

FOR SALE

1707 E. BELTLINE RD

Class B+ Office | 5,000 SF | Coppell, TX



1707 E. Beltline Rd., Coppell, TX 75019

EXCLUSIVE LISTING & DISCLAIMER

The property contained herein is exclusively listed for sale by Worldwide Commercial, PLLC, a licensed Texas Real Estate Broker. All questions, property tours, on site visits, and negotiations for the purchase shall be conducted through the listing agents and Worldwide Commercial, PLLC.

The information contained herein has been provided by the owners of the property or obtained from sources deemed reliable or are based on assumptions that are considered reasonable and accurate. Although the Broker has used reasonable care in obtaining data and making estimates of the projects based on this data, Broker makes no representations or warranties of any kind, expressor implied, concerning the property or any other matter pertaining thereto.

Neither the Owner nor any of its offices, employees, or representatives make any representation, warranty or covenant of any nature with respect to the Property, its physical or environmental condition, or any information owner may provide regarding the foregoing. Interested parties are expected to independently review all documents and other matters relating to the property and improvements to verify the accuracy and completeness of the information contained herein at their own expense.



1707 E. Beltline Rd., Coppell, TX 75019

PROPERTY OVERVIEW



SALE PRICE

Contact Broker



YEAR BUILT

2020



BUILDING

5,000 SF



LOT SIZE

0.64 ACRES



ZONING

Commercial/Office

1707 BELTLINE RD

Located in the heart of Coppell's thriving medical and commercial corridor, 1707 E Belt Line Road is a high-quality, 5,000 square foot multi-tenant medical office building that offers investors a rare opportunity to acquire a fully stabilized asset with strong visibility, modern construction, and dependable income.

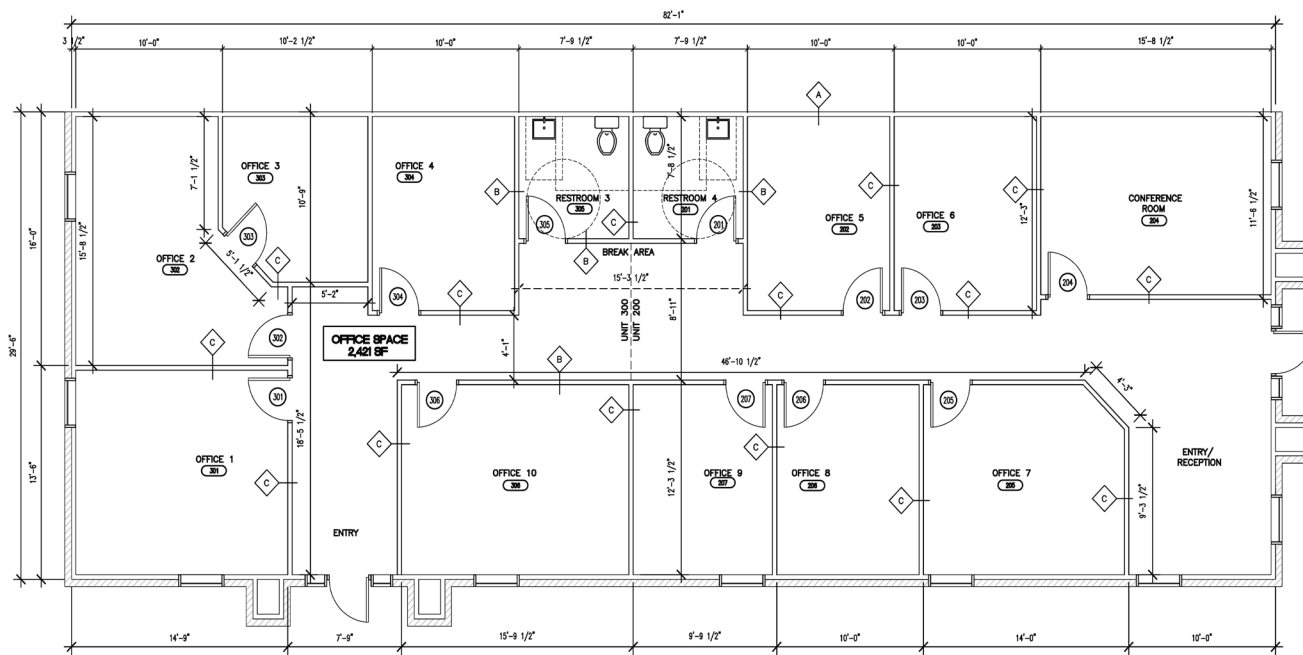
Delivered in 2020, the property benefits from modern systems, efficient design, and low capital expenditure needs. The site features attractive brick and stone exterior finishes, professional landscaping, and ample surface parking. The building was designed with multiple entries and flexible suite layouts, catering to a variety of medical and professional tenants.

Each suite is fully built out and occupied by established operators under NNN lease structures, minimizing landlord responsibilities and ensuring long-term operational efficiency.

With direct frontage along East Belt Line Road, the property enjoys excellent traffic counts and signage visibility, drawing from both residential and commercial density surrounding the area. The central location offers convenient access to I-35E, President George Bush Turnpike, and SH-121, making it easily accessible for patients and staff across North Dallas suburbs.



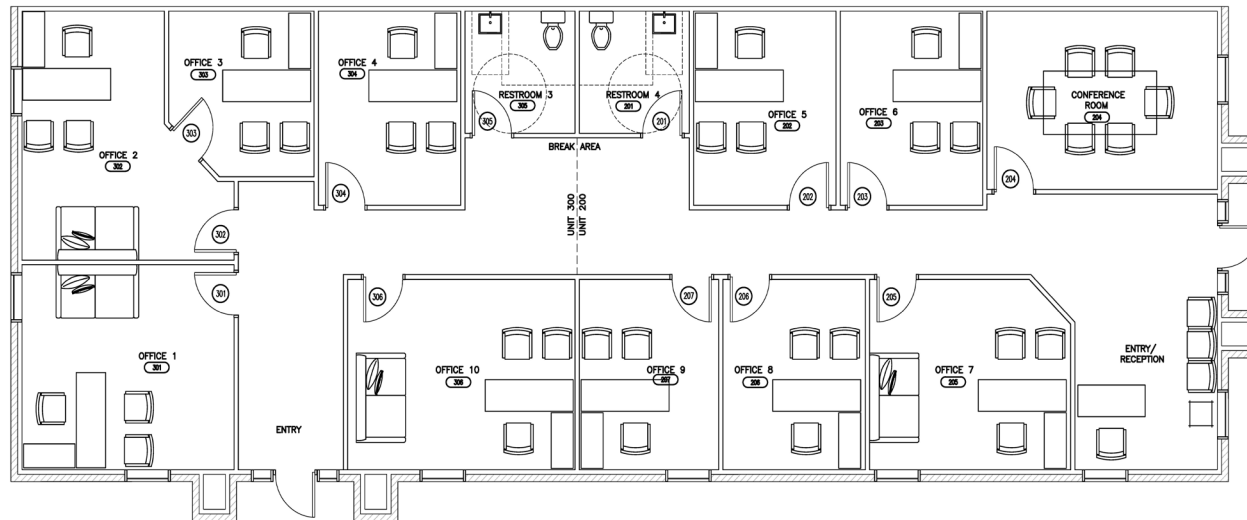
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PLAN NORTH

01 FLOOR PLAN

SCALE: 1/4"=1'-0"



PLAN NORTH

02 FURNISHING PLAN

SCALE: 1/4" = 1' - 0"

NOTE:

FOR INSULATION REQUIREMENTS OF PARTITION TYPES
REFER TO REFERENCED DETAILS AS SHOWN IN LEGEND

FOR TYPICAL PLUMBING FIXTURE LOCATIONS, REFER TO SHEET 01/A202.

FOR RESTROOM FINISHES REF. SHEET A202
SANDED, SMOOTH, FINISH. REFER TO FINISH SCHEDULE
FOR PAINTING

ALL WET WALLS AND WALLS IMMEDIATELY ADJACENT TO WET WALLS ARE TO RECEIVE WATER RESISTANT GYP. BD. WITH A THICKNESS AS SPECIFIED BY PARTITION TYPE.

WALL LEGEND - INTERIOR

WALL TYPE	SYMBOL	DESCRIPTION
A	=====	1 HR RATED STUD WALL FULL HEIGHT TO DECK WITH 5/8" GYP. BD. (TYPE FIRECODE "C" OR "X") ON BOTH SIDES. (REF. DETAILS AB01 FOR U.L. DETAILS)
B	=====	STUD WALL WITH 5/8" GYP. BD. HEIGHT, WIDTH AND INSULATION VARIES. REFER TO SHEET AB01 FOR ACTUAL CONDITIONS.
C	=====	ITEM NIC-UNO
D	=====	MODULAR WALL SYSTEM-NIC
E	=====	FULLY HEIGHT GLASS PARTITION

GENERAL NOTES:

1. ALL MECHANICAL AND ELECTRICAL OPERATING DEVICES (SUCH AS ELECTRICAL SWITCH, RECEPTACLE, THERMOSTATS, OUTLETS ETC. ARE TO BE MOUNTED AT 48" A.F.F. MAX FOR FRONT APPROACH AND 54" A.F.F. FOR SIDE APPROACH.
2. CONTRACTOR TO VERIFY THE LOCATIONS, SIZES AND DIMENSIONS OF ALL FIXTURES WITH TENANT PRIOR TO INSTALLATION OR PLACING ORDER

ADA COMPLIANCE NOTE FOR TENANT:

LEASE HOLDER TO COMPLY WITH THE FOLLOWINGS TO MEET ADA
REQUIRED FOR COUNTERS:

COUNTERS WITH CASH REGISTERS AND COUNTERS WITHOUT CASE REGISTERS SHALL HAVE AN ACCESSIBLE SECTION AT EACH TYPE OF COUNTER HAVING A 36 INCHES MINIMUM WIDTH AND A 36 INCHES MAXIMUM HEIGHT ABOVE THE FINISH FLOOR.



fk + architect, llc

 400 chisholm place

 suite 410

 plano, texas 75075

 972-424 1325 (w)

 489-256-9322 (c)

 fabian2502@ol.com

 web: fk-architect.com

 03/20/2020

W. Fabian

Original Date:

March 01, 2020

Issue Log

ISSUED FOR PERMIT 03/20/2020

ISSUED FOR CONSTRUCTION 03/20/2020

DRAWN BY: KR	CHECKED BY: MPK
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**INTERIOR FINISH OUT
OFFICE SPACE**
SUITES 200 AND 300
AT 1707 EAST BELTLINE ROAD
COPELL, TEXAS 75019

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Sheet Number:

A201

Project Number:
20-012

TENANTS



Positive Recovery Centers is an established addiction treatment provider founded by industry leader George Joseph, who has more than 30 years of experience operating successful rehabilitation facilities. The organization delivers evidence-based treatment programs supported by a qualified clinical team and a mission focused on long-term recovery and client well-being.



Accolade Property Management is a full-service real estate management firm headquartered in Irving, Texas, with extensive experience overseeing a wide range of asset types. Founded in 2002, the company combines local market expertise with proven management practices to deliver results-oriented operations and maximize investment performance for third-party owners.



Precision Spine & Sport is a chiropractic practice in Coppell, Texas, providing non-invasive treatment focused on spinal alignment, pain relief, and musculoskeletal health. The clinic offers services addressing back pain, neck pain, muscle strain, and related conditions, positioning itself as a community-focused healthcare provider with consistent demand for wellness and rehabilitative care.



COPPELL, TX

Located in the heart of Carrollton, 1707 E Belt Line Road benefits from strong surrounding demographics, with over 140,000 residents within a 3-mile radius and an average household income exceeding \$95,000. The area features a balanced mix of young professionals and established families, supporting consistent demand for medical and professional services. High traffic counts along E Belt Line Road (25,000+ VPD) combined with dense nearby residential development and proximity to major transportation corridors like I-35E and President George Bush Turnpike make this location highly visible, accessible, and demographically aligned with long-term tenant success.



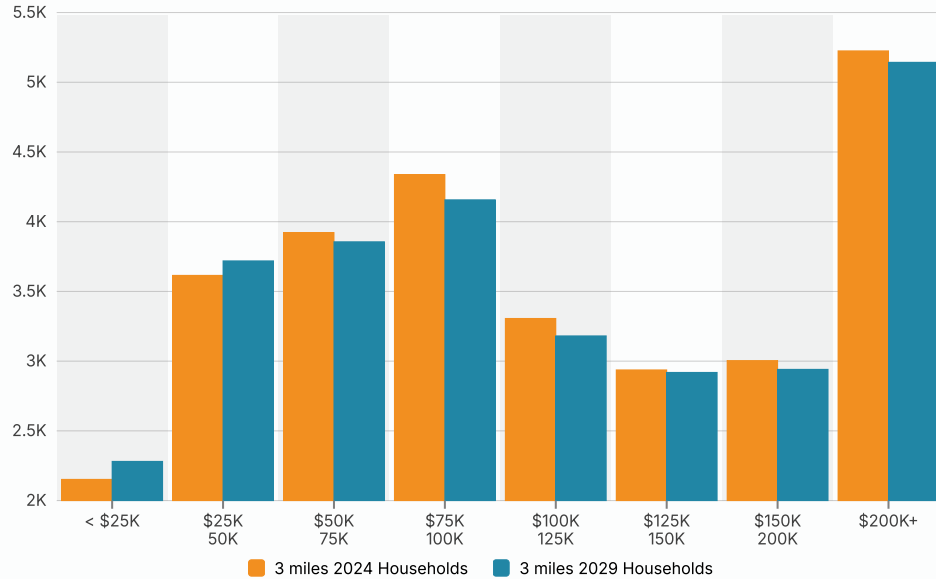
1707 E. Beltline Rd., Coppell, TX 75019

DEMOGRAPHICS

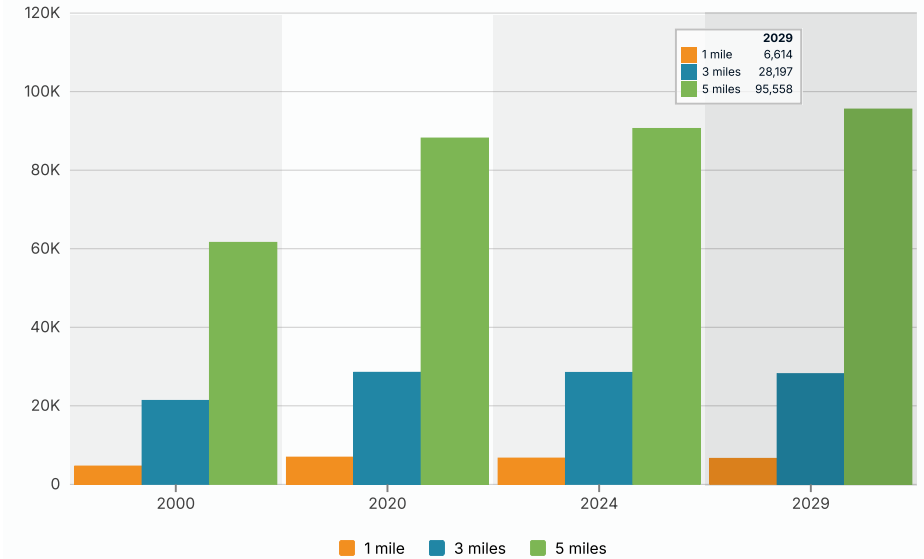


Household Income

Currency: USD (\$)



Households



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E Belt Line Rd	Fairlands Dr E	22,537	2025	0.07 mi
E Belt Line Rd	Fairlands Dr W	26,569	2025	0.23 mi
Riverchase Dr	S Macarthur Blvd NW	2,872	2025	0.31 mi
S Macarthur Blvd	N Macarthur Blvd S	28,682	2025	0.35 mi
N Macarthur Blvd	Ranchview Dr SE	30,969	2025	0.36 mi
S Macarthur Blvd	E Belt Line Rd S	21,861	2025	0.38 mi
S Macarthur Blvd	Riverchase Dr SW	20,666	2025	0.44 mi
Ranchview Dr	N Macarthur Blvd NE	4,388	2023	0.46 mi
Ranchview Drive	N Macarthur Blvd NE	4,325	2025	0.46 mi
E Belt Line Rd	S Macarthur Blvd E	13,702	2025	0.49 mi



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ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



1707 E. Beltline Rd., Coppell, TX 75019



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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.

11-2-2015



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.

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.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bryce Gehlbach	827650	bgehlbach@wwcpartners.com	832-574-6373
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date