

THE EDGE OFFICE CAMPUS - FOR LEASE/SALE

113 TX-121, COPPELL, TX 75019



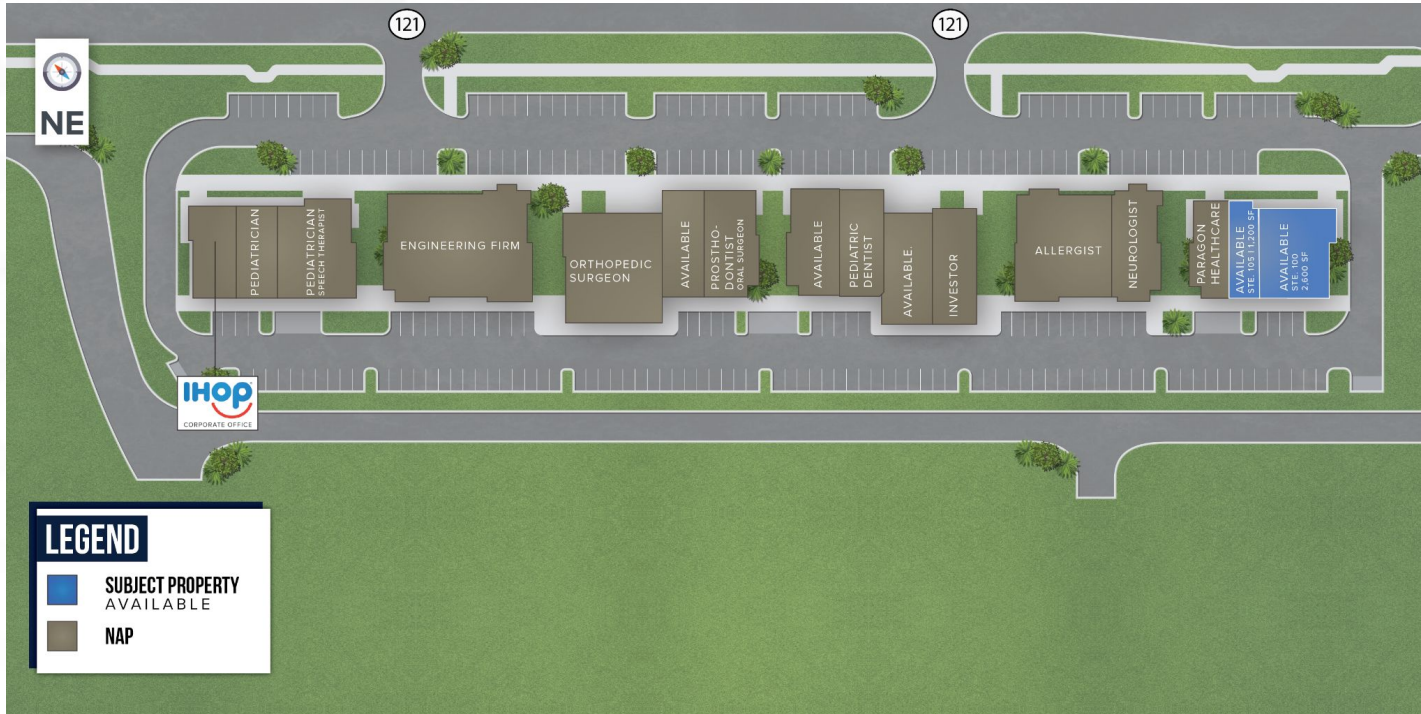
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REAL ESTATE INVESTMENT SERVICES

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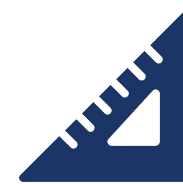


PROJECT SCOPE

The Edge Office Campus is a brand new medical and office condo project located on the highly trafficked SWQ of TX-121 and N Denton Tap Rd in Coppell, TX. The existing available space is currently in shell condition and can be built out to fit the tenant's specific needs. Being the first 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.

DEMOGRAPHICS

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



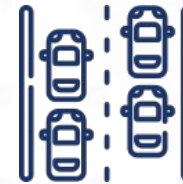
FOR LEASE / SALE

Suite 100: ±2,600 SF (move-in ready)

FOR LEASE

Suite 105: ±1,200 SF (shell condition)

*TI packages available



±116,000 VPD (TX-121)

±27,000 VPD (N Denton Tap Rd)

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**SUBJECT
PROPERTY
113 E TX-121**

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SUITE 100



SUITE 100



SUITE 100



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