

# For Lease

## MEDICAL | WELLNESS RETAIL

897 North MacArthur Boulevard

Coppell, TX 75019

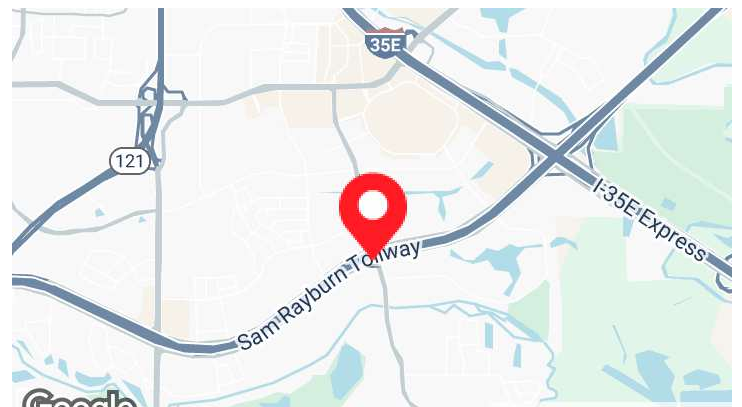


### OFFERING SUMMARY

Lease Rate:	\$25.00 NNN, OPX \$9.77
Building Size:	9,207 SF
Available SF:	2,070 - 4,686 SF
Year Built:	2009
Renovated:	2019
Zoning:	PD-HC
Parking Ratio:	5/1,000 SF

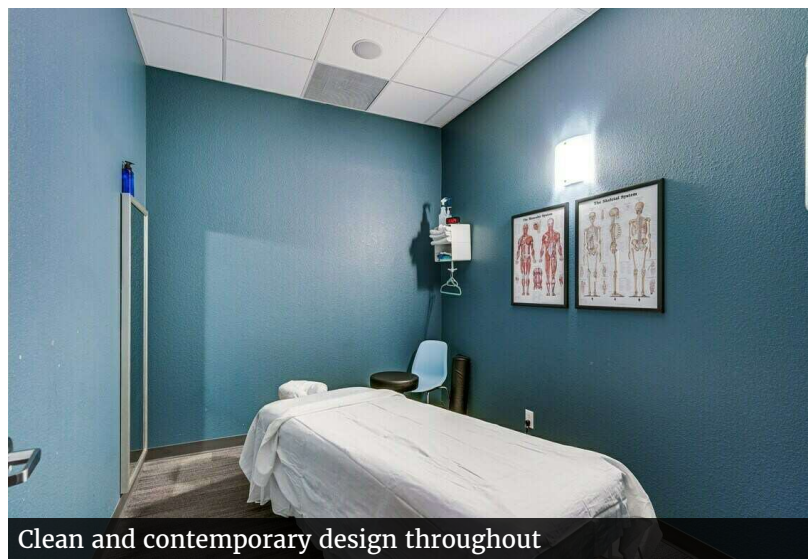
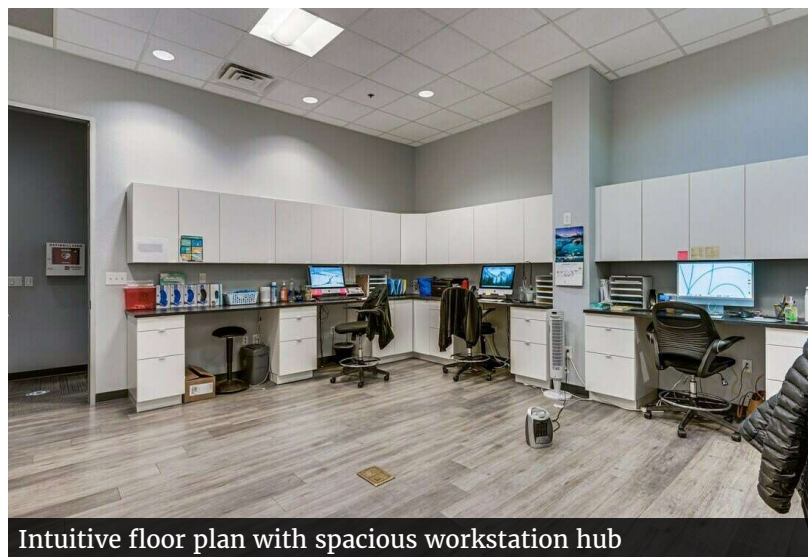
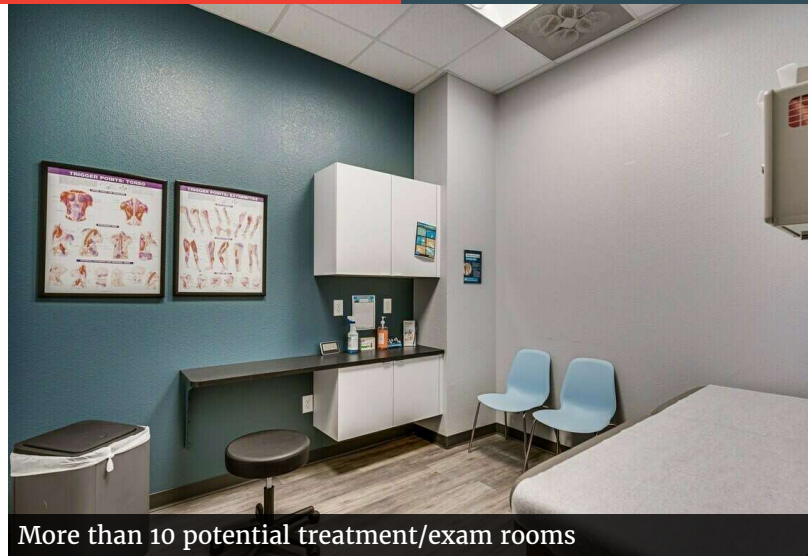
### PROPERTY HIGHLIGHTS

- Great visibility on SWC of Hwy 121 & MacArthur Blvd
- Attractive building façade for prominent signage
- High-end tenant finishes & efficient layout
- Desirable medical & wellness tenant mix
- Strong demographics
- Ample parking
- 2nd Generation buildout as medical massage





# Interior Photos



# For Lease



Formerly home to a massage and wellness center, Suites 110 & 120 offer prominent, center-awning placement with an appealing medical & wellness tenant mix at 897 N MacArthur Blvd. The well-maintained, high-end tenant finishes set this space apart as a turn-key clinic ready for most any medical/wellness office need. With 4,686 SF available, the spaces can be combined or leased individually, offering flexibility for businesses seeking a tailored layout. This prime location presents an ideal opportunity for medical and wellness professionals to establish or expand their practice in a thriving community.

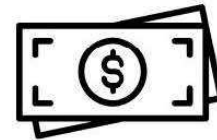
## Demographics Snapshot

2023 - 5 Mile



**243,645**

Population



**\$118,439**

Avg Household Income



**\$332,811**

Median Home Value



# Location

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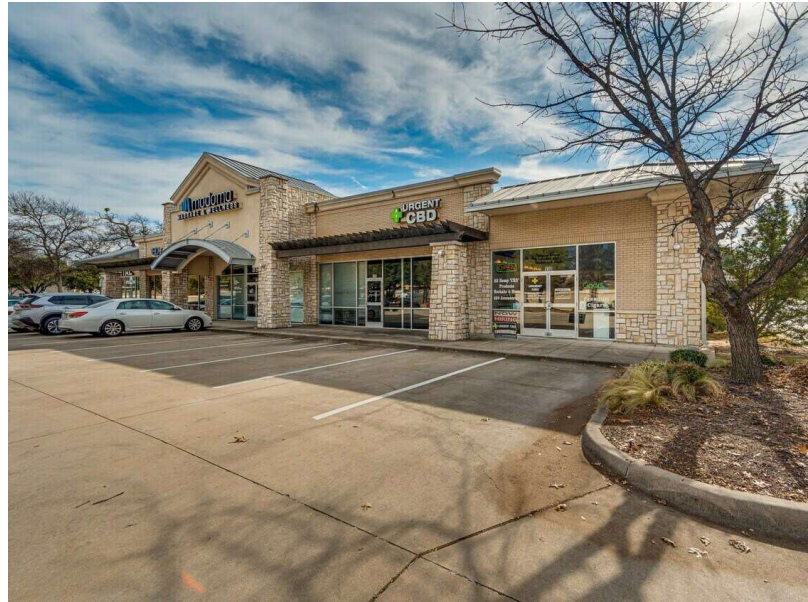
897 North MacArthur Boulevard  
Coppell, TX 75019



Great visibility on SWC of Highway 121/SRT and MacArthur Blvd



Attractive façade with prominent signage



Ample accessible parking

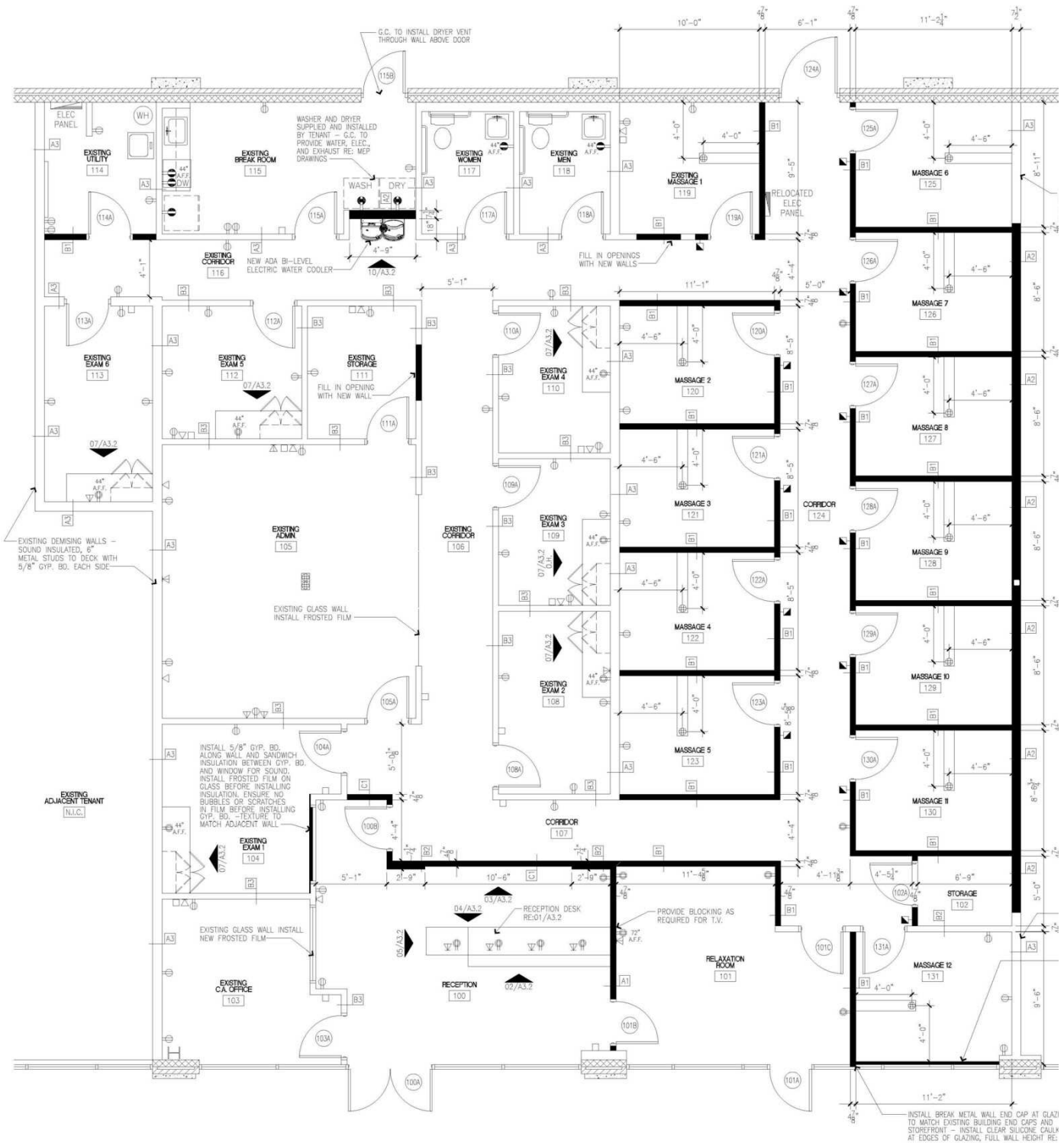


# Floor Plan-1

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Current, As-Built Floor Plan, 4,686 SF

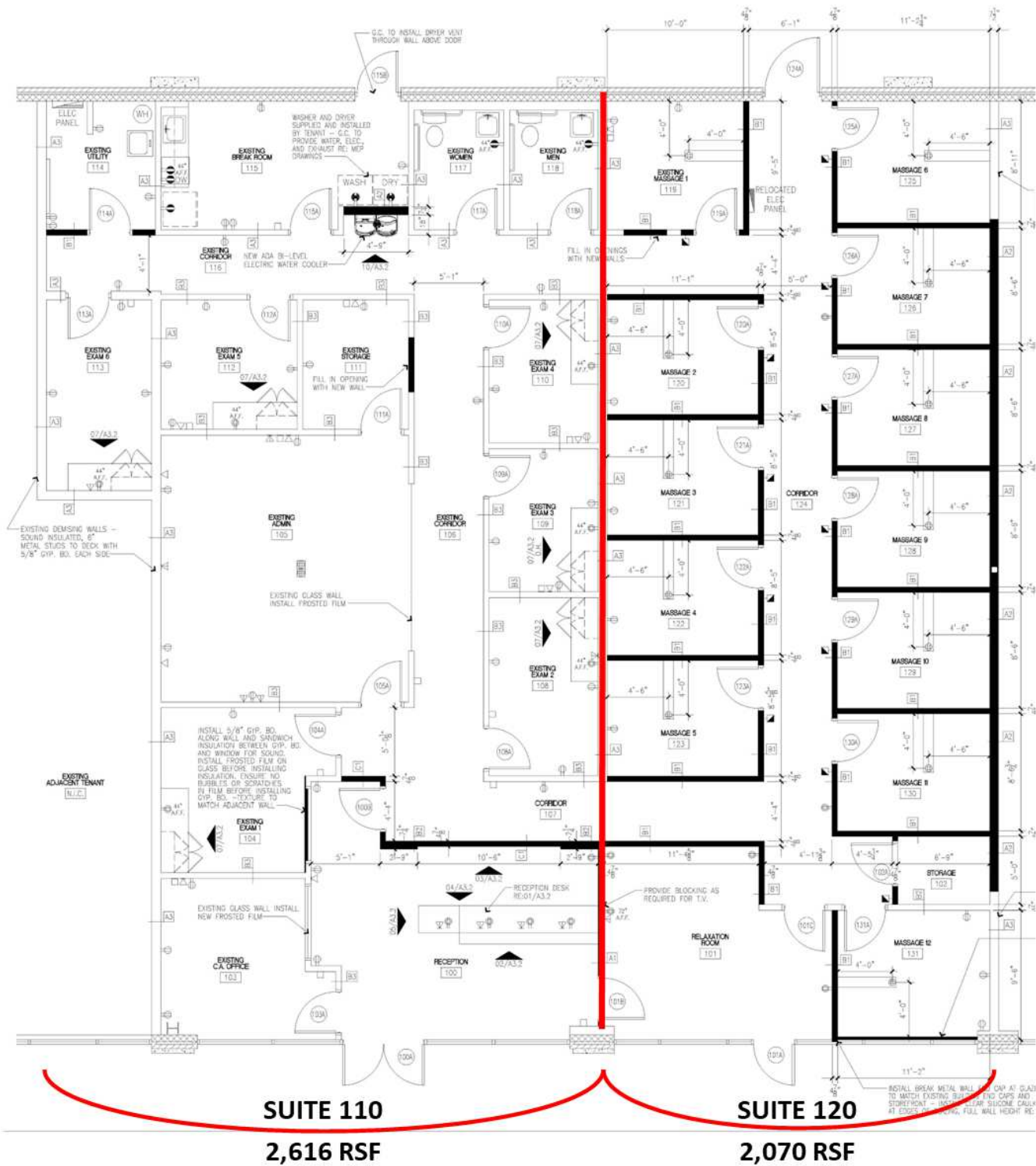
# MEDICAL | WELLNESS RETAIL

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Coppell, TX 75019



# Floor Plan-2



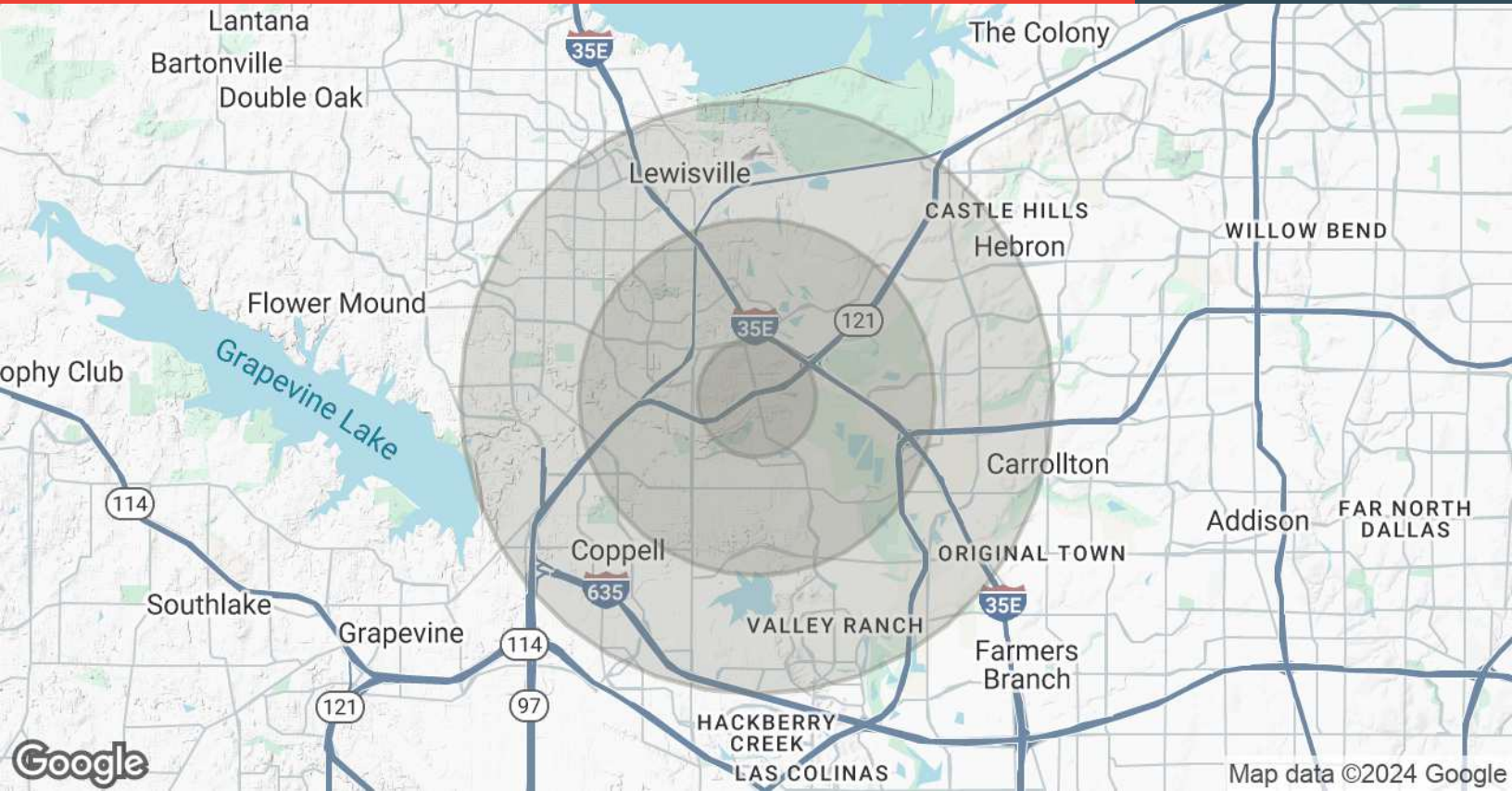
Optional Floor Plan - Divided into 2 Suites

# Demographics

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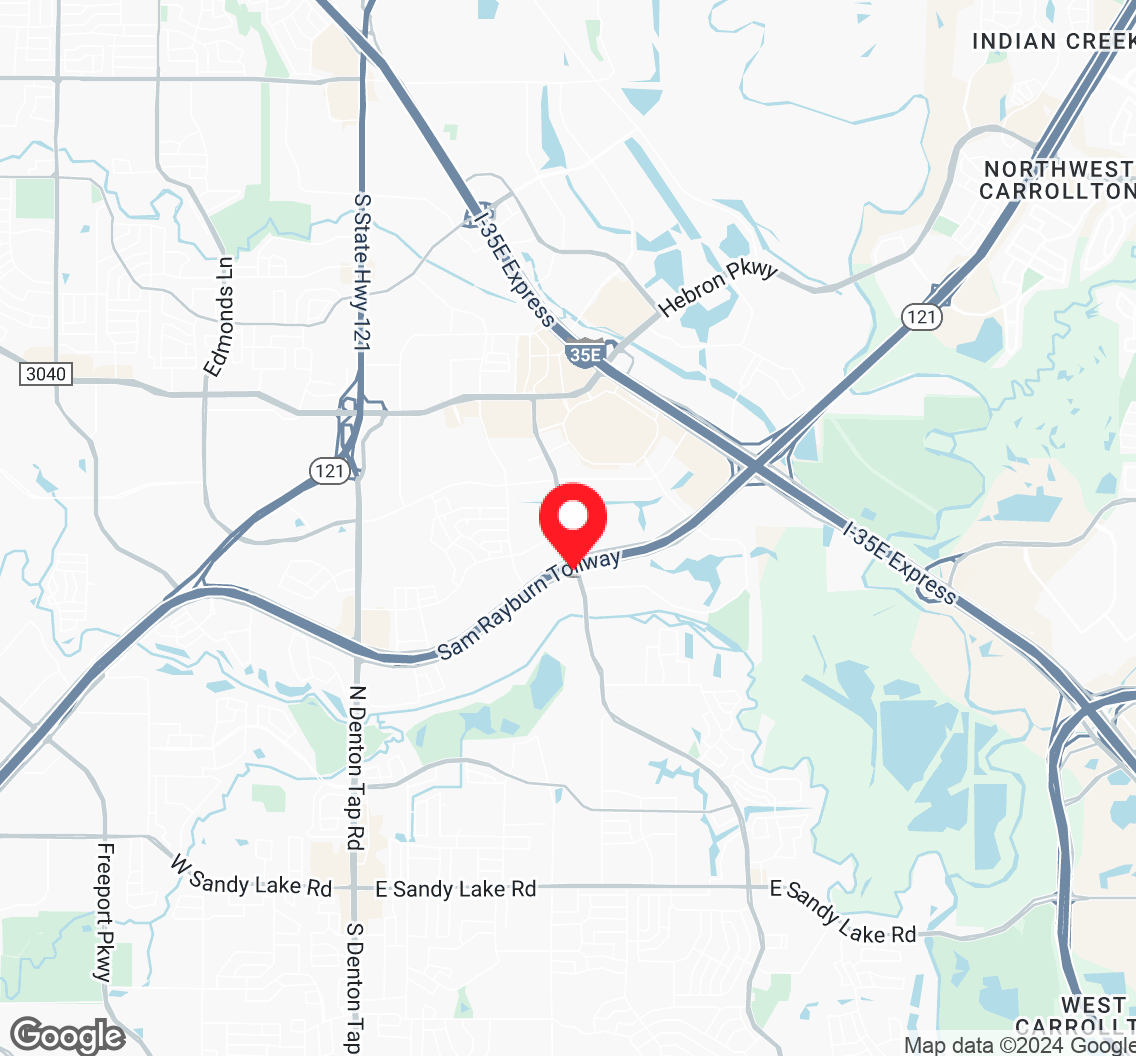
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,711	94,871	243,645
Average Age	36.7	36.6	37.7
Average Age (Male)	35.4	35.4	36.8
Average Age (Female)	38.2	37.7	38.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,316	31,403	76,577
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$127,553	\$120,019	\$118,439
Average House Value	\$393,766	\$371,348	\$332,811

2020 American Community Survey (ACS)



# HUDSON PETERS

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## Information About Brokerage Services

Texas law requires all real estate licensees 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.

**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 coincidental 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 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
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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