

FOR LEASE
THE EDGE OFFICE CAMPUS

153 TX-121, COPPELL, TX 75019

SAFERTEK
WORKSPACES LLC



LEASED BY:

MARUTI TANGIRALA
O: (972) 957-7596 | M: (214) 563-6329
maruti@hotmail.com

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PROJECT SCOPE

The Edge Office Campus is a brand new medical and office condo project built in October 2019 located on the highly trafficked SWQ of TX-121 and N Denton Tap Rd in Coppel, TX. This standalone building of 8,501 sft is fully built-out with open floor plan to fit the tenants' specific needs. Being the second office building coming from DFW Airport on TX-121, and Minutes from The Star, Dr. Pepper Ballpark, and Legacy West, the subject property is one of 6 buildings designed in the area all of which provide premium frontage on TX-121 and multiple access points from both 121 and Denton Tap Rd making this an ideal location for a medical/office professional user.

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	12,804	98,365	232,890
Current Year Estimate	11,841	88,943	208,096
2010 Census	10,460	76,654	179,531
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	4,911	39,222	89,637
Current Year Estimate	4,486	35,508	81,305
2010 Census	3,963	30,548	69,728
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$158,287	\$125,844	\$120,448



**8,501 SF
AVAILABLE**



**±116,000 VPD (TX-121)
±27,000 VPD (N Denton Tap Rd)**

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