



POINT WEST

For lease:
NWC Belt Line Rd &
I-635
Coppell, TX 75019

VENTURE

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Metrics

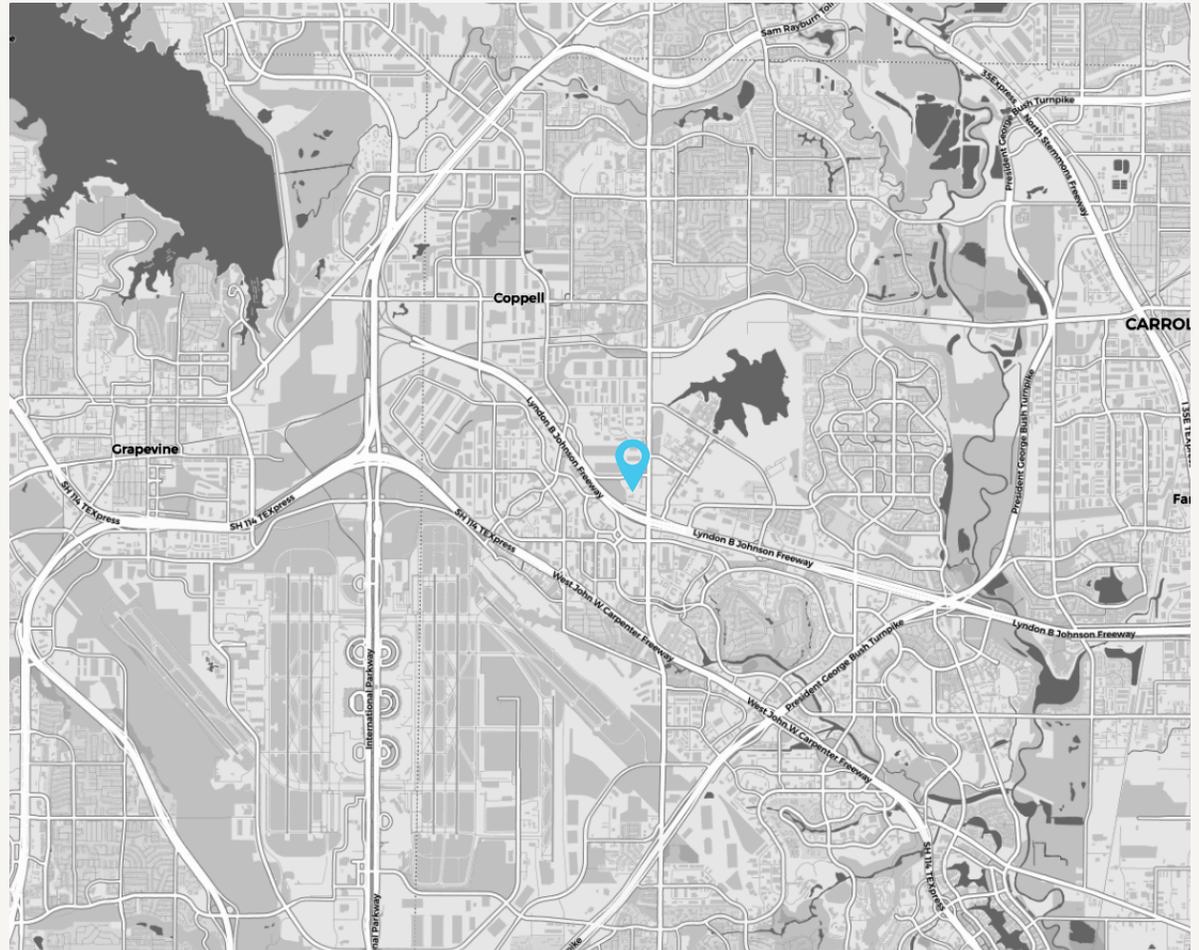
NWC Belt Line Rd & I-635
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Available Spaces

Lot 1 Lot 6 Lot 2
3,526 SF (Divisible) 1,546 SF 1,391 SF
Endcap + Drive
Thru

Lot 5
1,480 SF

Pads
1. 1.78 AC Hard corner for ground lease or BTS
2. 1.02 AC
3. 0.856 AC
4. 1.13 AC



Traffic Counts

Belt Line Rd I-635
35,554 VPD 97,451 VPD

Area Attractions



PARIS BAGUETTE



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Property Highlights

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1. Located at the hard corner of Hwy 635 & Belt Line with over 130,000 cars per day
2. New HEB under construction directly east of the site
3. Cypress Waters is a 1,000 acre development with over 3.6 million sf of office existing (6.5 million at full completion) and 1,300 apartment units existing (10,000 at full completion)
4. High daytime population and high average HH income

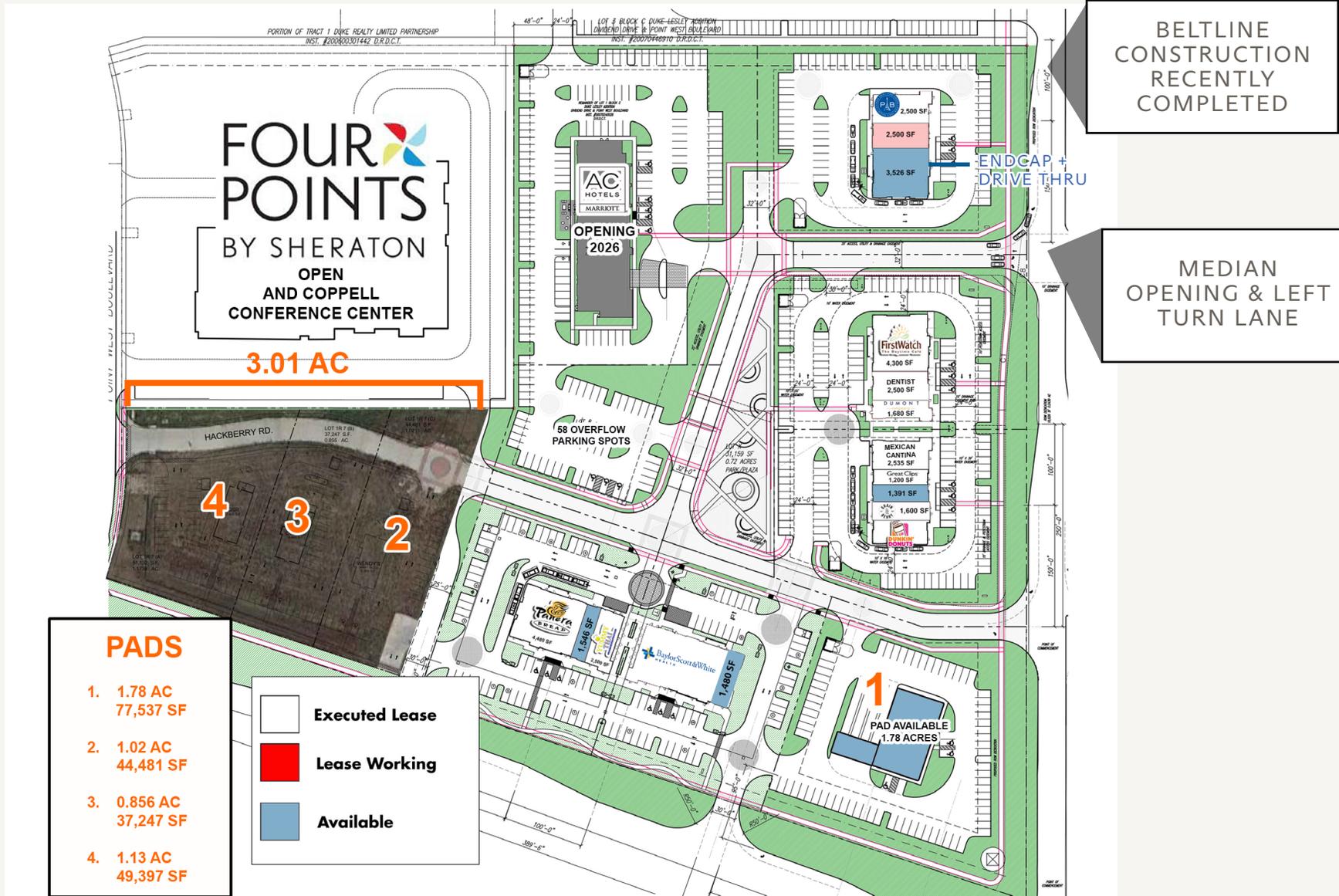


2025 Demographic Summary

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| EST. POPULATION | 2,721 | 65,274 | 183,302 |
| EST. DAYTIME POPULATION | 24,343 | 102,432 | 214,927 |
| EST. AVG. HH INCOME | \$162,311 | \$175,844 | \$152,847 |

Site Plan

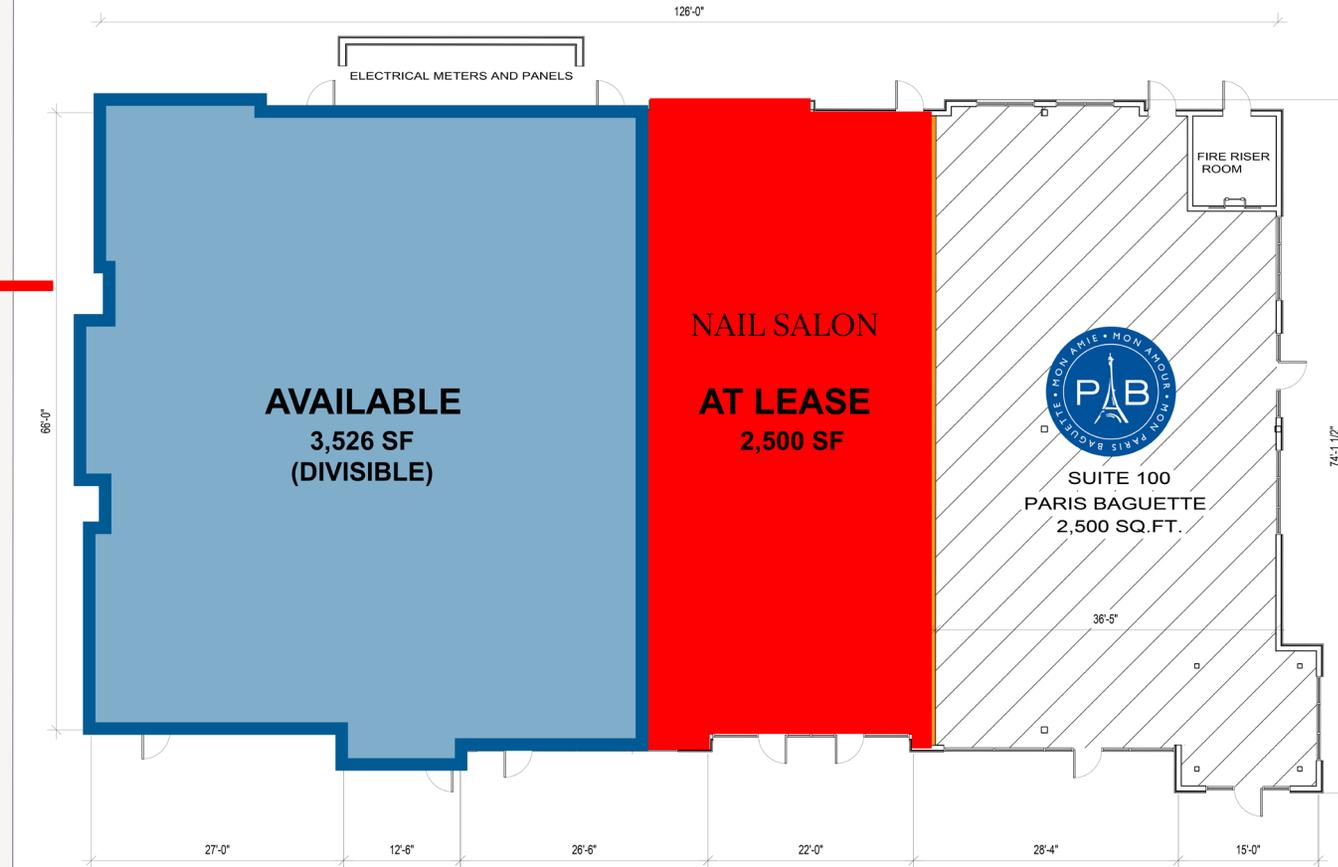
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Lot 1 Plan

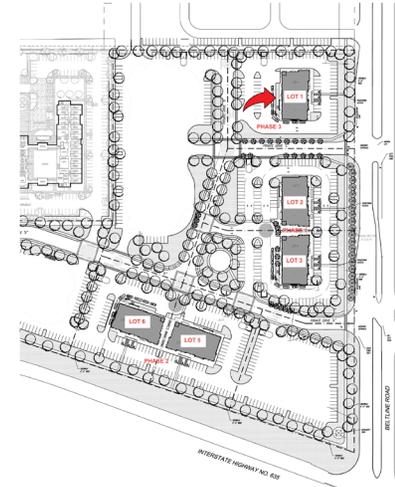
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END CAP
DRIVE THRU



FLOOR PLAN
SCALE: 3/16" = 1'-0"

GLA: 8,526 SF

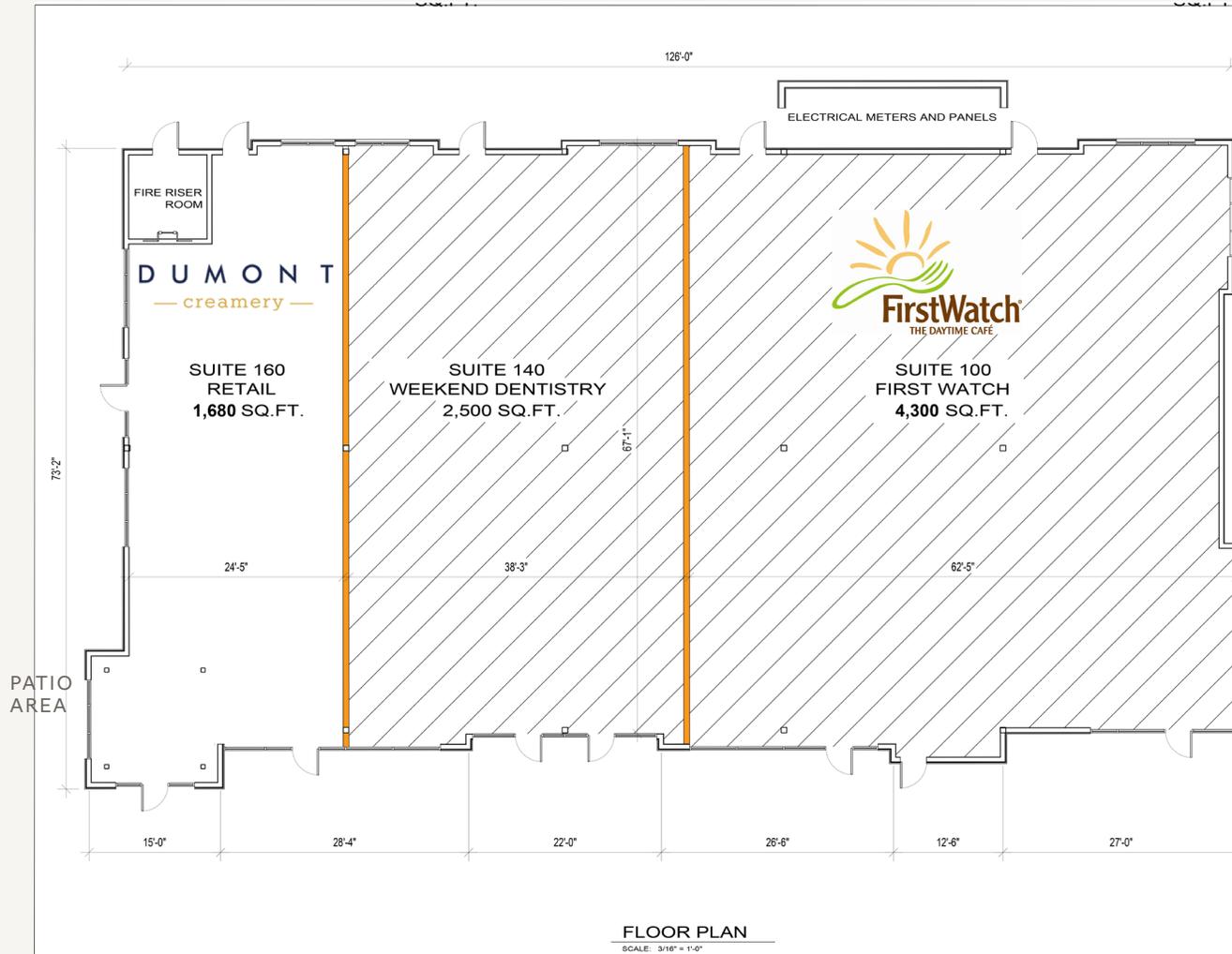


CIVIL PLANS: OCTOBER 2018

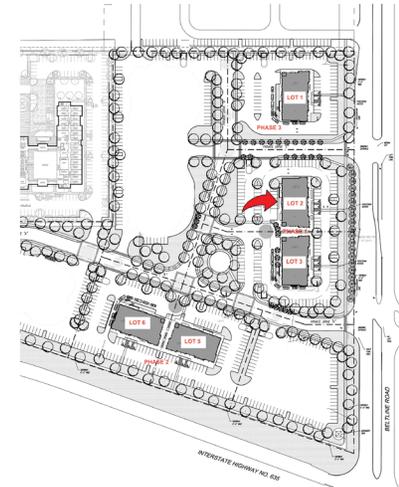
LOT 1 - PHASE 3
POINT WEST DEVELOPMENT
1535 S. BELTLINE, COPPELL, TEXAS

Lot 2 Plan

NWC Belt Line Rd & I-635
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GLA: 8,480 SF



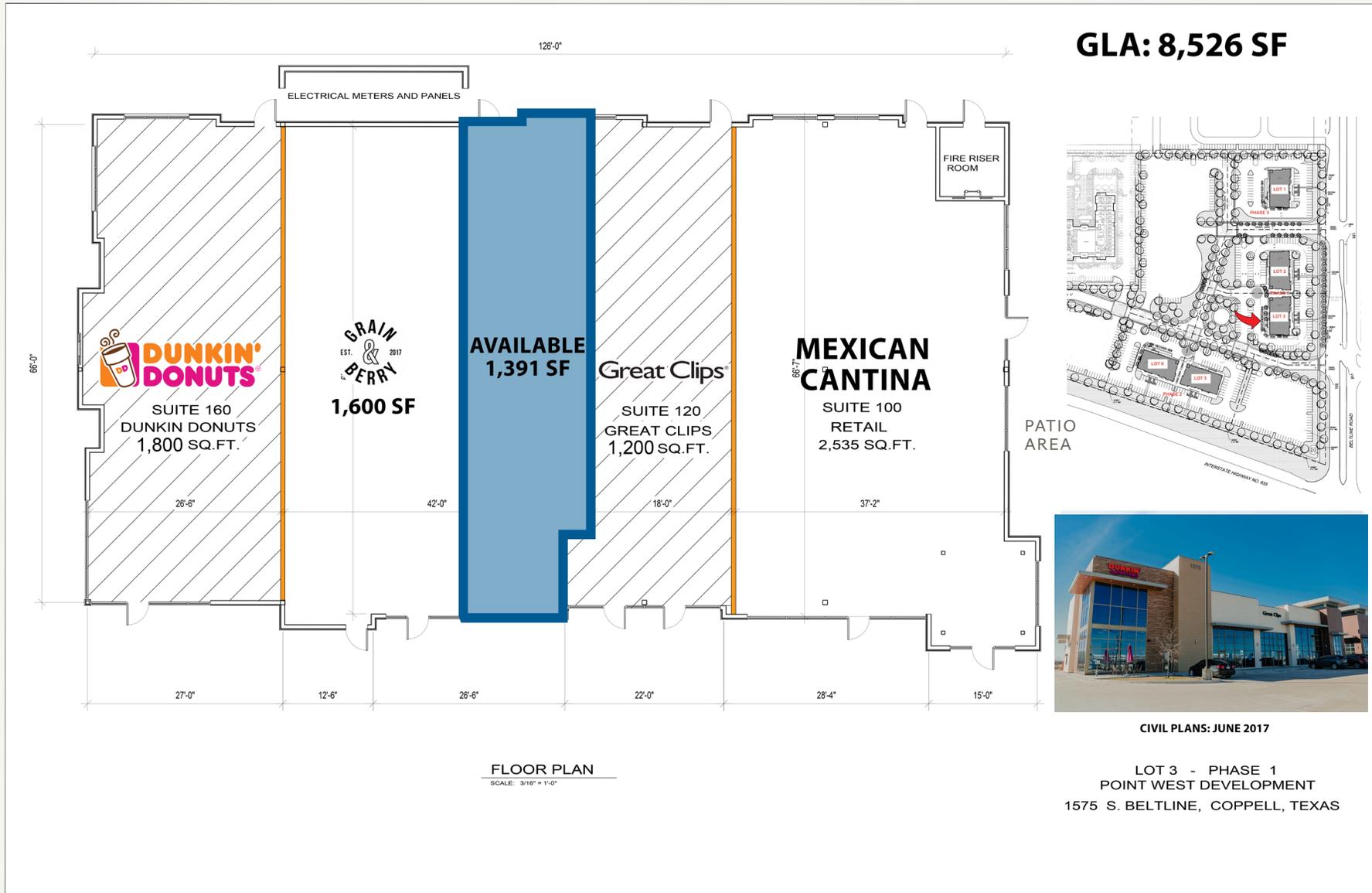
CIVIL PLANS: JUNE 2017

LOT 2 - PHASE 1
POINT WEST DEVELOPMENT
1551 S. BELTLINE, COPPELL, TEXAS

Lot 3 Plan

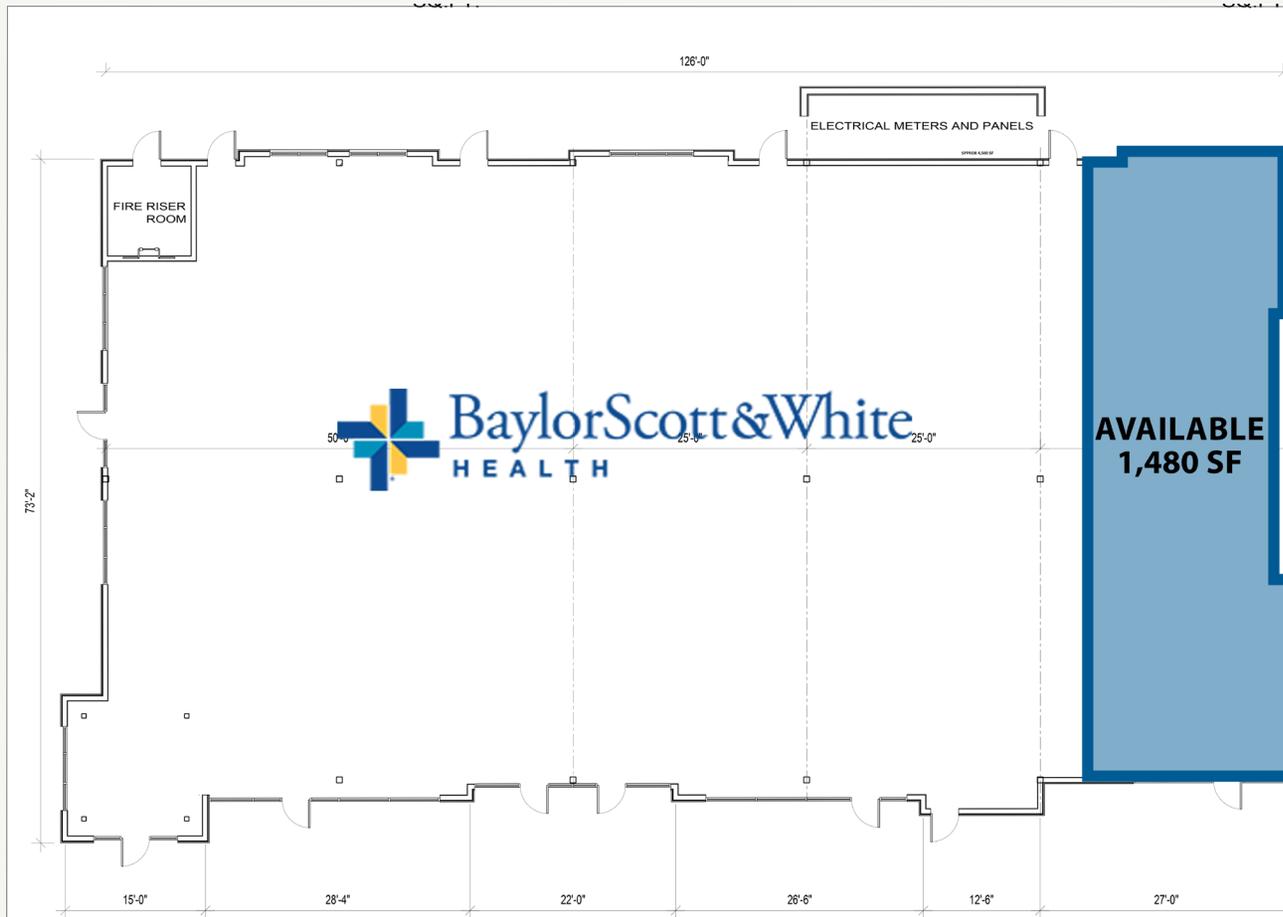
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GLA: 8,526 SF



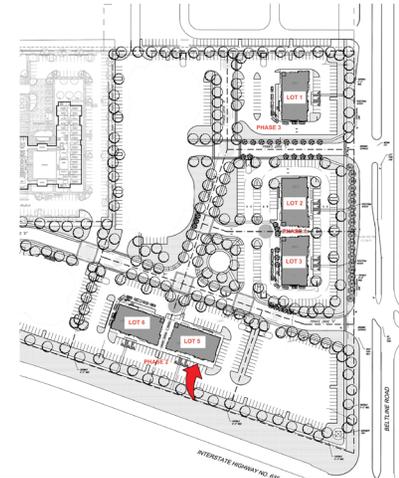
Lot 5 Plan

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FLOOR PLAN
SCALE: 3/16" = 1'-0"

GLA: 8,480 SF

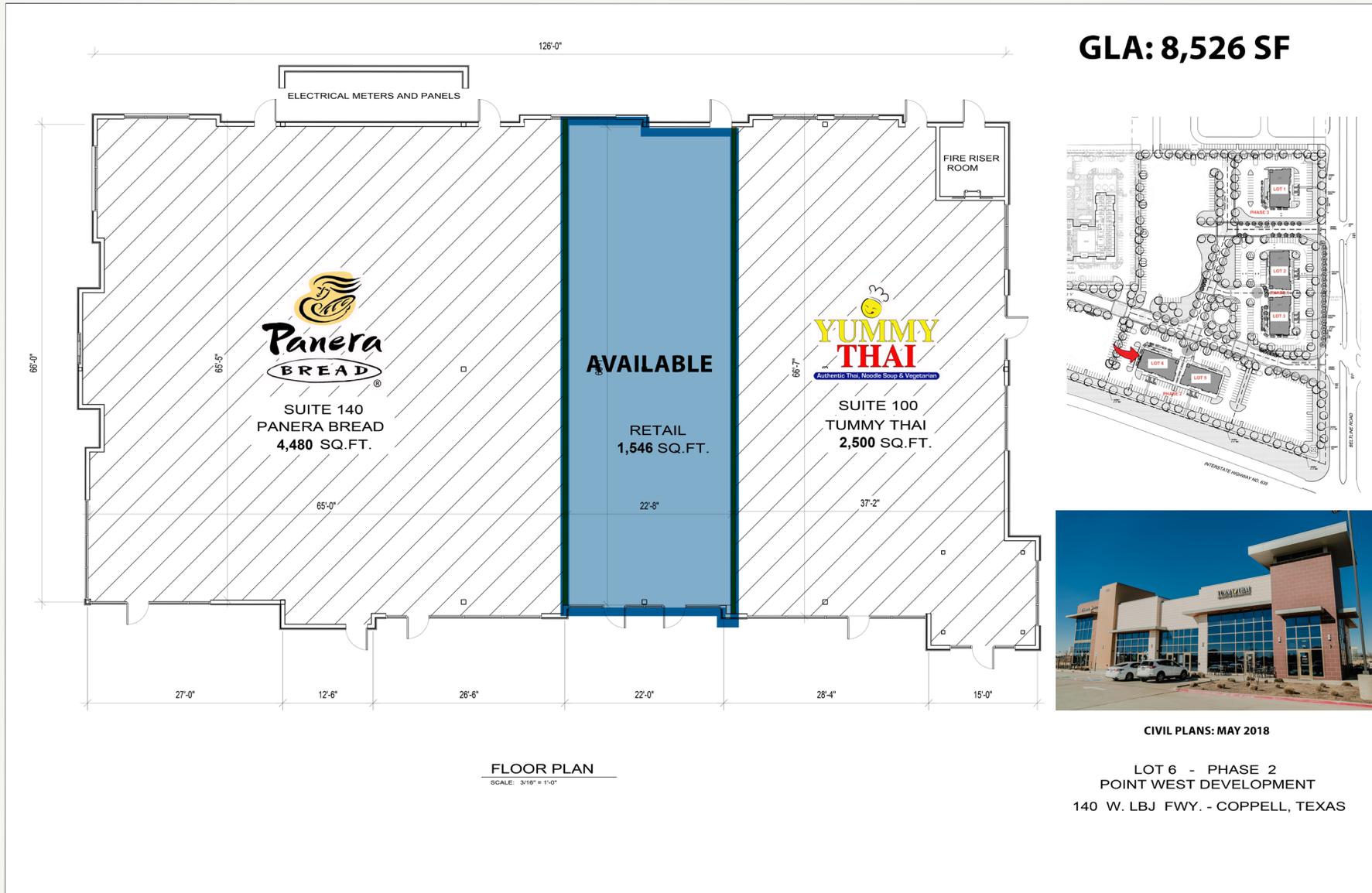


CIVIL PLANS: MAY 2018

LOT 5 - PHASE 2
POINT WEST DEVELOPMENT
120 W. LBJ FWY. - COPPELL, TEXAS

Lot 6 Plan

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Aerial

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Photos

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