

FOR SALE OR LEASE

# COPPELL MEDICAL OFFICE

149 SH 121, Suite 110, Coppell, TX 75019



MedCorePartners.com



# COPPELL MEDICAL OFFICE

149 SH 121, Suite 110, Coppell, TX 75019

## 2,280 RSF Medical Office



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# PROPERTY INFORMATION



# COPPELL MEDICAL OFFICE

149 SH 121, Suite 110, Coppell, TX 75019

## PROPERTY SUMMARY



## PROPERTY OVERVIEW

**149 SH 121** is a premier medical office condominium located in the heart of Coppell, Texas. Positioned at the high-visibility intersection of SH 121 and Denton Tap Road, the property offers outstanding accessibility and exposure for healthcare providers seeking a strategic location.

Suite 110 features 2,280 square feet of professionally designed space configured as a move-in-ready physical therapy clinic, offering an immediate operational solution for PT providers. The efficient layout also makes the suite fully suitable for a wide range of general medical office uses.

With prominent SH 121 frontage and opportunities for both building and monument signage, this location provides exceptional visibility in a heavily traveled corridor. Surrounded by established healthcare providers, 149 SH 121 offers a synergistic, patient-friendly environment ideal for growing or relocating practices.



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149 SH 121, Suite 110, Coppell, TX 75019

## PROPERTY DETAILS



## FEATURES

- Move-In Ready Physical Therapy or Medical Office Space
- Building Signage
- Monument Signage
- Exceptional design and finish out
- Direct visibility to SH 121
- Direct Patient Access



## PROPERTY DETAILS



### AVAILABILITY

2,280



### YEAR BUILT

2020



### PARKING SPACES

Surface



# COPPELL MEDICAL OFFICE

149 SH 121, Suite 110, Coppell, TX 75019

## PROPERTY PHOTOS



# COPPELL MEDICAL OFFICE

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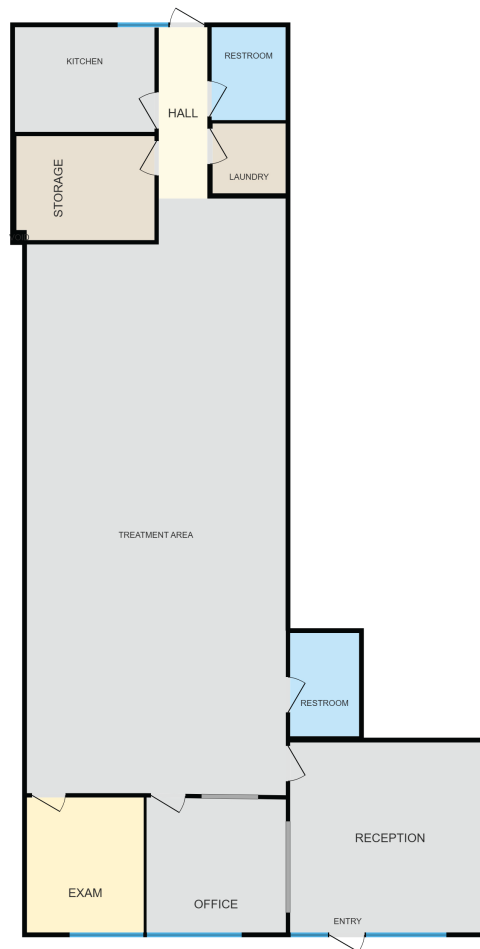
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## FLOOR PLANS

**Suite 110**

**2,280 SF**

[Click Here For Virtual Tour](#)





# LOCATION INFORMATION





# COPPELL MEDICAL OFFICE

149 SH 121, Suite 110, Coppell, TX 75019

AERIAL VIEW





# DEMOGRAPHICS

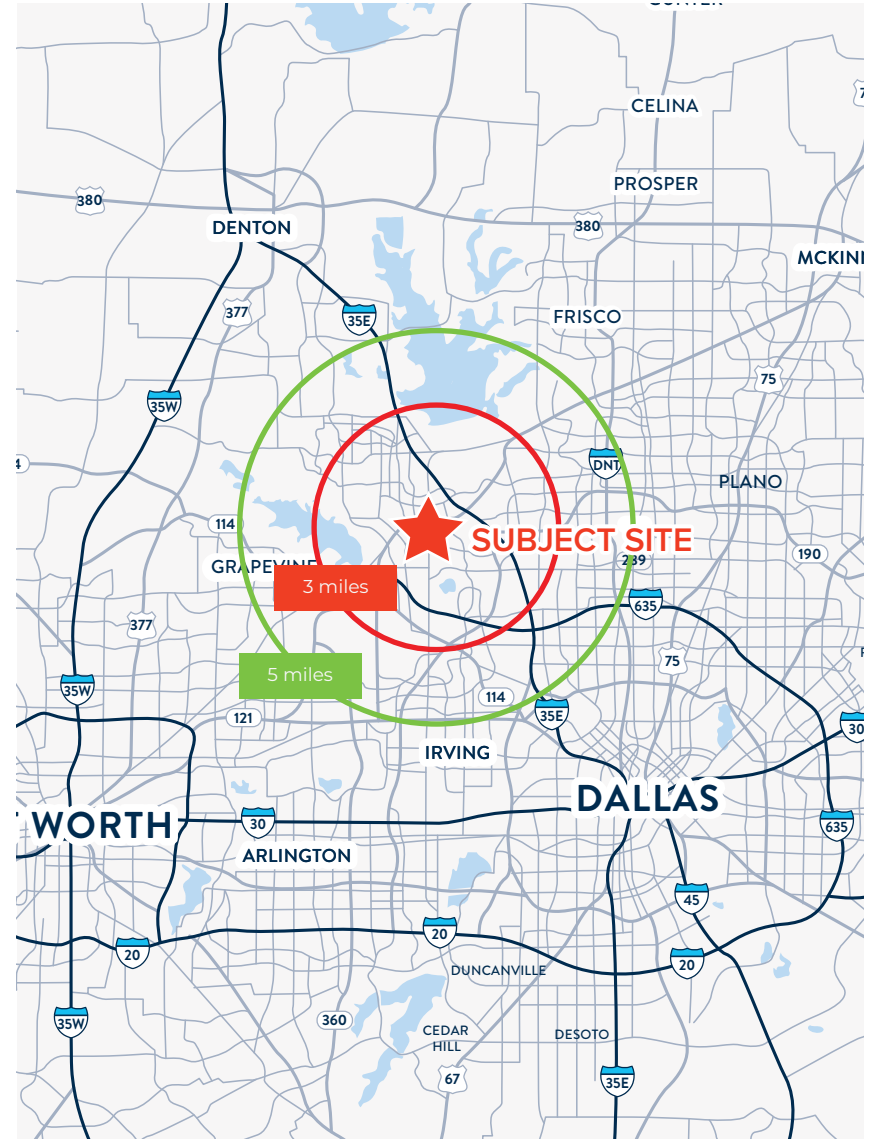




149 SH 121, Suite 110, Coppell, TX 75019

## DEMOGRAPHICS - MAP

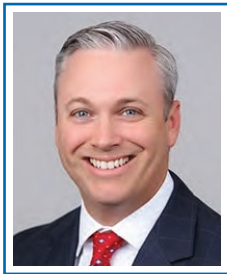
	3 MI	5 MI
Population	94,846	218,843
Households	39,436	86,614
Average Age	35.9	36.3
Median HH Income	\$99,164	\$103,439
Population Growth 2025-2030	0.61%	2.01%
Household Growth 2025-2030	2.60%	3.73%





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For More Information!



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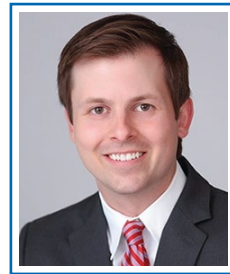


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## Information About Brokerage Services

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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

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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

2-10-2025



Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1

