

OFFICE SPACE AND EXECUTIVE SUITES
AVAILABLE - MOVE IN READY



For
Over
30
YEARS
Tradition Meets
Trust in CRE

FOR LEASE

PRINCETON PARK

260 & 270 N DENTON TAP ROAD, COPPELL, TX 75019



KEN JOYNER
SENIOR ASSOCIATE
KJOYNER@TIGUSA.COM
817.666.7107 CALL OR TEXT

CONTACT BROKER

- Available 883 SF to 3,200 SF office space
- Executive suites available 267 SF
- Parking 3.5/1000 spaces
- 2 buildings with secured keypad entrances
- Monument sign availability
- 13 min drive to DFW Airport
- 28 min drive to Dallas Love Field

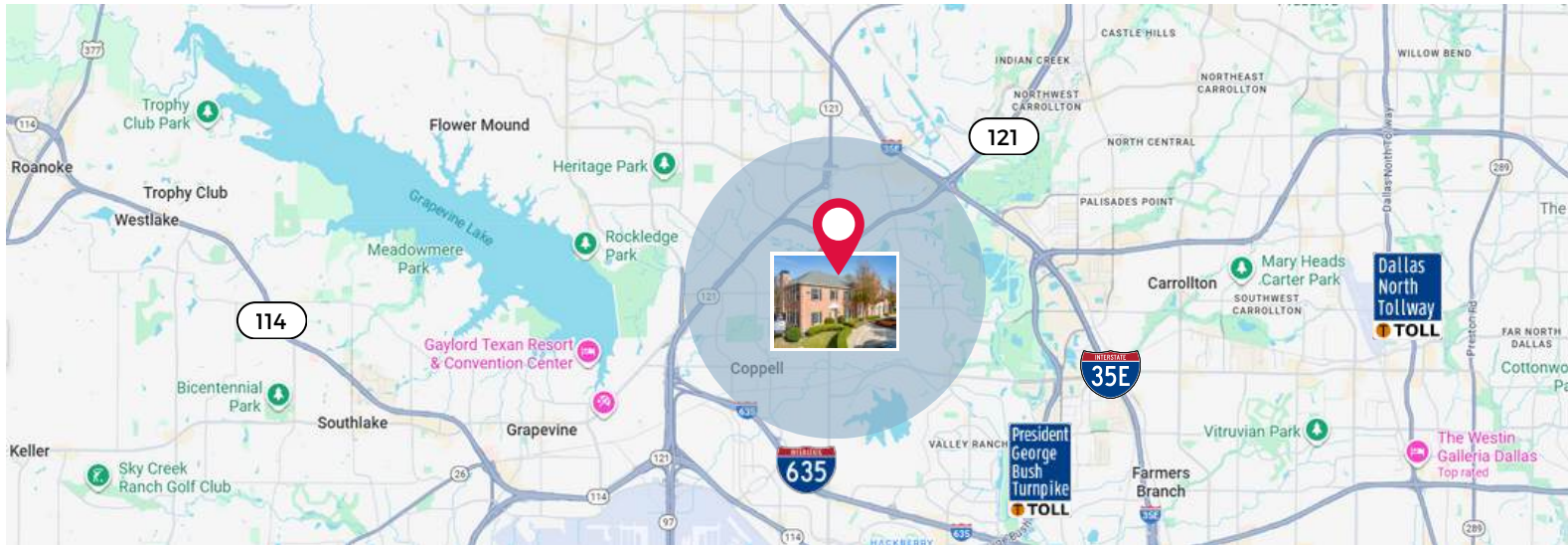
Available Spaces:

260 – 100	1,541 SF
260 – 150	3,125 SF
260 – 200	3,200 SF
270 – 140	883 SF
270 – 250	3,034 SF

Starting rents at \$20 RSF,
plus NNN. Executives Suites
are gross leases starting at
\$26 RSF.



PRINCETON PARK - PHASE II
270 N DENTON TAP RD, COPPELL, TX 75019



TRAFFIC COUNT

<u>STREET</u>	<u>CROSS STREET</u>	<u>VPD</u>	<u>MILES FROM SUBJECT PROP</u>	<u>YEAR</u>
W PARKWAY BLVD	COWBOY DR	4,316	.13	2025
N DENTON TAP RD	PARKWAY BLVD	31,207	.17	2024
N DENTON TAP RD	PARKWAY BLVD	31,029	.17	2025
PARKWAY BLVD	STONEMEADE WAY	9,158	.18	2024
PARKWAY BLVD	STONEMEADE WAY	9,212	.18	2025
TOWN CENTER BLVD	N DENTON TAP RD	3,262	.19	2024
TOWN CENTER BLVD	N DENTON TAP RD	3,300	.19	2025
W PARKWAY BLVD	COWBOY DR	6,978	.19	2025
N DENTON TAP RD	TOWN CENTER BLVD	33,226	.30	2025

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2024 POPULATION	11,677	91,764	210,545
2029 PROJECTED POPULATION	11,464	99,804	232,921
2024 HOUSEHOLDS	3,821	37,199	81,392
2024 AVERAGE HH INCOME	\$174,892	\$119,799	\$118,888
2024 MEDIAN HH INCOME	\$146,760	\$92,729	\$93,401



2-10-2025



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:
 - 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 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.

TIG Real Estate Services, Inc.	439783	mhickey@tigusa.com	972-661-0232
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ken Joyner	788597	kjoyner@tigusa.com	972-661-0232
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

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