

AVAILABLE  
FOR LEASE

## 121 LOGISTICS PARK

BLDG 1 - 500 W STATE HIGHWAY 121  
COPPELL, TX 75019

BLDG 2 - 500 W VISTA RIDGE MALL DR  
LEWISVILLE, TX 75067



**MOVE-IN READY | TWO INFILL AND HIGH VISIBILITY WAREHOUSES TOTALING 339,297 SF**

FOR MORE INFORMATION:



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OWNED AND DEVELOPED BY:











## DEMOGRAPHICS

|                             |           |
|-----------------------------|-----------|
| Total Population (2025)     | 43,196    |
| Median Age                  | 39.5      |
| Median Household Income     | \$144,246 |
| Coppell City Labor Force    | 24,512    |
| Average Home Value Increase | \$82,253  |
| Number of Housing Units     | 15,570    |

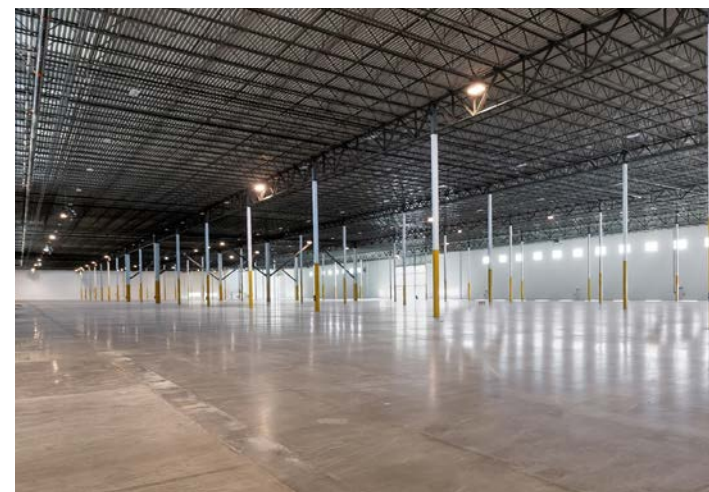
## DRIVE DISTANCES

|                           |                            |
|---------------------------|----------------------------|
| SH 121                    | Texas Immediate Access     |
| Interstate 635            | 4 Minutes   3.7 Miles      |
| SH 114                    | 5 Minutes   5.2 Miles      |
| Interstate 35 E           | 6 Minutes   4 Miles        |
| DFW International Airport | 5 Minutes   5.1 Miles      |
| Dallas CBD                | 26-40 Minutes   24.5 Miles |



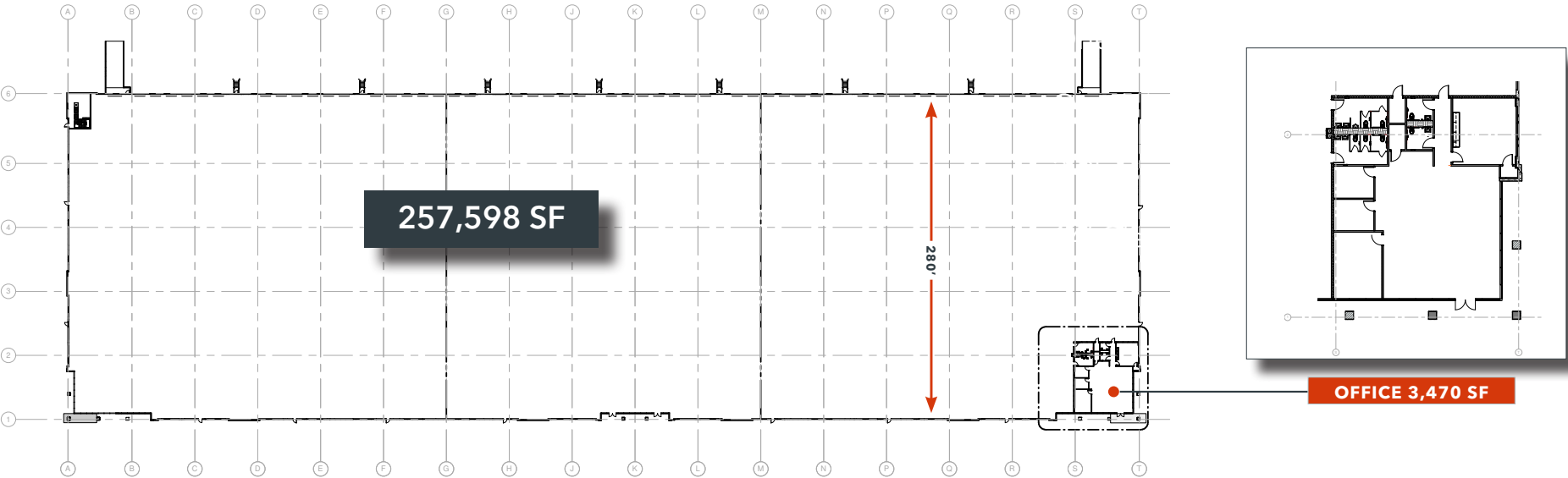
**BUILDING 1** | 500 W STATE HIGHWAY 121

**121 LOGISTICS PARK**





BLDG 1



BUILDING HIGHLIGHTS

|               |              |
|---------------|--------------|
| Building Size | 257,598 SF   |
| Office        | 3,470 SF     |
| Clear Height  | 36'          |
| Truck Court   | 185'         |
| Dock Doors    | 49 (9'x 10') |
| Ramps         | 2 (12'x 14') |

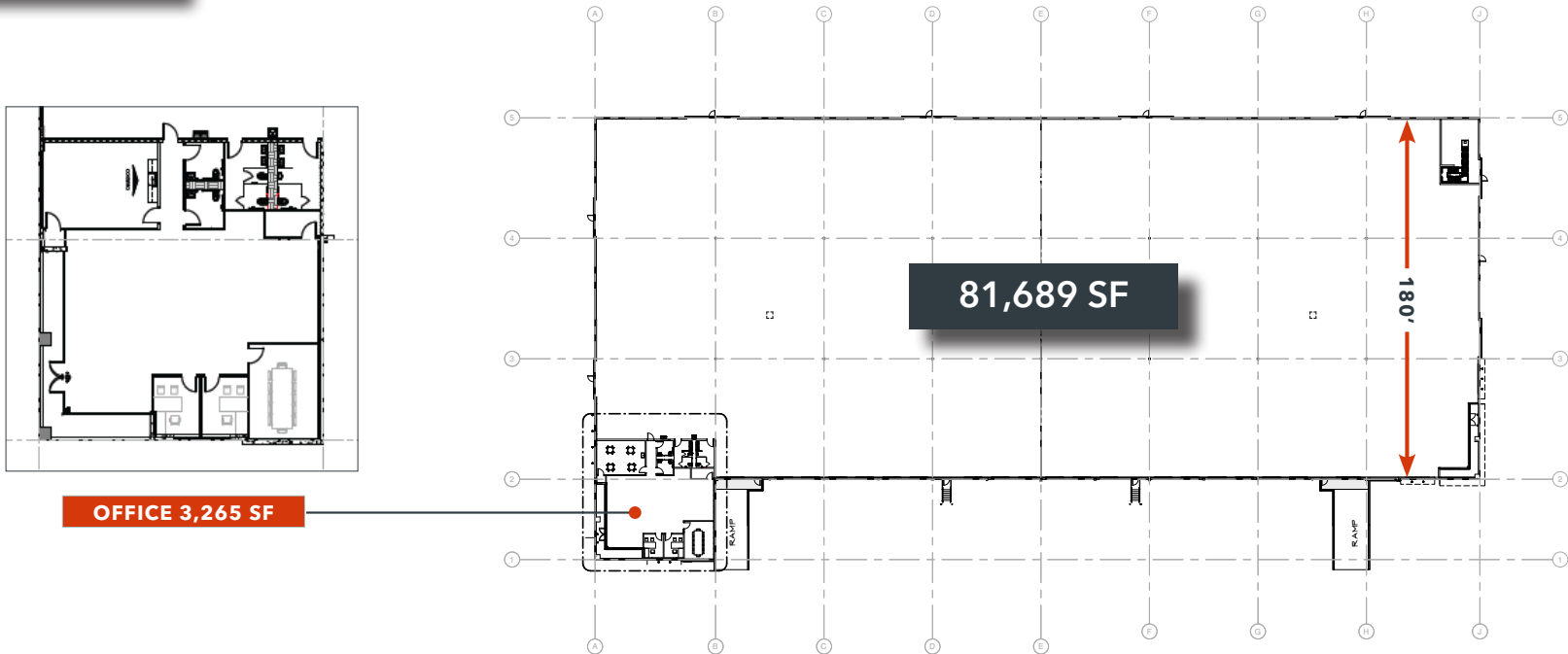
|                |                             |
|----------------|-----------------------------|
| Dock Levelers  | 16 (40,000 LB Pit Levelers) |
| Car Parks      | 175                         |
| Trailer Parks  | 69                          |
| Building Depth | 280'                        |
| Configuration  | Rear Load                   |
| Sprinkler      | ESFR                        |

**BUILDING 2** | 500 W VISTA RIDGE MALL DR

**121 LOGISTICS PARK**



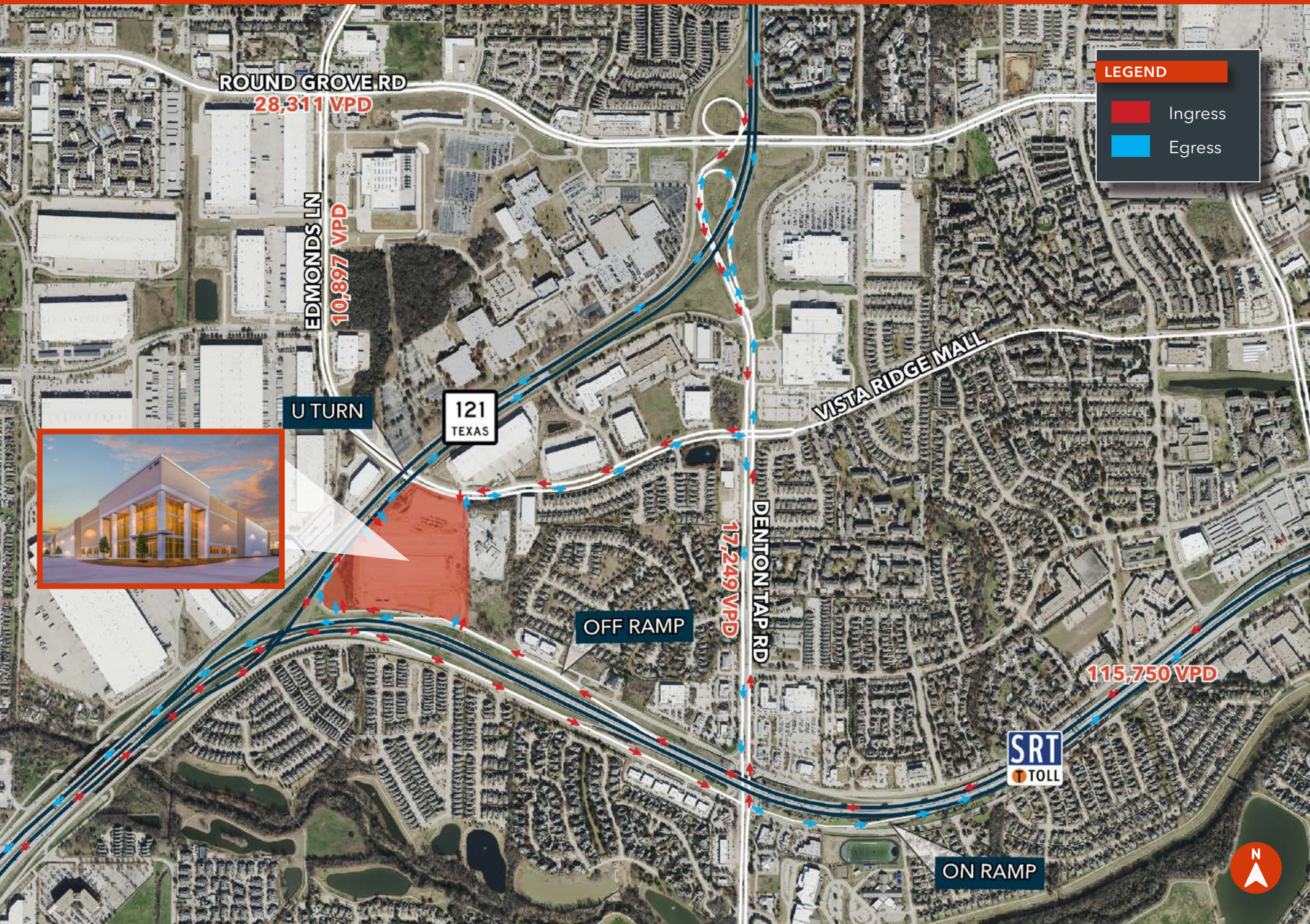
BLDG 2



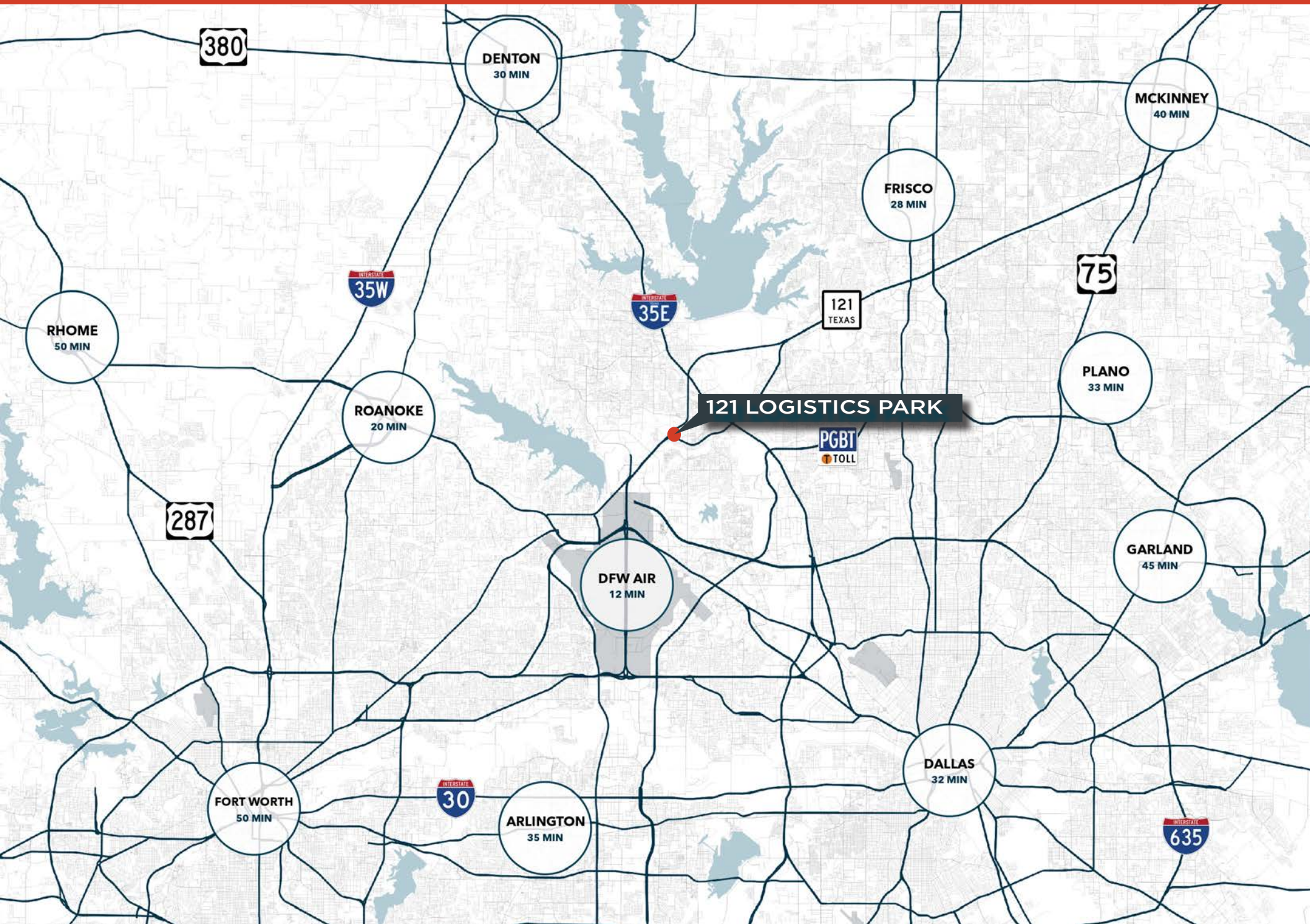
BUILDING HIGHLIGHTS

|               |                                    |                |                            |
|---------------|------------------------------------|----------------|----------------------------|
| Building Size | 81,689 SF (Divisible to 62,243 SF) | Dock Levelers  | 6 (40,000 LB Pit Levelers) |
| Office        | 3,265 SF                           | Car Parks      | 55                         |
| Clear Height  | 32'                                | Trailer Parks  | 12                         |
| Truck Court   | 130' - 185'                        | Building Depth | 180'                       |
| Dock Doors    | 18 (9' x 10')                      | Configuration  | Front Load                 |
| Ramps         | 2 (12' x 14')                      | Sprinkler      | ESFR                       |











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