



 **VENTURE** NWQ DENTON TAP RD & HWY 121 FOR LEASE OR SALE

214.378.1212

NWQ DENTON TAP RD & HWY 121  
COPPELL, TX

**NATALIA SINGER**  
NSINGER@VENTUREDFW.COM

**SAMARA JANOWSKI**  
SJANOWSKI@VENTUREDFW.COM

LOCATION

NWQ DENTON TAP RD & HWY 121

SIZE

**LAND** 3.16 AC      **BUILDINGS** 39,078 SF

AVAILABLE SPACES

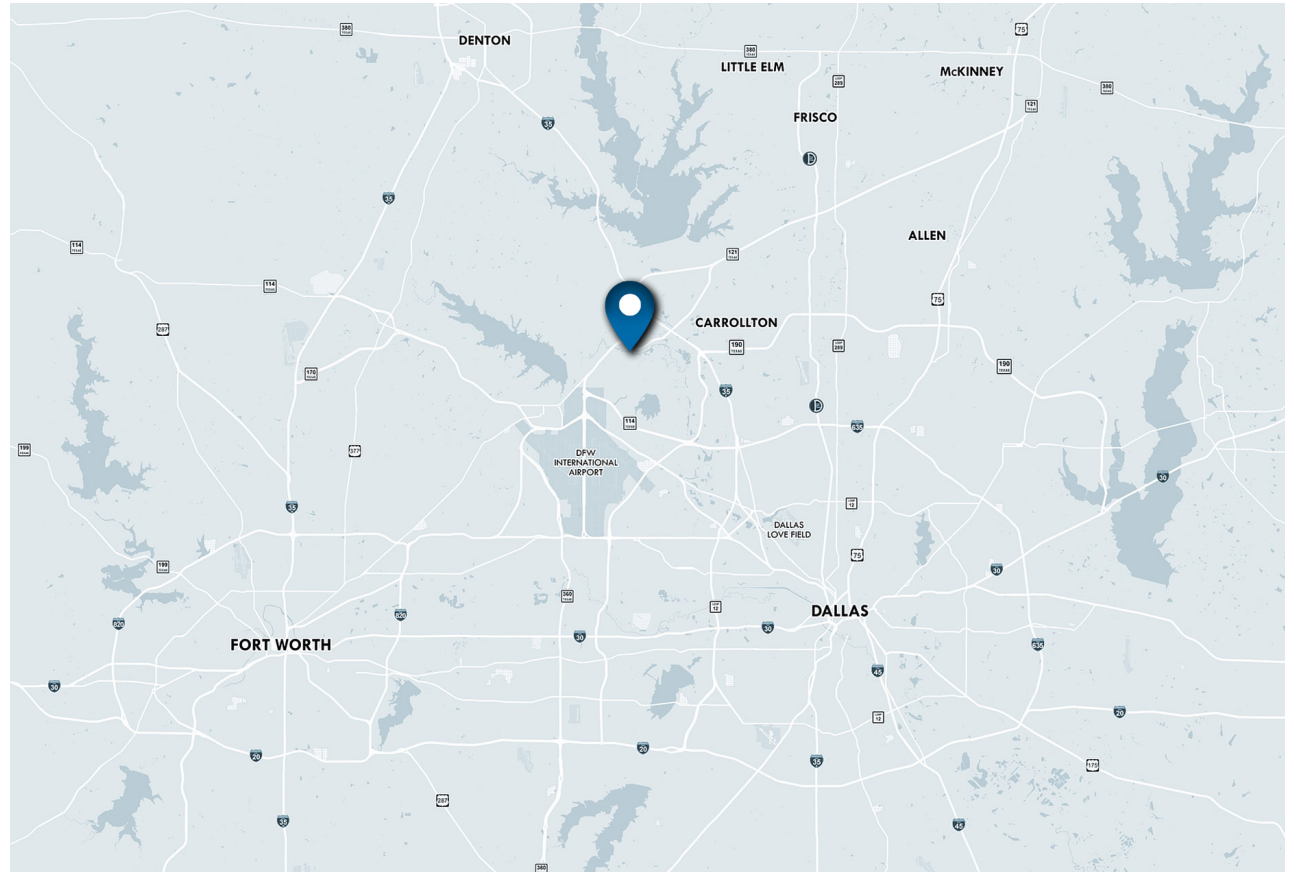
<b>BUILDING 1</b> 11,500 SF	<b>BUILDING 2</b> 6,760 SF
<b>BUILDING 3</b> 7,420 SF	<b>BUILDING 4</b> 4,480 SF
<b>BUILDING 5</b> 4,480 SF	<b>BUILDING 6</b> 4,490 SF

TRAFFIC COUNTS

<b>HWY 121</b> 91,136 VPD 2021	<b>DENTON TAP RD</b> 27,670 VPD 2019
-----------------------------------	---

PROPERTY HIGHLIGHTS

- ★ **LOCATED ALONG HWY 121, WHICH CARRIES OVER 85,000 VEHICLES PER DAY**
- ★ **BRAND NEW MEDICAL OFFICE PARK LOCATED ACROSS THE STREET**
- ★ **LOCATED IN AFFLUENT COMMUNITY WITH AN AVERAGE HH INCOME OF OVER \$140,000**

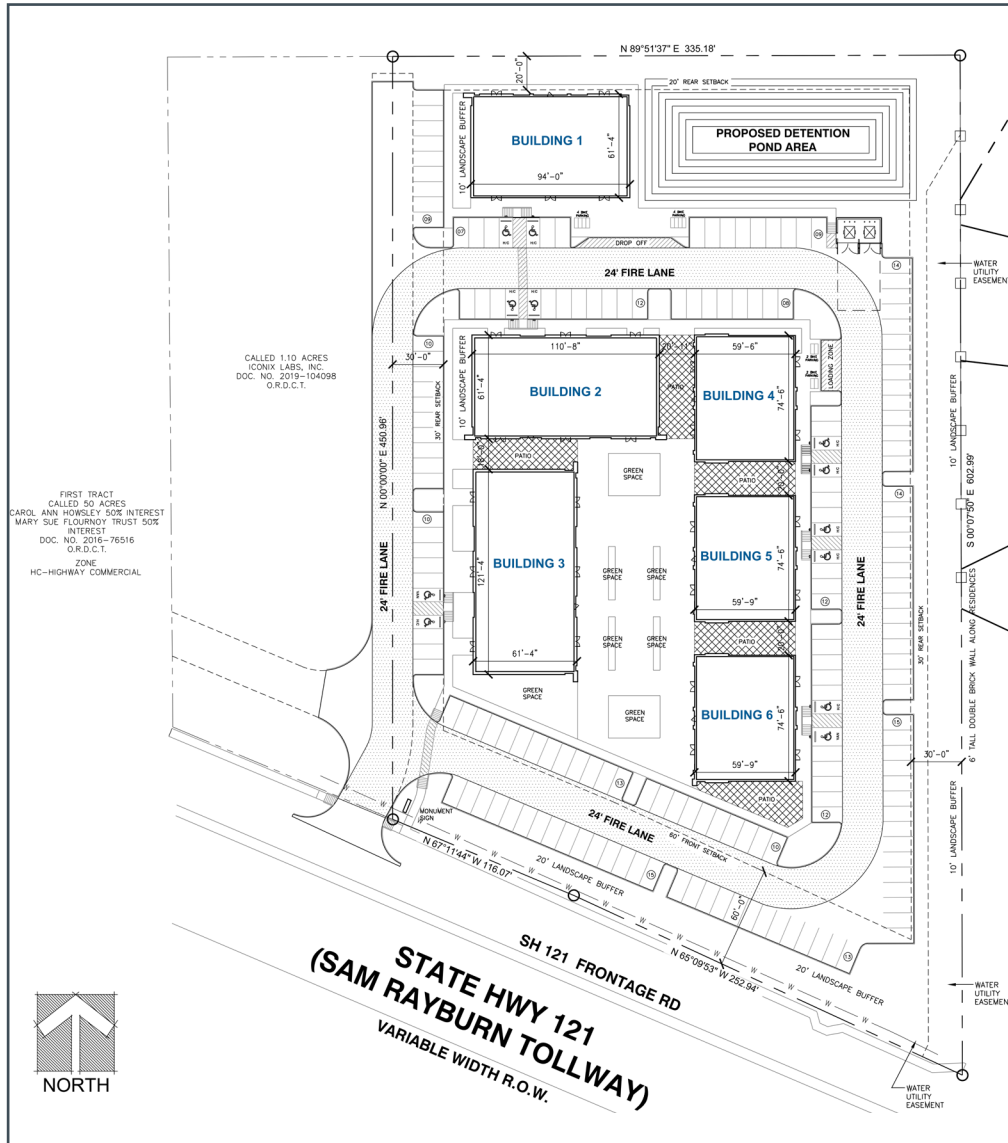


2022 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	<b>9,251</b>	<b>104,112</b>	<b>219,321</b>
EST. DAYTIME POPULATION	<b>5,421</b>	<b>53,727</b>	<b>140,374</b>
EST. AVG. HH INCOME	<b>\$142,947</b>	<b>\$108,908</b>	<b>\$109,032</b>

AREA ATTRACTIONS





BUILDING #	SF
1 - 2-Story	11,500
2	6,760
3	7,420
4	4,480
5	4,480
6	4,490



SH 121 FRONTAGE RD  
 STATE HWY 121  
 (SAM RAYBURN TOLLWAY)  
 VARIABLE WIDTH R.O.W.









8235 DOUGLAS AVE  
SUITE 720  
DALLAS, TEXAS 75225  
T 214.378.1212  
[VENTUREDFW.COM](http://VENTUREDFW.COM)

**NATALIA SINGER**  
Senior Vice President  
214.378.1212  
[nsinger@venturedfw.com](mailto:nsinger@venturedfw.com)

**SAMARA JANOWSKI**  
Assistant Vice President  
214.378.1212  
[sjanowski@venturedfw.com](mailto:sjanowski@venturedfw.com)

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

\*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.