

149 TX-121 Suite 105

Move-In Ready Medical Condo For Sale



PRACTICE
REAL ESTATE



SALE

149 TX-121 SUITE 105 // COPPELL, TX // 75019

MOVE-IN
READY
MEDICAL
CONDO

Jason Guay
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149 TX-121 Suite 105

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PRACTICE
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OVERVIEW

+/- 116,000

VEHICLES PER DAY
Texas-121

208,096

EST. POPULATION
5-Mile Radius

\$120,448

MEDIAN INCOME
5-Mile Radius

Bright and beautiful medical condo with excellent visibility from Texas Hwy 121 situated in healthcare complex surrounded by dense retail, medical, and public education buildings.

EXECUTIVE SUMMARY

- High Visibility Move-In Ready Medical
- 2,281 SF (5 exam rooms, 2 large procedure rooms, 2 private offices, breakroom, patient + private physician restrooms)
- Great Visibility + Signage from 121 & N Denton Tap
- Co-Tenants include Allergy/Asthma, Dental Specialists, Orthopedics
- Great opportunity for General Dentist or Primary Care



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ALL AVAILABLE SPACE

SPACE	SQUARE FOOTAGE	SALE PRICE	SPACE USE	CONDITION	AVAILABLE
Suite #105	2,281 SF	\$1,165,000	Medical Office	Built-Out Medical	Now

Located at the southwest corner of TX-121 and North Denton Tap Road in Coppel, Texas, the Edge Office Campus is a new medical and office condominium development on a high-traffic intersection. As the first office complex you encounter when traveling from DFW Airport along TX-121, this attractive six-building development is the perfect place to open your new practice. Each building features excellent frontage on TX-121 and offers multiple access points from both TX-121 and Denton Tap Road, creating an ideal setting for medical professionals and office users.

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Coppell, Texas 75019

For more information, contact

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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 interest 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 say 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:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

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Buyer/Tenant/Seller/Landlord
Initials

Date

Regulated by the Texas Real Estate
Commission

Information available at
www.trec.texas.gov