

Site Details:

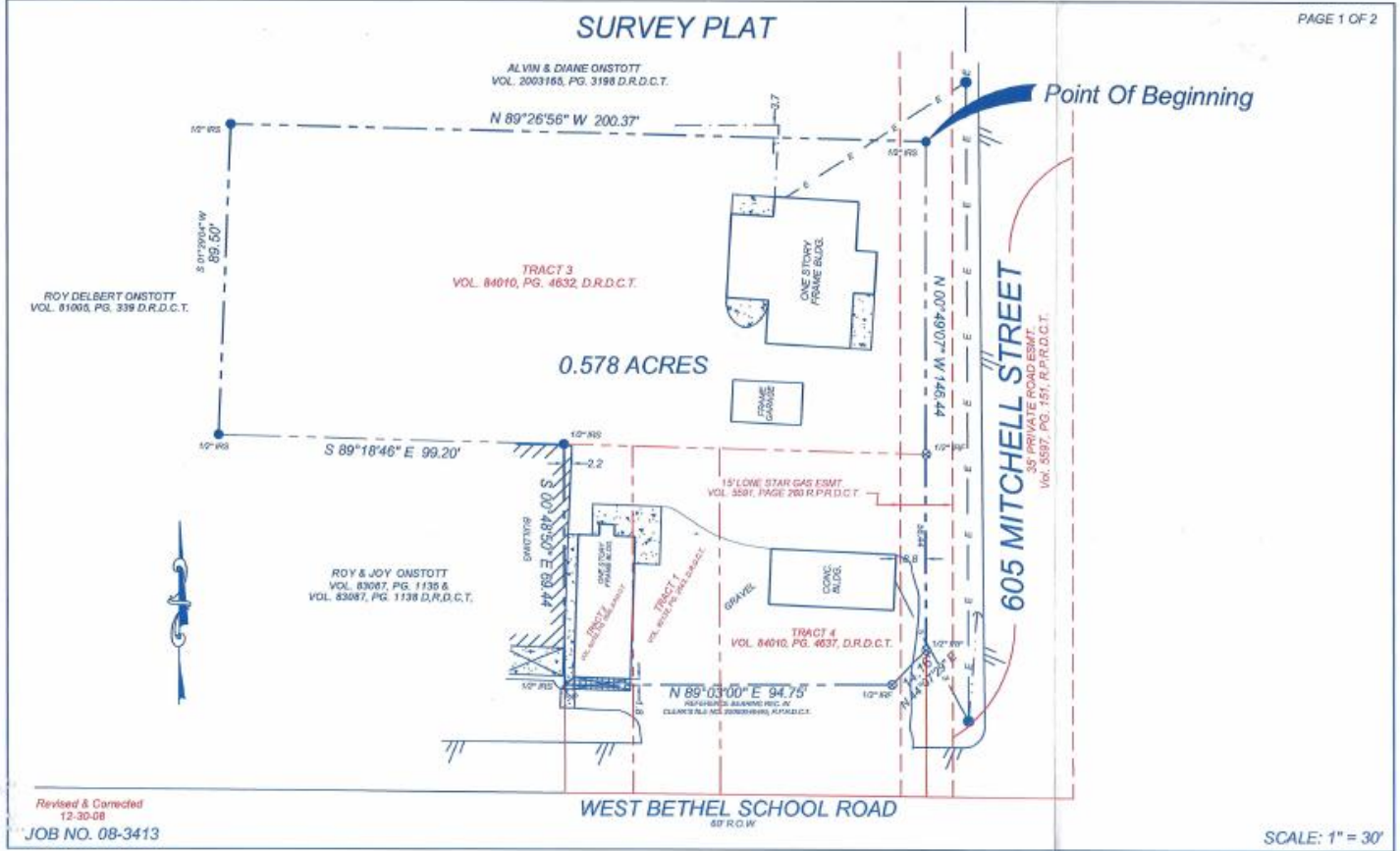
- **Price - \$499,000**
- **Size: +/- .58 Acres**
- Located in the Center of Coppel's Main Street Redevelopment Corridor!
- Short term leases in place for income generation along with an opportunity for retail development in Coppel's high growth area.
- Approximately 95 ft. of frontage on W Bethel Road.



2013 Demographics	Population			Average HH Income			Median Age		
	1 mile	3 mile	5 mile	1 mile	3 mile	5 mile	1 mile	3 mile	5 mile
W Bethel/Freeport	6,324	49,577	146,097	\$133,586	\$111,525	\$90,048	37	36	33

Tenant Real Estate Advisors

Site Survey



Tenant Real Estate Advisors

Josh Bryan. Ph: 972-571-2009 | Ruben Reynoso: Ph: 817-703-9048

Josh@TenantReAdvisors.com | Ruben@TenantReAdvisors.com



Where Community Meets Commerce

Welcome to Main Street

Located in Coppel, Texas, Main Street is a walkable community of professional **office cottages**, luxury **villa homes**, **restaurants** and **retail buildings** designed using early century architectural styling. Angled parking with tree-lined streetscapes invite residents and visitors to enter an idyllic blend of prairie architectural expressions reminiscent of the classic Texas town square. Retail buildings featuring cantilevered entries; antique brick and tall plate lines. Craftsman office cottages built on narrow lots with elevated wrap-around porches and deep roof overhangs. All on a two-acre central park.

Location

Getting to Main Street

In 2003, the Coppel City Council initiated LRK Architects to involve local businesses and residents to plan the area known as old Coppel. The resulting Historical Overlay Zoning District was created to preserve and promote development reflecting early Texas architecture. Partnering with the City, CSE's Main Street Coppel fulfills the City's vision of a community park surrounded by commercial and residential development. The 22-acre site is ideally situated at the intersection of Coppel and Bethel Road, the center of the historic district.



City Infrastructure Investment

Main Street infrastructure will be completed in Summer, 2012. Bethel Road reconstruction is underway to widen the street and incorporate a new streetscape with stamped masonry sidewalks, tree wells, seating areas, pedestrian lighting and angled parking at existing retail. Coppel Road on the east side of the site is completed with on-street angled parking in place.

Information obtained from www.MainStreetCoppel.com and www.Darlinghomes.com

Surroundings

1. Old Town Coppel merchants including Bethel Road Barbers; Coppel Home Décor; Michael's Floors; Coppel Chamber of Commerce; House of Style; Ivy Cottage; medical offices.
2. 17-acre Grapevine Springs Park. Adjacent Community Center opened 2010.
3. City way-finding sign locations identifying the downtown Coppel area. Installations at Denton Tap/Bethel Road; Sandy Lake Road/Coppel Road; Bethel/ Freeport.
4. Hard Eight Barbecue
5. The Coppel Deli
6. Toll Brothers Chateaus of Coppel homes under construction from \$650,000.*
7. David Weekley Alexander Court Custom Classics homes under construction from \$900,000.*



*For villa homes within the Main Street development visit **Darling Homes**

Overview

Main Street Coppel will be a community-centric downtown area where residents live, find personal or financial services, and shop or dine. From its first mayor in 1956, to its official incorporation 1962 with two square miles of land, Coppel is a small town with rich heritage. Main Street's efficient planning and use of land is a complementary mix where each function is independent within the historical setting.



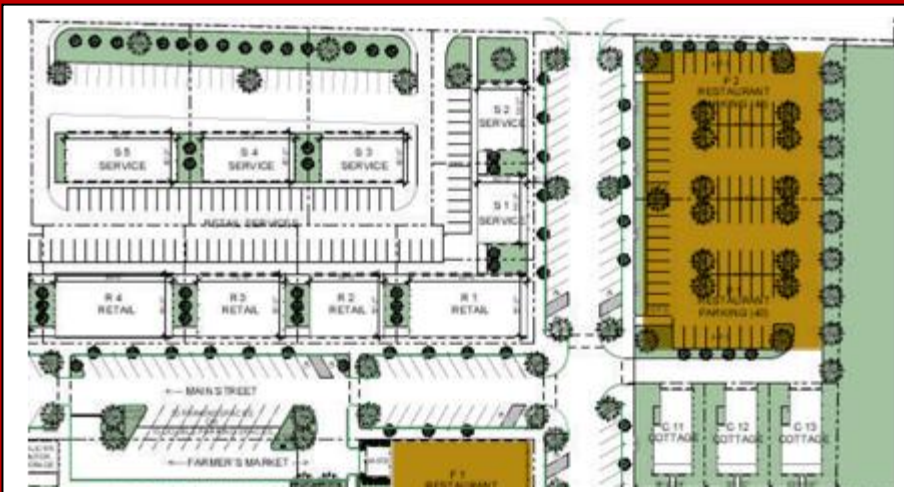
The center of Main Street is a two-acre park anchored by two restaurants where neighbors relax and enjoy a meal under shade trees. The City is contributing a play area for children; a pavilion for the farmers market and community events; public restrooms; an interactive water feature and plans for a future community facility at the south end of the park. Two restaurants will anchor the north portion of the park. Parking is shared throughout the square.



440 W Bethel Site For Sale.

Shopping & Eateries

Main Street will attract locals and the growing west Coppel job base. Lunch trade is quite brisk in Coppel restaurants and coffee equates to standing in line. The setting is ideal for restaurants; personal services and retail uses, like a bakery; coffee or sandwich shop; florist; gift shop; day spa or salon. Services buildings which do not face the square may include design firms; art or dance studios; service or office users requiring storage or showroom space with rear access. Buildings are shown with 3,000 to 5,000 square-foot footprints totaling 40,000 square feet.



Live on Main Street

The heart and soul of Main Street are the 44 villas by **Darling Homes**. As a premier home builder, Darling Homes combines custom details, design options and flexible amenities to fit the way you want to live.

The Darling Homes tradition spans two generations of builders and craftsmen—dedicated to building not only fine homes, but also a level of customer service intended to last a lifetime.



Photos obtained from Darling.com and MainStreetCoppell.com



Quaint Office Cottages

As a town square evolves, businesses locate within residential structures. Main Street includes 13 craftsman-styled cottages where professionals may own their own 2,000 to 4,000 sq. ft. building. Narrow lots with 8 - 10 foot side yards create a village sense to the project. Lots are alley-served for rear entry garages. Building setbacks at 25' allow for a 15' deep front yard behind the 10' public streetscape. Wraparound porches and gabled roofs communicate the prairie theme.





Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K

