

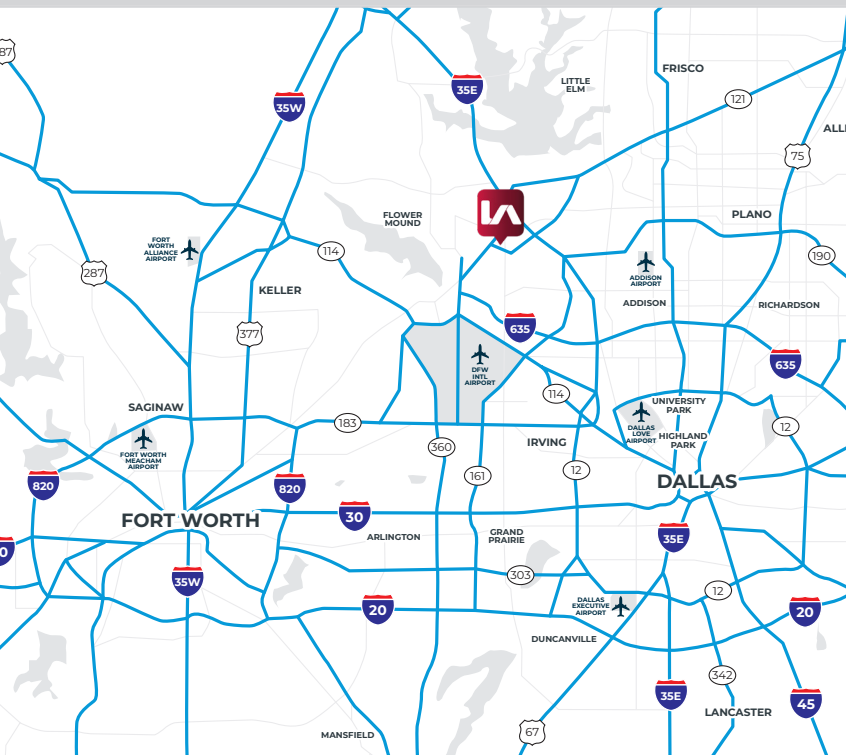
# FOR SALE

±3 ACRES | COMMERCIAL LAND



## NEC OF HWY 121 & BUSINESS 121

Coppell, Texas 75019



## HIGHLIGHTS

- ±3 Acres Total Available (2 Pads)
  - Pad 1 - 1.13 Acres
  - Pad 2 - 1.90 Acres
- Utilities: All to Site
- Zoning: "HC" Highway Commercial
- Easy Access to Major Highways
- Call for Information and Pricing

### FOR SALE INFORMATION:

**ADAM GRAHAM**

agraham@lee-associates.com  
214.335.3320

**ALEX WILSON**

alexw@lee-associates.com  
443.370.3427

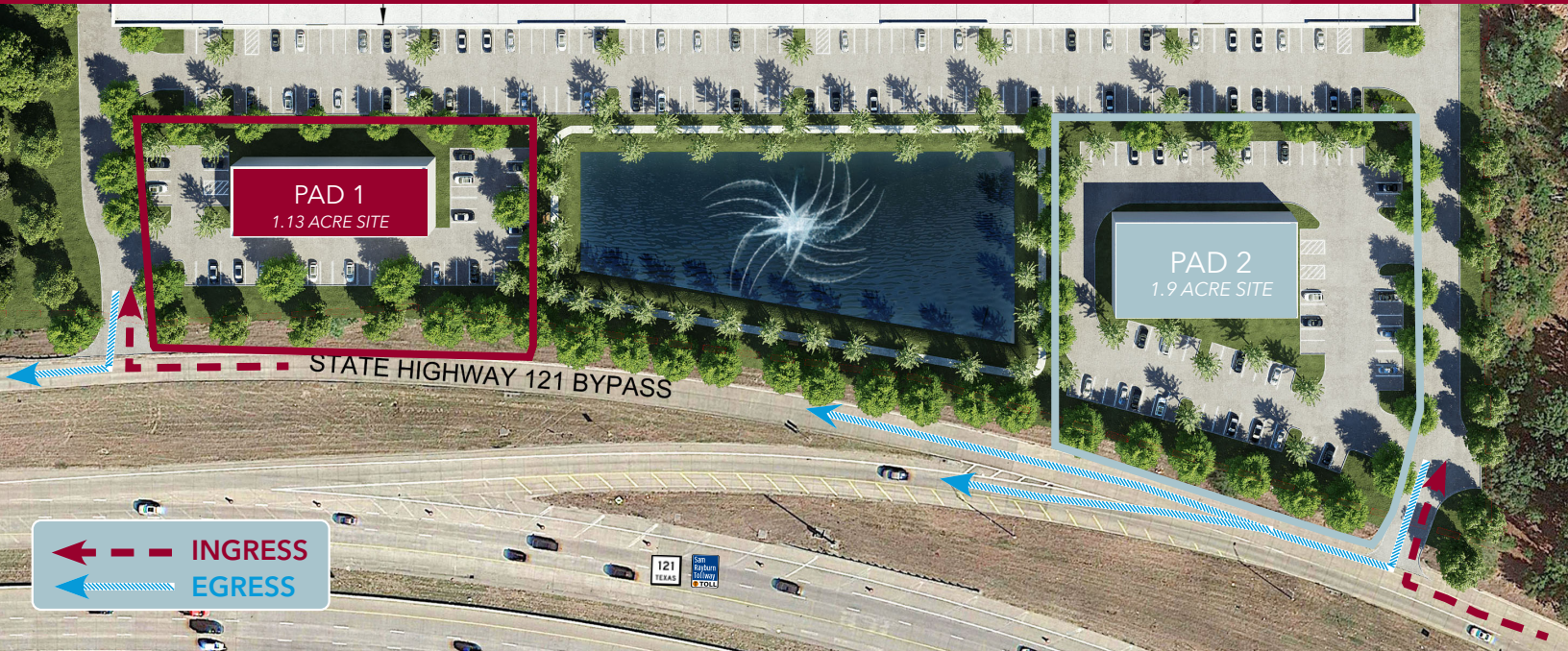
**TOMAS WILSON**

twilson@lee-associates.com  
857.297.7000



**±3 ACRES**

**FOR SALE**



## LOCATION HIGHLIGHTS

### TRAFFIC

SH-121 | 76,449 Vehicles per day  
I-35E | 146,369 Vehicles per day  
I-635 | 111,555 Vehicles per day

### HIGHWAY ACCESS

Immediate Access | SH-121  
2.9 Miles | I-35E  
3.6 Miles | I-635

### DISTANCE TO

5 Minutes | DFW Airport  
7 Minutes | Lewisville City Center  
6 Minutes | Coppell City Center

### FOR SALE INFORMATION:

**ADAM GRAHAM**

agraham@lee-associates.com  
214.335.3320

**ALEX WILSON**

alexw@lee-associates.com  
443.370.3427

**TOMAS WILSON**

twilson@lee-associates.com  
857.297.7000





## LABOR HIGHLIGHTS

**White-Collar  
Workers  
(10 mile radius)**

**22,945**

**Population:  
(3 mile radius)**

**123,700**

**Blue-Collar  
Workers  
(10 mile radius)**

**1,782**

**Average  
Household Income:  
(3 mile radius)**

**\$132,423**

## AREA RETAILERS

Vista Ridge Mall, LA Fitness, Hat  
Creek Burgers, Rosa's Cafe, Walmart,  
Walgreens, Bahama Bucks, Tom Thumb,  
UPS, Taqueria Monterrey, Drivers Edge  
Auto Service, McDonalds, Papa Johns,  
Whataburger, Coppel ER Urgent Care,  
Kwik Kar, Harbor Freight Tools, Coral Reef  
Coffee Company

FOR SALE INFORMATION:

**ADAM GRAHAM**

agraham@lee-associates.com  
214.335.3320

**ALEX WILSON**

alexw@lee-associates.com  
443.370.3427

**TOMAS WILSON**

twilson@lee-associates.com  
857.297.7000

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



*For more information please contact:*



**ADAM GRAHAM**

214.335.3320

[agraham@lee-associates.com](mailto:agraham@lee-associates.com)



**ALEX WILSON**

443.370.3427

[alexw@lee-associates.com](mailto:alexw@lee-associates.com)



**TOMAS WILSON**

857.297.7000

[twilson@lee-associates.com](mailto:twilson@lee-associates.com)