

Ambulatory Surgical Center

FOR SALE | 7,020 RSF



COPPELL SURGERY CENTER

731 PLAZA BOULEVARD COPPELL, TX 75019

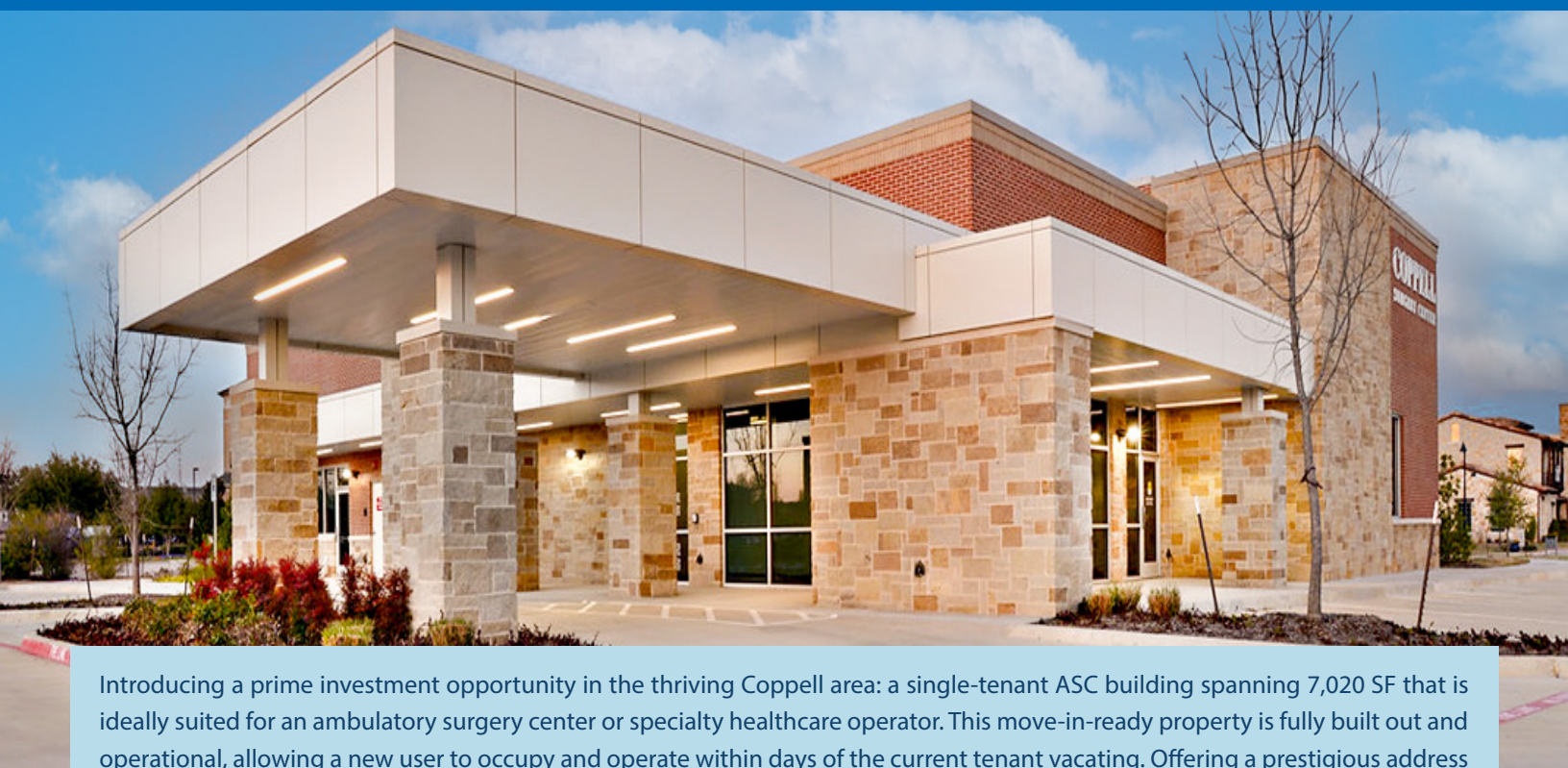
NEWMARK

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Coppell Surgery Center

731 Plaza Boulevard Coppell, TX 75019



Introducing a prime investment opportunity in the thriving Coppell area: a single-tenant ASC building spanning 7,020 SF that is ideally suited for an ambulatory surgery center or specialty healthcare operator. This move-in-ready property is fully built out and operational, allowing a new user to occupy and operate within days of the current tenant vacating. Offering a prestigious address and strong visibility, it is a compelling choice for owner-occupiers, physician groups, and investors seeking a well-positioned medical asset. With its strategic location in the heart of Coppell and easy access to major transportation routes including SH 121 and the President George Bush Turnpike, this building is a coveted opportunity in one of Dallas Fort Worth's most affluent and established submarkets. Don't miss the chance to secure a sound, healthcare-ready investment in an affluent, high-income community with strong demand for outpatient care.

Best for Owner-Operator

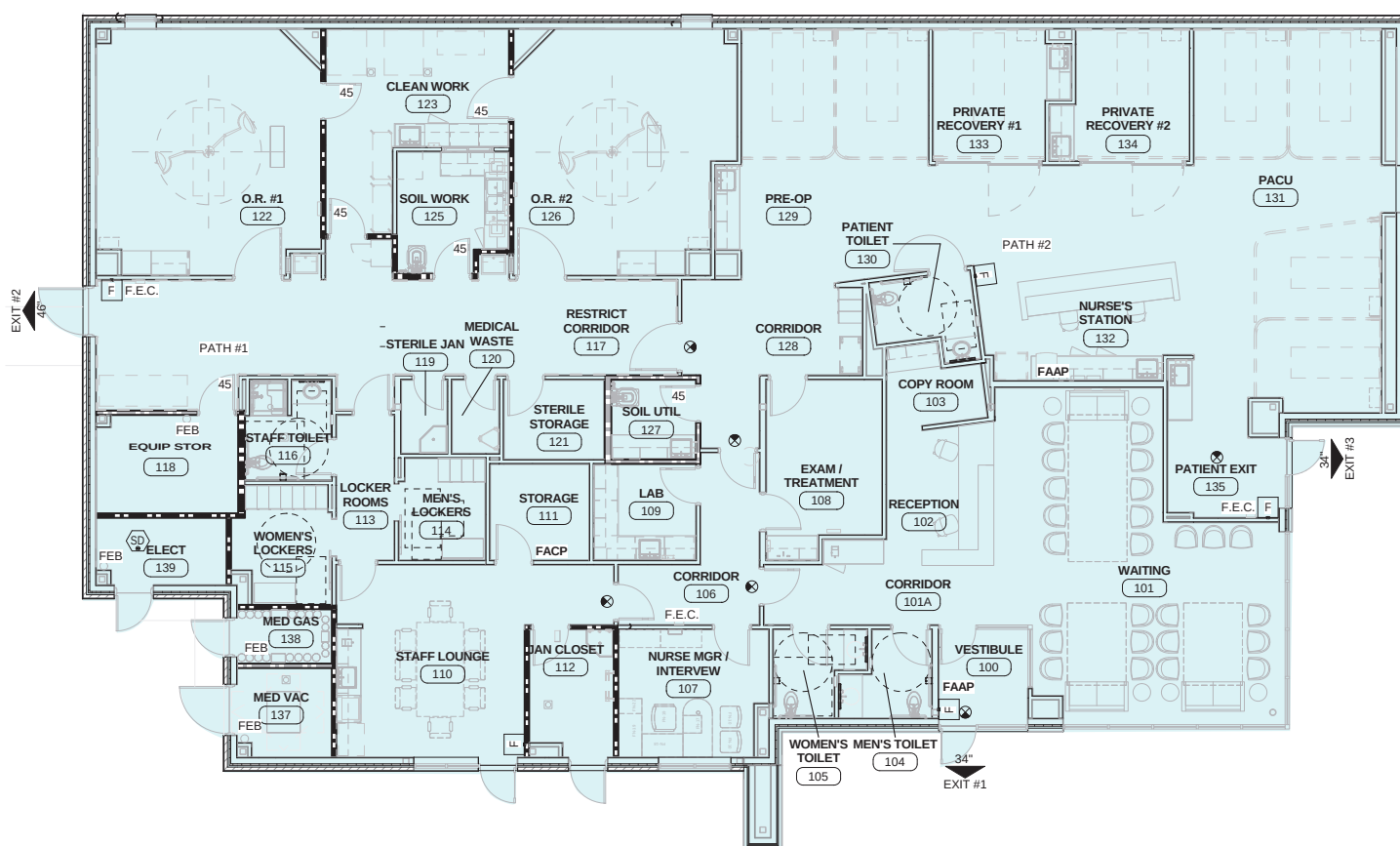
- Single tenant ambulatory surgery center
- Turnkey clinical infrastructure ready for immediate surgical operations
- Ideal for owner occupiers, physician groups, and healthcare investors alike
- Two fully built out operating rooms
- Dedicated pre-op and PACU areas with two private recovery rooms
- Surrounded by high-income households with strong demand for outpatient care
- Minutes from major hospitals including Baylor Scott & White in Irving and Grapevine and Medical City Las Colinas
- Minutes from DFW International Airport, supporting patient draw and physician recruitment
- Easy access to major highways
- Room to grow: adjacent vacant land on the lot accommodates a building expansion
- Ample on-site parking for staff, patients, and visitors

OFFERING SUMMARY

Sale Price:	Contact Brokers for Pricing
Building Size:	7,020 RSF
Year Built:	2017
Building Type:	Medical/Ambulatory Surgery Center (ASC)
Land Acres:	1.56 AC
Parking (Ratio):	6.94/1,000 SF

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Floor Plan



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Land Included in Sale



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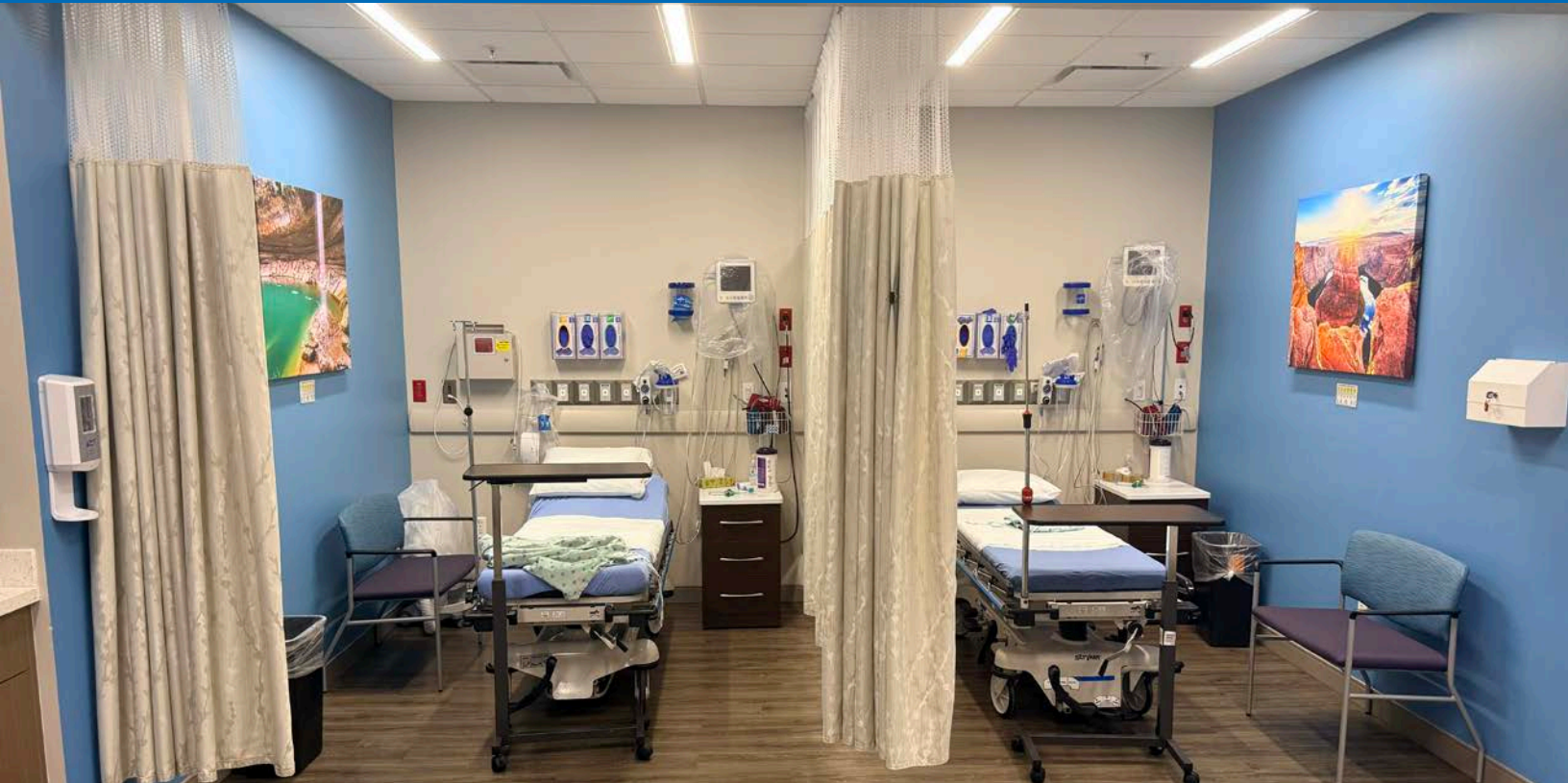
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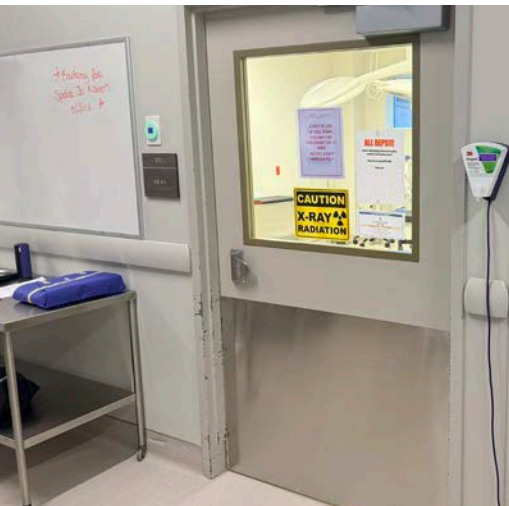
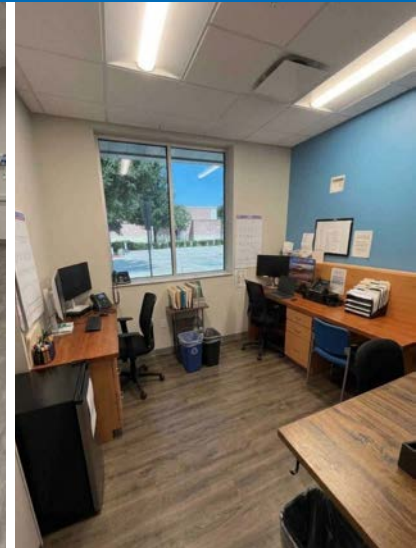
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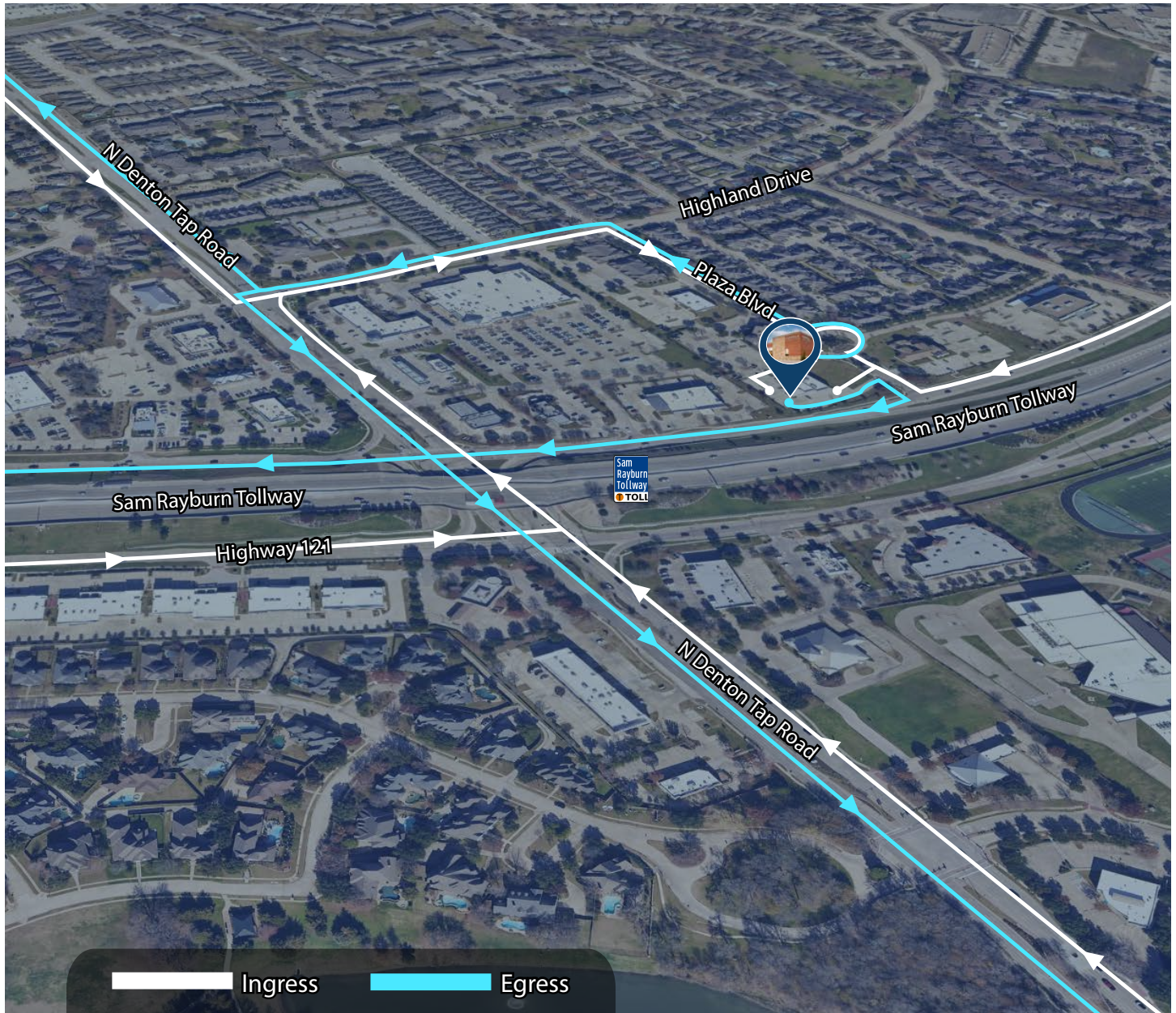
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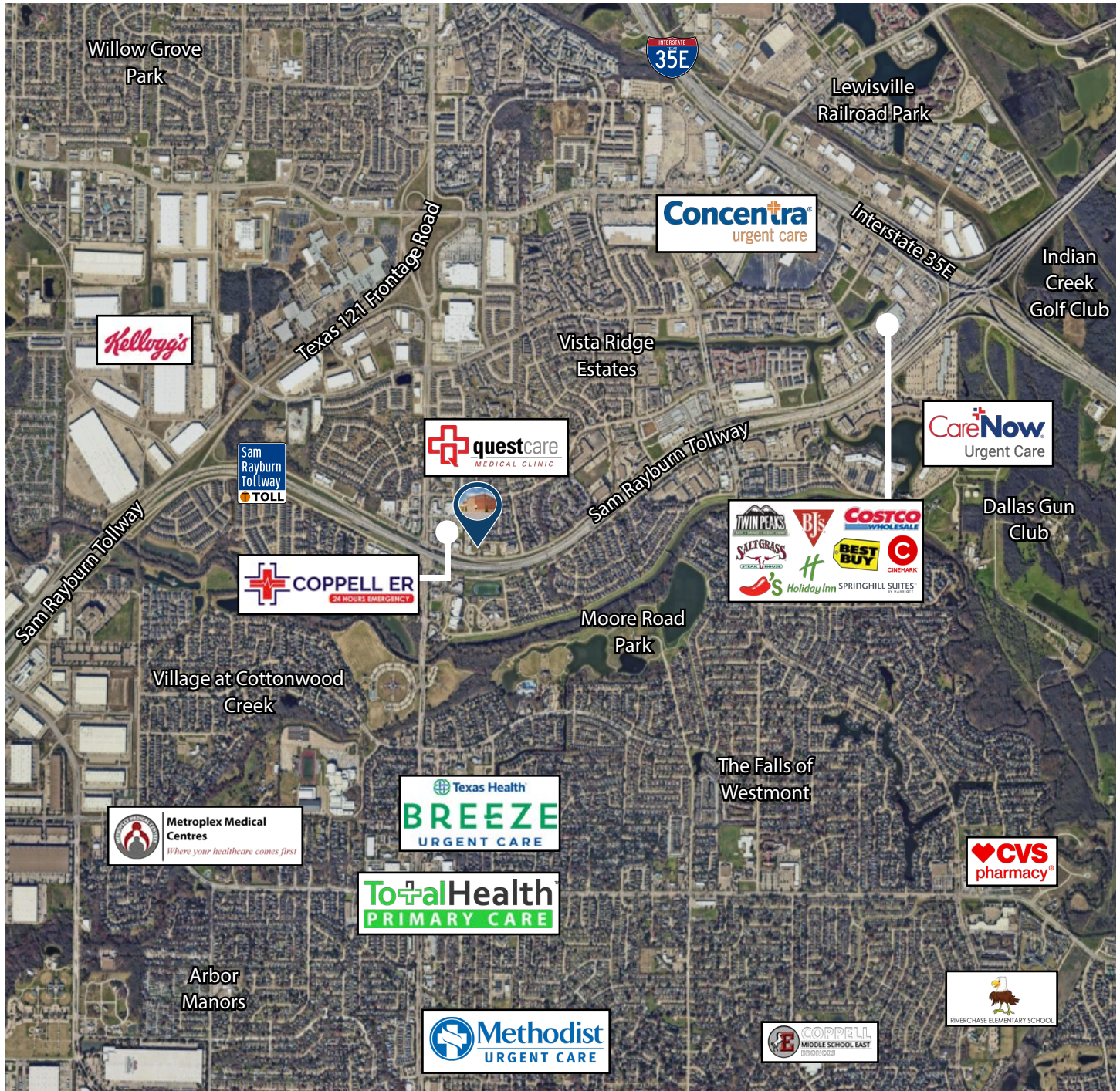
Ingress & Egress



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Retail Map



Health Care Insurance

This information provides a set of key demographics and health care indicators

Distance from nearest hospitals

Hospitals/Urgent Care	Miles
Quest Medical Clinic	0.1
Coppell Emergency Room	0.2
Texas Health Breeze Urgent Care	1.4
Total Health Primary Care	1.7
Methodist Legacy ER & Urgent Care - Coppell	2.0
HCA Healthcare Urgent Care	2.2
Concentra Urgent Care	2.2
Metroplex Medical Centres	2.7
America First Urgent Care	4.4
Carrollton First Care Medical Center	5.6
Baylor Scott & White Urgent Care + Carrollton (Trinity Mills)	6.1
Baylor Scott & White - Lewisville	7.3
Carrollton Regional Medical Center	8.3

Annual Household Health Care Spend - 1 Mile Trade Area

\$11,605 Health Care (SPI 145)	\$4,006 Medical Care (SPI 142)	\$7,599 Health Insurance (SPI 146)
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Spending Potential Index (SPI) is household-based; 100 = national average. All figures reflect the 1 mile trade area unless noted.

Health Care Consumer Spending (1-Mile Trade Area)

Category	SPI	Avg. Spent/HH	Trade Area Total
Blue Cross/Blue Shield	160	\$2,287.07	\$11,176,911
Medicare Payments	115	\$1,384.82	\$6,767,614
Physician Services	153	\$446.60	\$2,182,544
Dental Services	139	\$790.72	\$3,864,258
Prescription Drugs	133	\$608.74	\$2,974,908
Hospital Room & Hospital Services	155	\$550.96	\$2,692,533
Eyecare Services	144	\$128.99	\$630,363
Lab Tests, X-Rays	148	\$125.38	\$612,741
Convalescent/Nursing Home Care	108	\$73.40	\$358,721

Health Insurance Spending Potential Index By Trade Area

	1 Mile	3 Miles	5 Miles
Health Insurance (overall)	146	117	117
Blue Cross / Blue Shield	160	124	124
Fee for Service Health Plan	167	130	129
HMO	153	122	121
Medicare Payments	115	99	101

Source: Esri forecasts for 2026 and 2031; Consumer Spending data are derived from the 2023 and 2024 Consumer Expenditure Surveys, Bureau of Labor Statistics ©2026



Unlocking Value. Delivering Excellence.

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Newmark

	-	-	+1(469)467.2000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
-	-	-	-
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Cohen Howard	-	cohen.howard@nrmk.com	t 617-849-0161
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date