

# Coppell - 684 S Denton Tap Rd

684 S Denton Tap Road, Coppell, Texas 75019

Retail | For Lease

## Property Information

### Highlights

- Rare Medical/Office/Retail Opportunity Fronting Denton Tap
- 1,715 SF Available
- Shell Space with TI Available
- Excellent Visibility
- High Traffic Counts
- Easy Ingress and Egress



Demographics	1 Mile	3 Miles	5 Miles
2024 Residential Population	11,329	80,462	186,015
2024 Daytime Population	15,231	115,115	273,121
2024 Average Household Income	\$182,196	\$173,371	\$145,095
2024 Median Age	38.1	37.4	35.7

Traffic Counts	2023
Denton Tap Rd	32,488 vpd
Belt Line Rd	13,355 vpd

#### Andrew Aycock

Senior Associate

+1 214 252 1151

andrew.aycock@cbre.com

#### Max Valentino

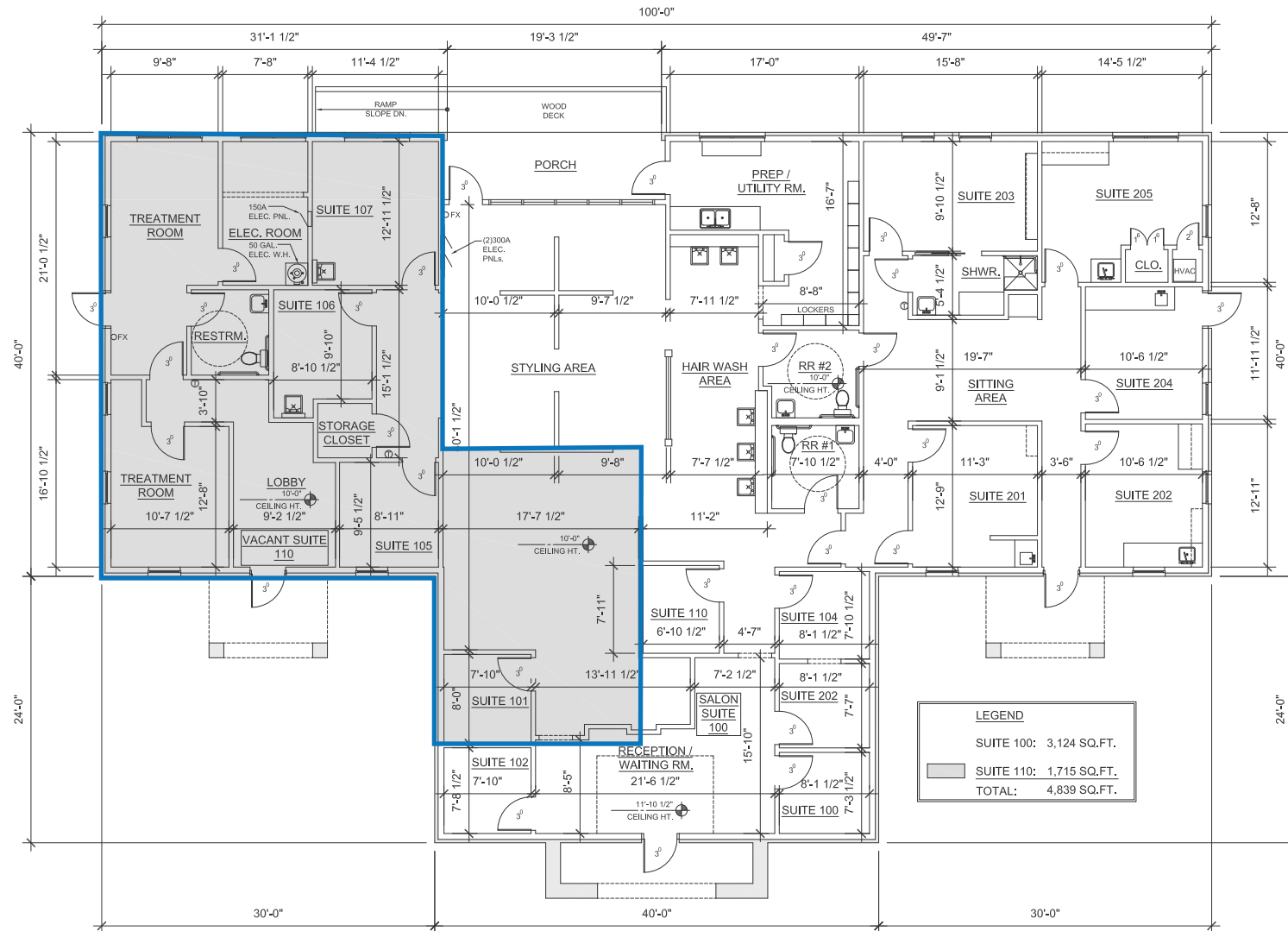
Associate

+1 214 979 5676

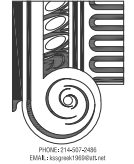
max.valentino@cbre.com

**CBRE**

C:\Project Work Files\UCR\684 § Denton Tap Road - Coppell, TX\ 700-23-01 684 § Denton Tap Road Demising Floor Plan 01-01.dwg , Plotted on: Aug 05, 2025 - 1:22pm



PROPOSED DEMISING PLAN  
1/4" = 1'-0" 700-23-01 Proposed Demising Plan 01-01



ISSUED \_\_\_\_\_  
8-4-25 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOT FOR CONSTRUCTION**

THIS DRAWING MAY NOT BE USED FOR REGULATORY  
APPROVAL, PERMITTING, OR CONSTRUCTION

KONSTANTINOS SOTIROPOULOS  
TEXAS REGISTRATION NO. 12570

Freestanding Building  
684 S Denton Tap Road  
Coppell, TX 75019  
Proposed Demising Plan

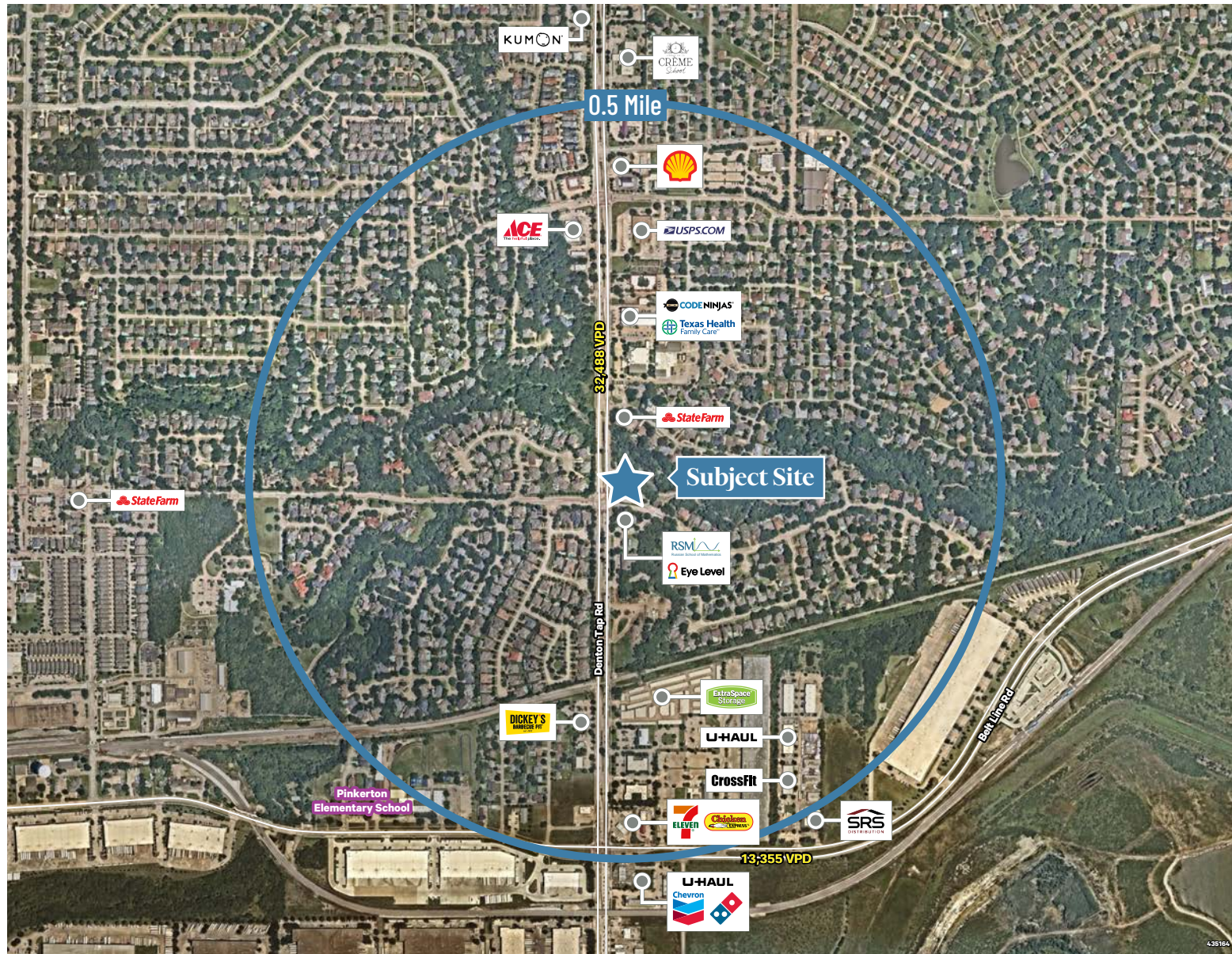
Project No. 700.23.01

SHEET  
FP

**Max Valentino**  
Associate  
+1 214 979 5676  
max.valentino@cbre.com



AERIAL VIEW



**Andrew Aycock**

Senior Associate

+1 214 252 1151

andrew.aycock@cbre.com

**Max Valentino**

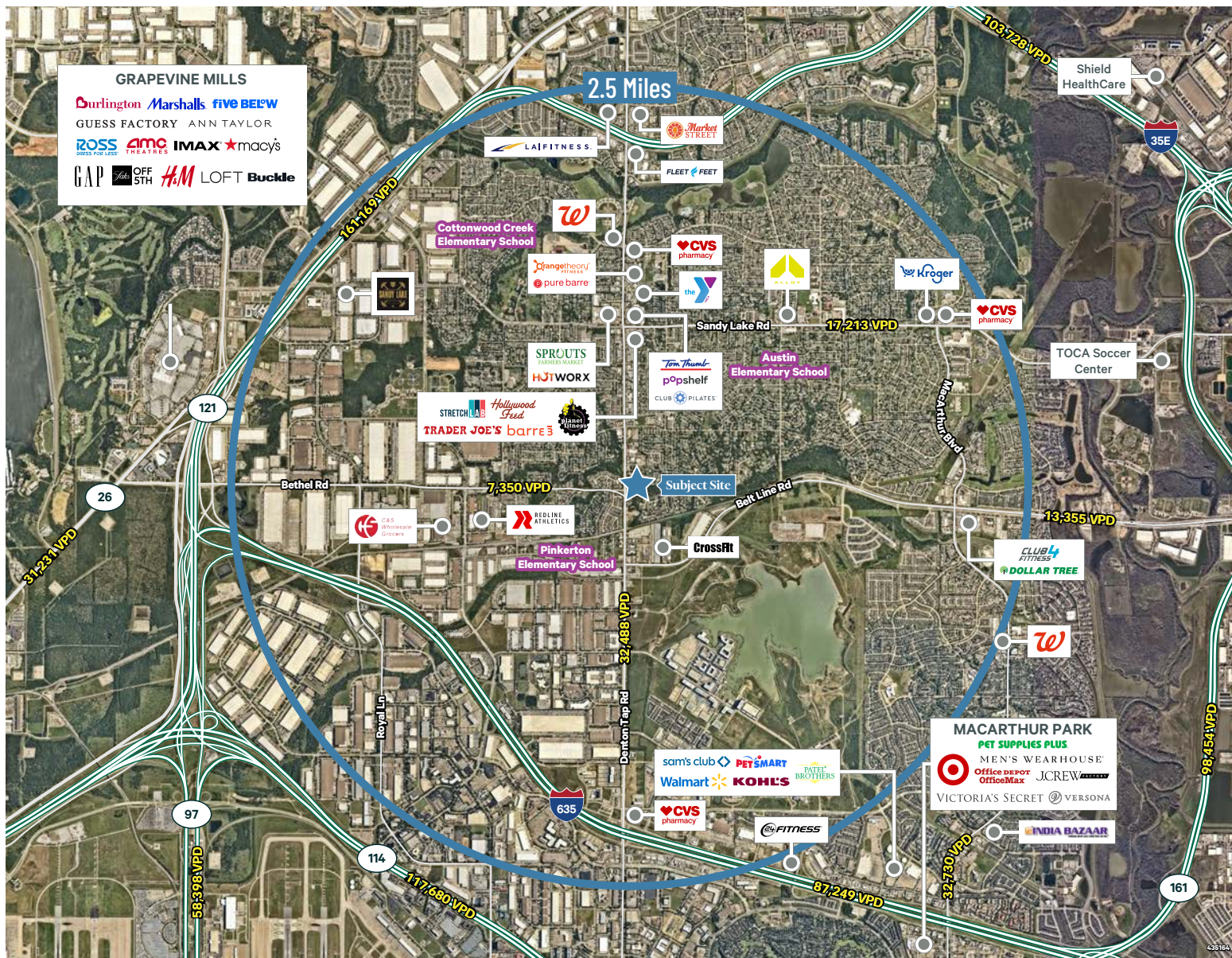
Associate

+1 214 979 5676

max.valentino@cbre.com



AERIAL VIEW



**Andrew Aycock**

Senior Associate

+1 214 252 1151

andrew.aycock@cbre.com

**Max Valentino**

Associate

+1 214 979 5676

max.valentino@cbre.com

## Contact Us

**Andrew Aycock**

Senior Associate  
214 252 1151  
andrew.aycock@cbre.com

**Max Valentino**

Associate  
214 979 5676  
max.valentino@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



# 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.

**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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

CBRE, Inc.	0299995	texaslicensing@cbre.com	(210) 507-1130
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremy.mcgown@cbre.com	(214) 979-6100
Designated Broker of Firm	License No.	Email	Phone
Brooke Armstrong	521349	brooke.armstrong@cbre.com	(214) 979-6100
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andrew Aycock	0299995	andrew.aycock@cbre.com	(214) 252 1151
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	