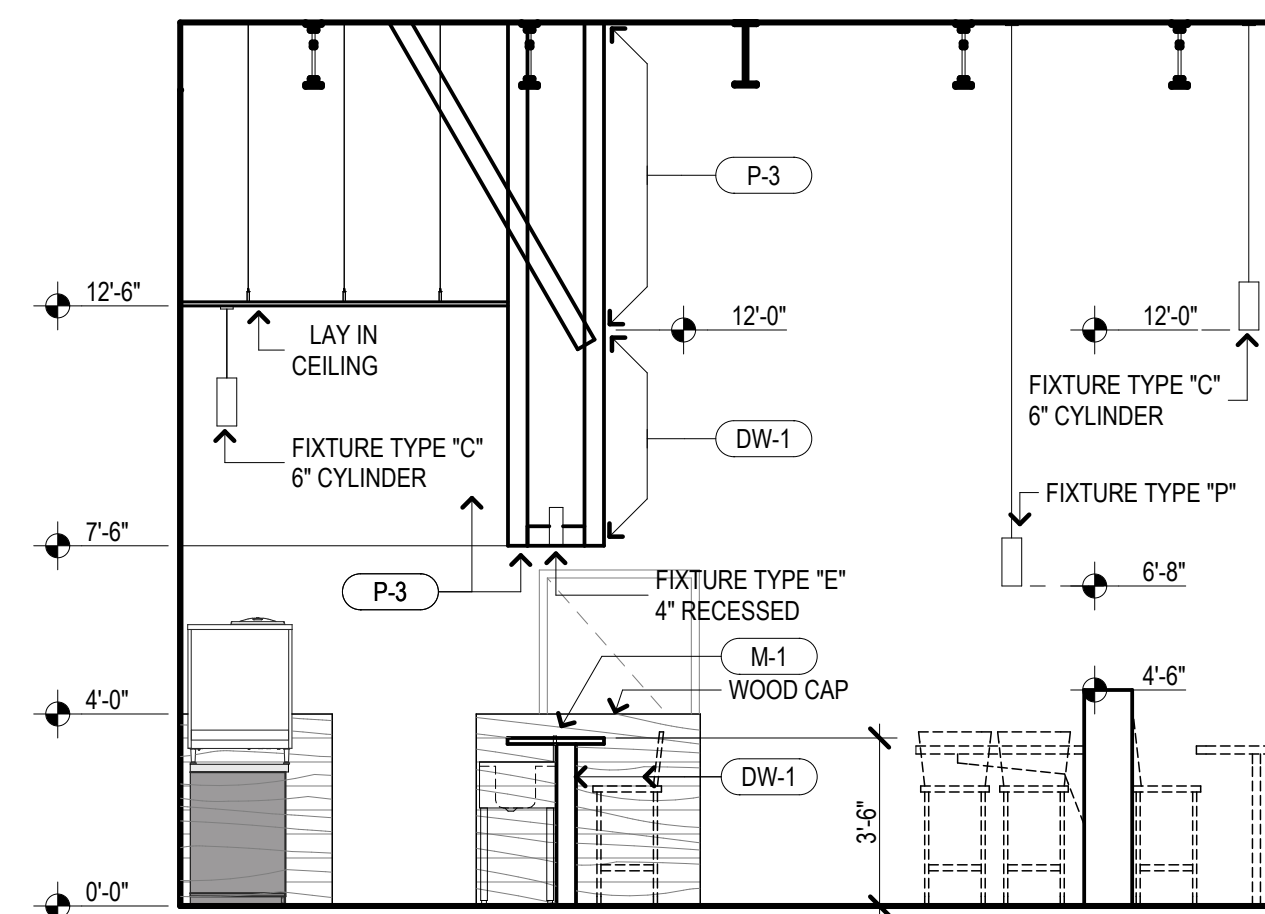
SCALE: 1/4" = 1'-0" 102 COOKING-E | B2



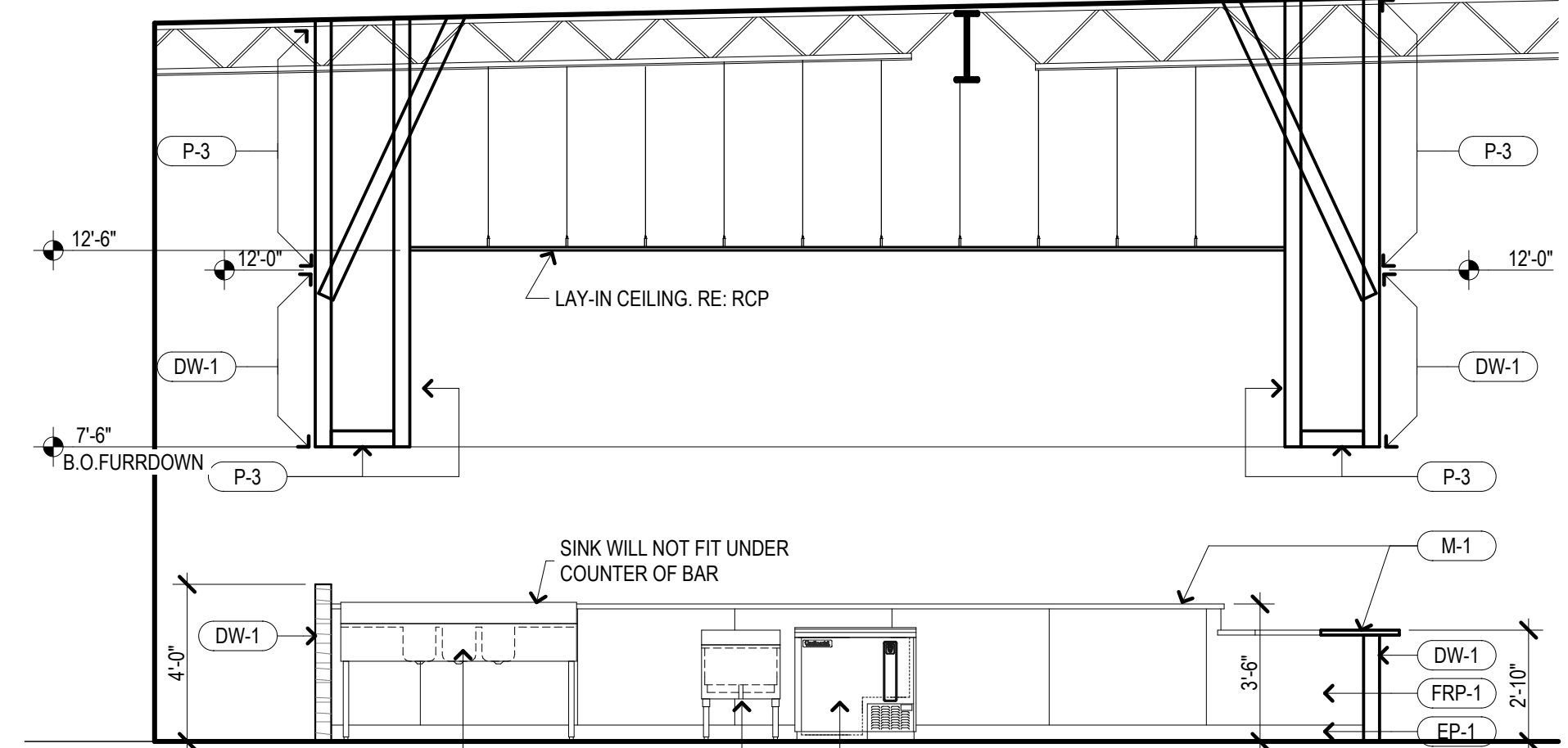
SCALE: 1/4" = 1'-0" 102 COOKING-W | B1



SCALE: 1/4" = 1'-0" 101 BAR-W | A3



SCALE: 1/4" = 1'-0" 101 BAR-N | A2



SCALE: 1/4" = 1'-0" 101 BAR-E | A1



CESAR DOMINGUEZ-RAMIREZ
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160 W. Sandy Lake Road
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PROJECT NO. 18-068

SHEET TITLE
Interior Elevations

A3.21

18-068_Test5/Tuesday, September 11, 2018



Information About Brokerage Services

Texas law requires all real estate licensees 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;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental 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.

| | | | |
|---|-------------------------------|------------------------------------|-------------------------------|
| Site Specialists Realty Advisors LLC | 9008822 | RLEAL@LEALRES.COM | (972)360-3234 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm Roland Ramon Leal, Sr. | License No. 0481294 | Email RLEAL@LEALRES.COM | Phone (972)360-3234 |
| Licensed Supervisor of Sales Agent/ Associate Roland Ramon Leal Jr | License No. 689377 | Email rjleal@sitesra.com | Phone (972)360-3234 |
| 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