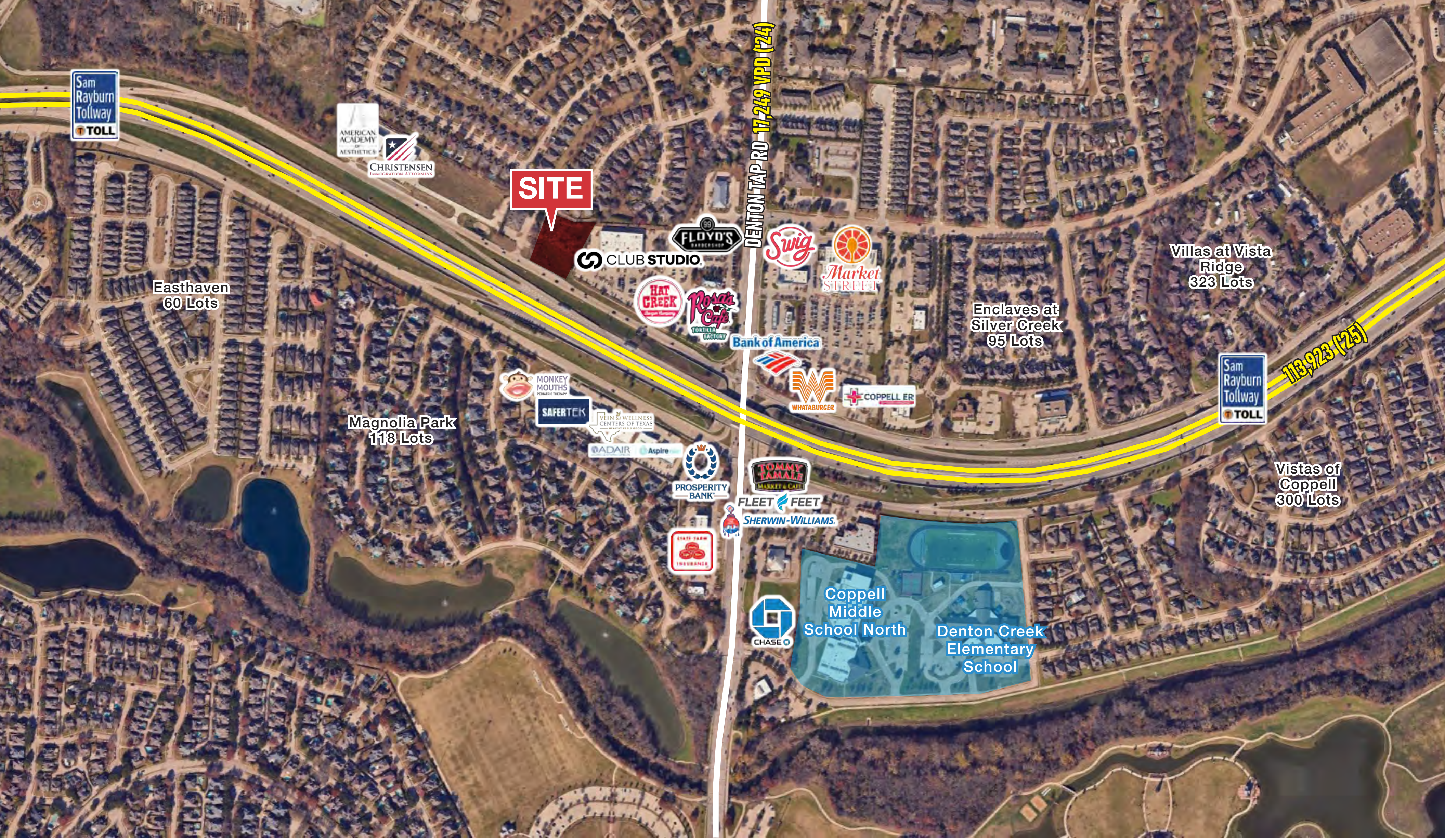


RETAIL, RESTAURANT PAD, SPORTS, ENTERTAINMENT, OR MEDICAL DEVELOPMENT SITE

# 360 S. State Highway 121 N. | Coppell, TX 75019


**Ryan Lee**
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**Giancarlo "GC" Carriero, CCIM**
President Dallas Retail - Partner
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**DEVELOPMENT PAD AVAILABLE**

**1.61 Acres**


NAI Robert Lynn
4851 LBJ Freeway, 10th Floor
Dallas, TX 75244
214.256.7100
www.nairl.com

# Development Site - 1.61 Acres
# Pad Site Overview

### Entitled & Design-Ready

- Approved PD (323-HC) for an indoor pickleball/sports/recreational facility, delivered with an ~80% complete civil & architectural design package — reducing entitlement risk and shortening the path to construction.

### Flexible Repositioning

- PD can be amended for retail, restaurant, and/or medical, letting a buyer tailor the ±1.61 acre site to the highest-and-best use.

### Affluent Coppell Trade Area

- Average household income of $161,813 within 1 mile and a population exceeding 225,000 within 5 miles.

### Visibility & Access

- Two points of frontage with 43,023 VPD on SH-121 and 22,072 VPD on Vista Ridge Blvd, plus direct corridor access.

### Established Adjacencies

- Next to a major gym and surrounded by strong restaurants, medical, and retail demand drivers

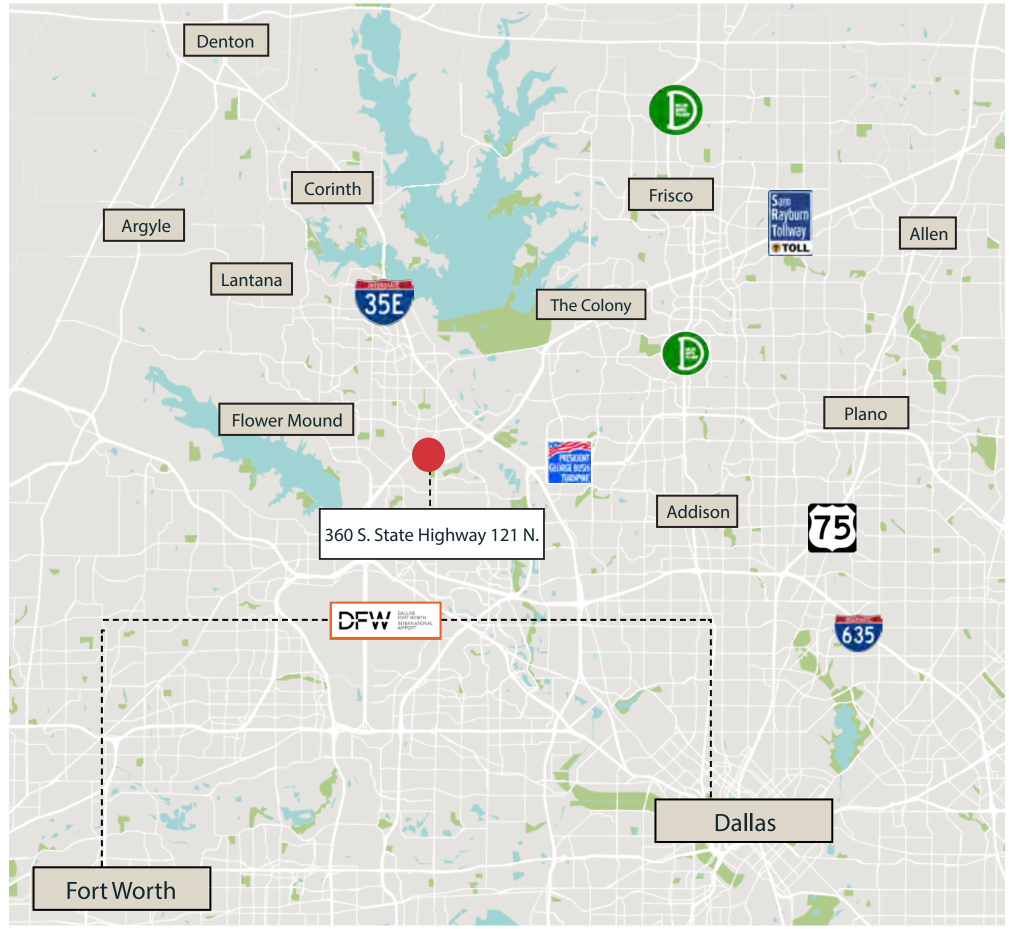
### Built-In Incentives

- City-approved tax incentive of ~$200,000 plus SBA financing eligibility

### Site Details

- 17,490 SF approved building, 72 parking spaces, 25'–29' clear height with loft-mezzanine potential

**Sale Price:** Contact Broker




| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| TOTAL POPULATION | 12,108 | 99,460 | 225,750 |
| TOTAL HOUSEHOLDS | 4,553 | 39,988 | 86,753 |
| AVERAGE HOUSEHOLD SIZE | 2.7 | 2.5 | 2.6 |
| AVERAGE HOUSEHOLD INCOME | $161,813 | $128,083 | $131,901 |

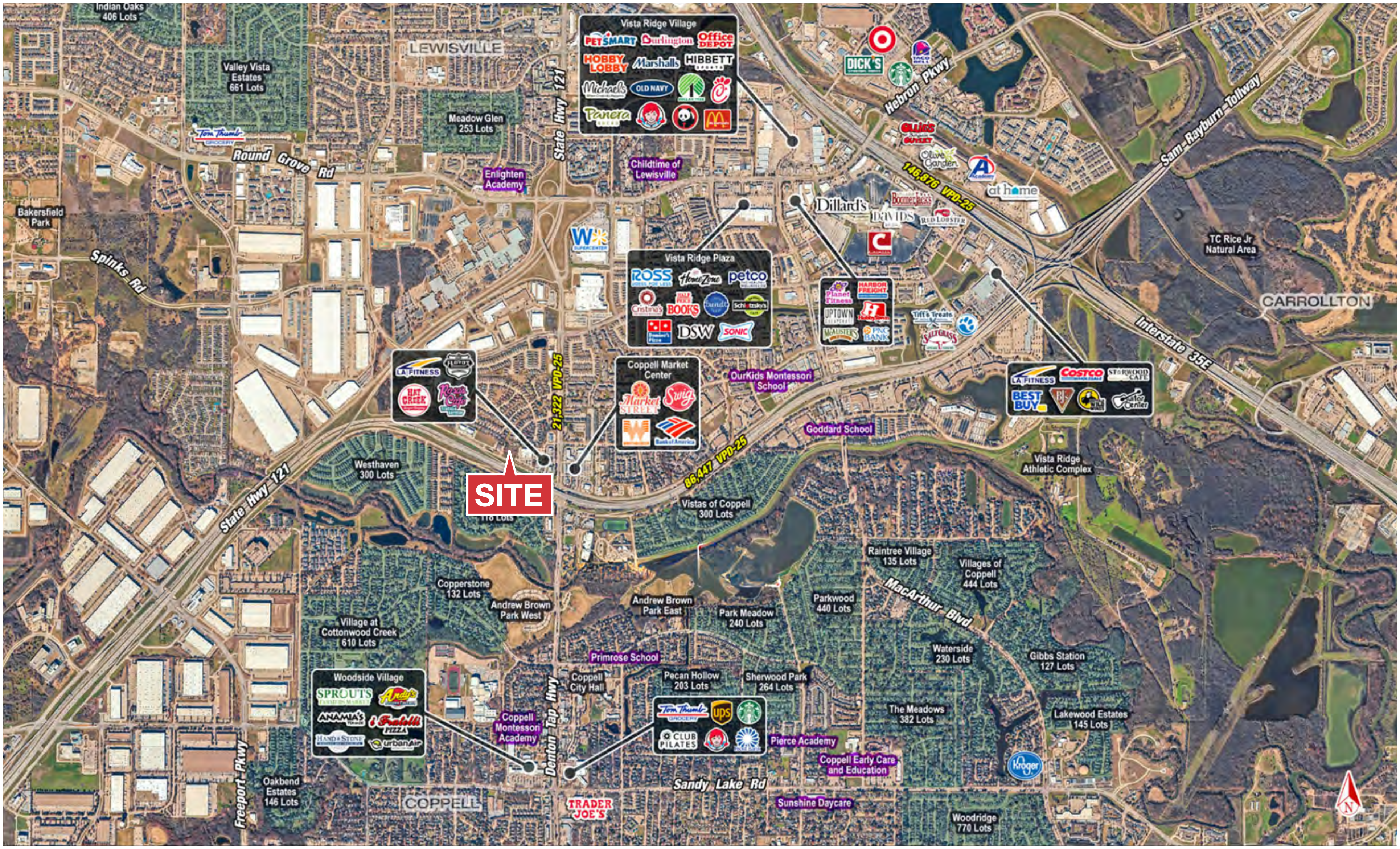
*Source: CoStar 2025*

## Traffic Counts

| Vista Ridge Blvd | State Hwy 121 |
|---|---|
| 22,072 VPD | 43,023 VPD |

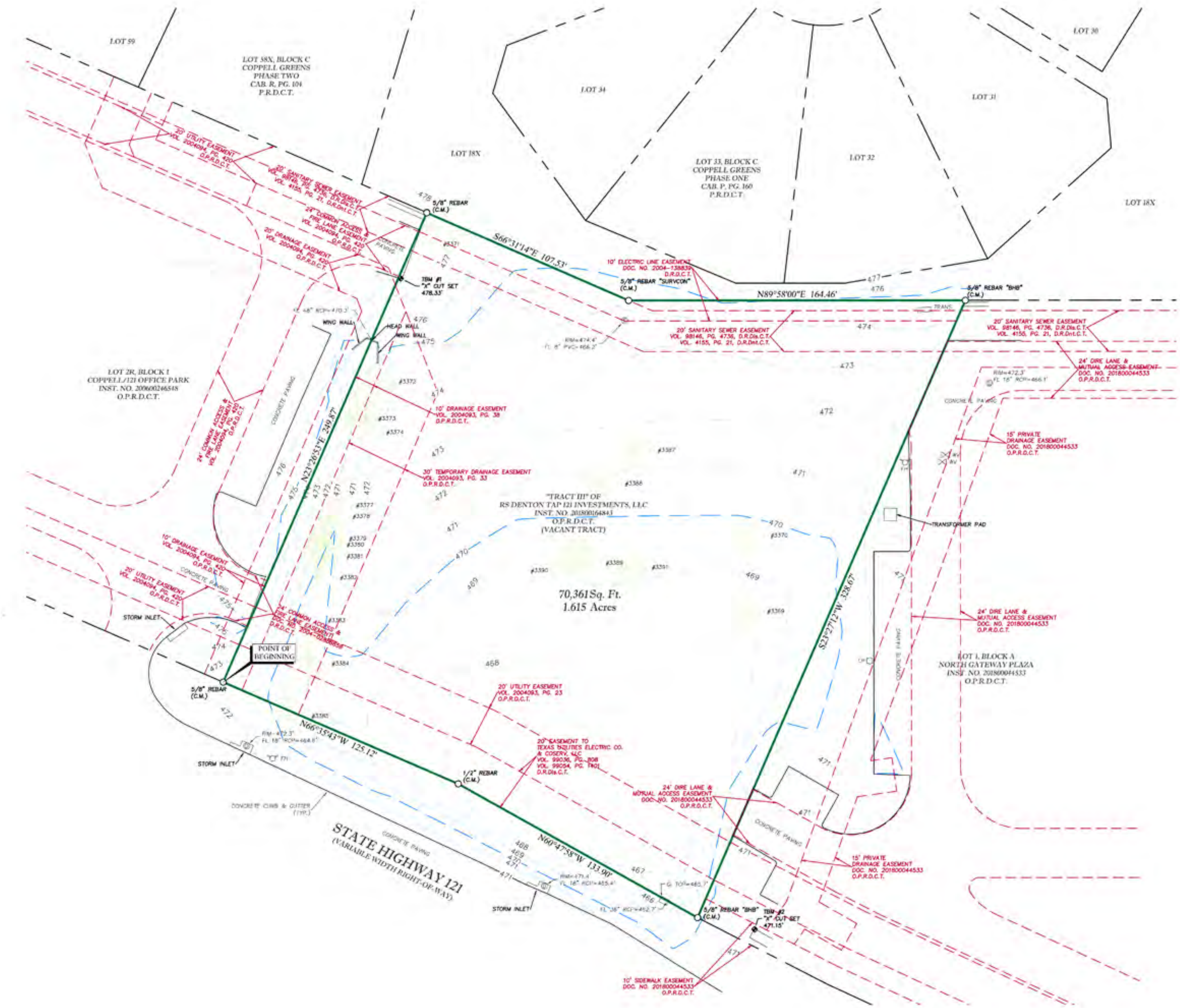
*Source: CoStar 2025*

# Aerial



Indian Oaks 406 Lots
LEWISVILLE
Valley Vista Estates 661 Lots
Meadow Glen 253 Lots
State Hwy 121
Vista Ridge Village
Round Grove Rd
Enlighten Academy
Childtime of Lewisville
Hebron Pkwy
Sam Rayburn Tollway
146,876 VPD-25
Bakersfield Park
Spinks Rd
TC Rice Jr Natural Area
Vista Ridge Plaza
CARROLLTON
Interstate 35E
Coppell Market Center
OurKids Montessori School
21,322 VPD-25
Goddard School
86,447 VPD-25
Vista Ridge Athletic Complex
Westhaven 300 Lots
SITE
116 Lots
Vistas of Coppell 300 Lots
State Hwy 121
Raintree Village 135 Lots
Villages of Coppell 444 Lots
MacArthur Blvd
Copperstone 132 Lots
Andrew Brown Park West
Andrew Brown Park East
Park Meadow 240 Lots
Parkwood 440 Lots
Village at Cottonwood Creek 610 Lots
Primrose School
Waterside 230 Lots
Gibbs Station 127 Lots
Woodside Village
Coppell City Hall
Pecan Hollow 203 Lots
Sherwood Park 264 Lots
Denton Tap Hwy
Coppell Montessori Academy
The Meadows 382 Lots
Lakewood Estates 145 Lots
Pierce Academy
Coppell Early Care and Education
Freeport Pkwy
Oakbend Estates 146 Lots
Sandy Lake Rd
COPPELL
Sunshine Daycare
Woodridge 770 Lots
N

# Survey


LOT 38X, BLOCK C
COPPELL GREENS
PHASE TWO
CAB. R, PG. 104
P.R.D.C.T.
LOT 33, BLOCK C
COPPELL GREENS
PHASE ONE
CAB. P, PG. 160
P.R.D.C.T.
LOT 2R, BLOCK 1
COPPELL/121 OFFICE PARK
"TRACT III" OF
RS DENTON TAP 121 INVESTMENTS, LLC
O.P.R.D.C.T.
(VACANT TRACT)
70,361 Sq. Ft.
1.615 Acres
S66°31'14"E 107.53'
N89°58'00"E 164.46'
S23°27'12"W 328.67'
N60°47'58"W 133.90'
N66°15'43"W 125.12'
N23°26'53"E 249.87'
POINT OF BEGINNING
LOT 1, BLOCK A
NORTH GATEWAY PLAZA
O.P.R.D.C.T.
STATE HIGHWAY 121
(VARIABLE WIDTH RIGHT-OF-WAY)

# Telecom & Gas

Denton Trap Rd
Dallas CAD Parcel ID: 65132715510010600
Legend
Denton Trap Rd, Coppell, TX
10' Coserv Electric Easement
Inst. No. 2004-138839
O.P.R.De.C.T
Advocate Primary Care
Coppell Doctors
Hwy 121
Lewisville Wireless
LA Fitness
Sam Rayburn Tollway (Toll road)
121
Google Earth
300 ft
N

# Entitled Indoor Sports Facility Option

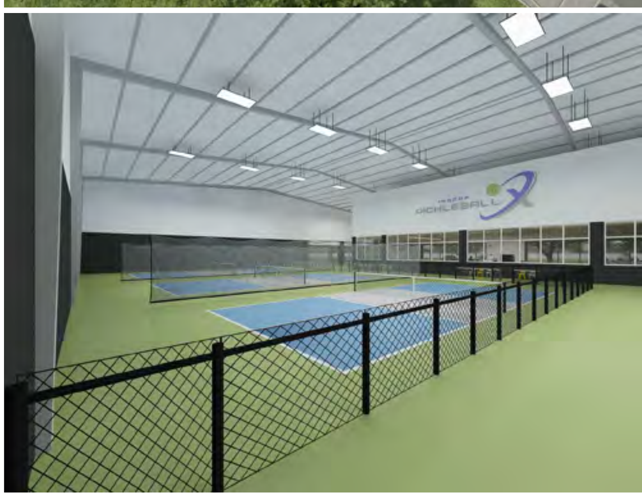
**Own Your Real Estate | Entitled & Design-Ready | SBA Financing**

Beyond a flexible development pad, this 1.61-acre site on State Highway 121 is entitled and design-ready to build an indoor sports & entertainment facility — anchored by indoor pickleball and padel, with a complementary restaurant and retail. Approved Planned Development (PD 323-HC) zoning and an ~80% complete civil & architectural design package materially reduce entitlement risk and shorten the path to construction, making it an ideal owner-operator or SBA-financed opportunity.

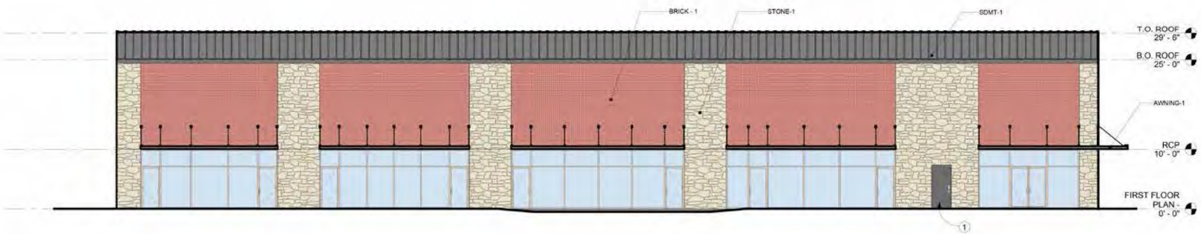
PROPERTY DETAILS

| | |
|---|---|
| **Total Building** | 17,490 SF |
| **Sports & Entertainment Club *(Pickleball / Padel)*** | 12,835 SF |
| **Restaurant Space** | 2,485 SF |
| **Retail Space** | 2,170 SF |
| **Parking** | 72 Spaces |
| **Ceiling Height** | 25'–29' |
| **Construction Time** | 9 Months |
| **Operating Hours (PD Approved)** | 24/7 Club · 5a–12a F&B |
| **City-Approved Tax Incentive** | ~$200,000 |

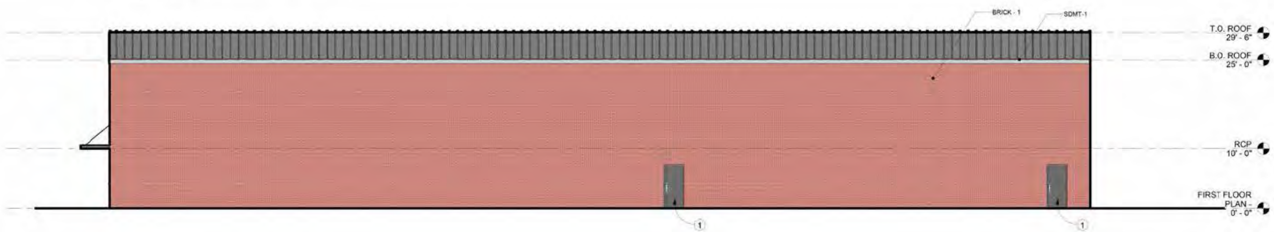

# Renderings

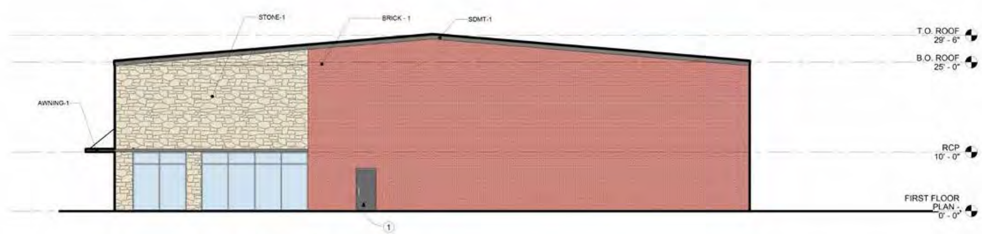
# Renderings



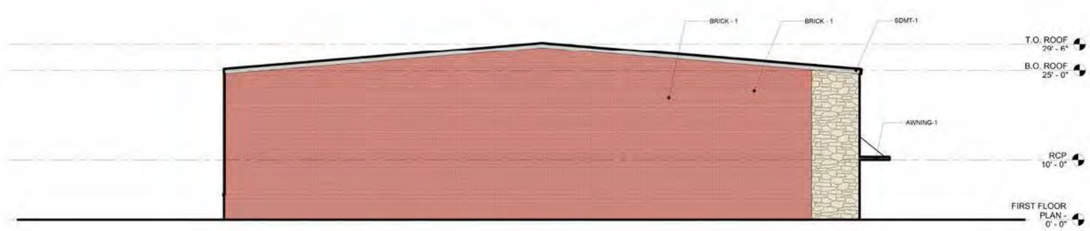

1 SOUTH ELEVATION
A300 1/8" = 1'-0"




2 NORTH ELEVATION
A300 1/8" = 1'-0"




1 EXTENSION
A301 1/8" = 1'-0"




2 WEST ELEVATION
A301 1/8" = 1'-0"

# Entitled Indoor Sports Facility Option - Financial Pro Forma

**Own Your Real Estate | Mixed-Use Approved | SBA Financing**

The pro forma below models building the entitled recreational sports facility — a 17,490 SF complex anchored by indoor pickleball and padel, with a complementary restaurant and retail. With PD 323-HC zoning approved and design ~80% complete, a buyer can move toward construction quickly while owning the underlying real estate.

**Suitable for Two Buyer Profiles**

**Business Owner-Operator**

- Operate the recreational sports club (12,835 SF) while owning the real estate. Lease out the restaurant and retail spaces to generate $175,350 annually, which offsets a significant portion of the mortgage payment.

**Real Estate Investor**

- Lease all spaces to tenants and collect $380,710 in annual rental income, generating $121,426 in annual cash flow after debt service (15.2% CoC).

**FINANCIAL PRO FORMA**

| | |
|---|---|
| **Total Project Cost:** | $4,000,000 (including land & construction) |
| **Estimated Construction Cost:** | $227/SF |
| **Estimated Building Market Value Based on $290/SF:** | $5,073,000 |

**ILLUSTRATIVE SBA FINANCING STRUCTURE**

| | |
|---|---|
| **Total Project Cost:** | $4,700,000 |
| **Down Payment (20%):** | $800,000 |
| **Loan Amount:** | $3,200,000 |
| **Interest Rate:** | 6.5% |
| **Estimated Monthly Payment:** | $21,607 |

**ILLUSTRATIVE INVESTMENT RETURN**

| | |
|---|---|
| **Annual Rental Income:** | $380,710 |
| **Annual Debt Service:** | $259,284 |
| **Net Annual Cash Flow:** | $121,426 |
| **Cash-on-Cash Return:** | 15.2% on $800,000 down payment |
| **Estimated Value at a 7% Cap Rate:** | $5,439,000 |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Dallas, TX 75244
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www.nairl.com

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.

| | | | |
|---|---|---|---|
| Robert Lynn Company dba NAI Robert Lynn | 405391 | mmiller@nairl.com | 214-256-7100 |
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| Designated Broker of Firm | License No. | Email | Phone |
| Giancarlo "GC" Carriero | 526740 | gc@nairl.com | 214-256-7100 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Ryan Lee | 654755 | rlee@nairl.com | 214-256-7100 |
| Sales Agent/Associate's Name | License No. | Email | Phone |