

Eleanor's SQUARE

Coppell, TX











LOCATED IN THE HEART OF COPPELL WITH FRONTAGE ON DENTON TAP ROAD


THE OPPORTUNITY

Jones Lang LaSalle Americas, Inc. is pleased to present the opportunity to acquire Eleanor's Square ("the Property"), a suburban shopping center, and diversified asset consisting of 12 tenants totaling 24,585 square feet of premium retail space. Located in the residential heart of Coppell, Texas, one of the most affluent areas in the Dallas / Fort Worth Metroplex, the Property sits at the corner of Sam Rayburn Tollway and North Denton Tap Road. Anchored by best-in-class national and regional tenants, including Pure Barre, Subway, Pacific Dental, Smoothie Factory, and C2 Education, Eleanor's Square caters to the demand of the trade area's extensive population. Eleanor's Square represents a compelling investment, offering investors the unique opportunity to purchase a core quality asset with durable cash flow and attractive cash-on-cash yields in the highly desirable residential neighborhood of Coppell.

THE ASSET

	Asking Price	\$9,926,000 (5.75% Cap Rate)
	Address	230 N Denton Tap Rd Coppell, TX 75019
	Submarket	Coppell Submarket
	Square Feet	24,585 SF
	Acreage	2.54 Acres
	Year Built	1998
	Leased	94.3%
	Tenants	12

DOWNTOWN DALLAS
17.4 Miles / 27 Minutes

 **Dallas Love Field**
17.7 Miles / 24 Minutes

DOWNTOWN IRVING
13 Miles / 25 Minutes



DFW DALLAS-FORT WORTH INTERNATIONAL AIRPORT
7.4 Miles / 10 Minutes

NORTH LAKE
3.2 Miles / 9 Minutes

WESTBURY MANOR
Median Home Value: \$396,484
Average HH Income: \$169,032

Coppell Classical Academy

ARBOR MANORS
Median Home Value: \$414,205
Average HH Income: \$172,693

 19,000 VPD

Sandy Lake Road

PECAN HOLLOW
Median Home Value: \$389,546
Average HH Income: \$155,212


583,100 Annual Visits


358,600 Annual Visits

 33,000 VPD

N Denton Tap Road



Cozby Library and Community Commons

Tower Center Elementary School

Coppell Police Department

Eleanor's SQUARE
Coppell, TX

Coppell High School

Coppell City Hall

Coppell Fire Department

HUNTINGTON RIDGE
Median Home Value: \$411,296
Average HH Income: \$172,078



Eleanor's Square: AT THE HEART OF ONE OF DFW'S MOST DOMINANT COMMERCIAL ZONES

INVESTMENT MERITS

RARE GENERATIONAL INVESTMENT & MARK-TO-MARKET OPPORTUNITY

- With rents 25% below a submarket that commands an average of \$30-35 psf in rent, investors have a significant near-term mark-to-market opportunity.
- Very few opportunities exist for the private ownership of retail within the trade area.
- Access to an elite market with a loyal consumer base located on Coppell's busiest city street along Denton Tap Road.

UNPARALLELED RETAIL LOCATION

- With surrounding traffic generators such as Coppell High School, City Hall, and Andrew Brown Park, Eleanor's Square truly is located in the center of Coppell.
- The Property's intersection is home to destination retailers such as Tom Thumb, Sprouts Farmers Market, J. Macklin's Grill, 7-Eleven, Starbucks and more.
- Eleanor's Square has an infill, high barriers-to-entry location at the Northeast corner of N Denton Tap Road (33,000 VPD) and E Sandy Lake Road (19,000 VPD).

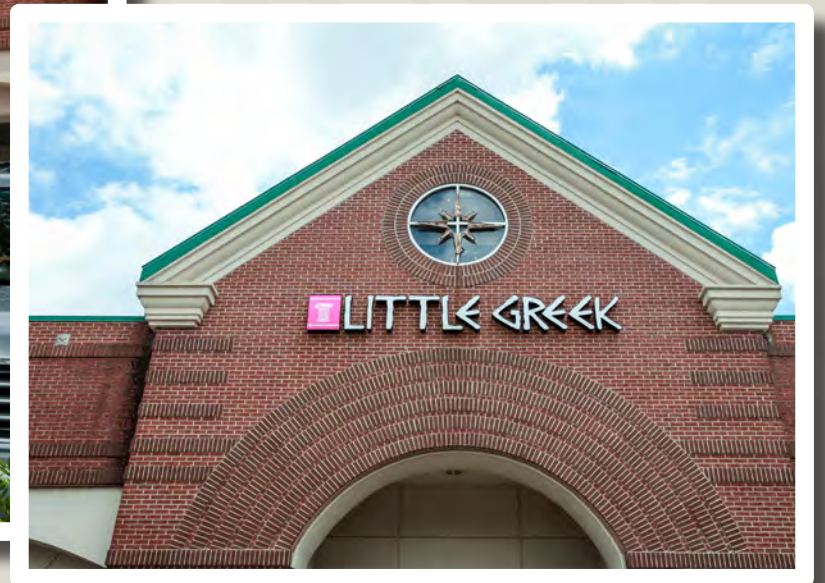
AFFLUENT DEMOGRAPHICS AND STRONG DAYTIME BASE

- Voted "#1 Best Suburb to live in the Dallas-Fort Worth Area" by Niche.com.
- 2.8 Billion Annual Consumer Spending Power.
- **\$118,719 Avg. Household Income.**
- 23% Population Growth since 2010.
- 61.4% hold a bachelor's degree or higher.

LIMITED CAPITAL NEEDS

- In 2020, a \$330K roof replacement was completed.
- Less than \$20K of capital improvements are estimated in the coming two years offering investors secure cash flow.
- Recently completed landscaping and mulching on the property grounds.





COPPELL, TX: DFW'S PREMIER SUBURBAN NEIGHBORHOOD...

LEWISVILLE LAKE
10 Miles / 16 Minutes

121
TEXAS

125,000 VPD

125,000 VPD

Sam Rayburn Tollway

COPPERSTONE ESTATES
Median Home Value: \$417,581
Average HH Income: \$179,975

Andrew Brown Park

STONEMADE ESTATES
Median Home Value: \$392,532
Average HH Income: \$156,052

Coppell High School

HUNTINGTON RIDGE
Median Home Value: \$411,296
Average HH Income: \$172,078

N Denton Tap

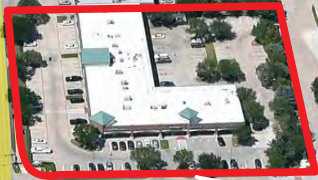
33,000 VPD

Coppell Fire Department

Coppell City Hall

Coppell Police Department

Town Elementary



Eleanor's
Coppell, TX
SQUARE





Andrew Brown Jr. Community Park East

PECAN HOLLOW
 Median Home Value: \$389,546
 Average HH Income: \$155,212

er Center Elementary School

Cozby Library and Community Commons

CHAUCER ESTATES
 Median Home Value: \$401,882
 Average HH Income: \$168,678



 Households: 80,267	 Apartment Units: 83,485	 Total Daytime Population: 237,600
 8,029 Businesses /  11,645 Employees		
<p>Corporate Offices for Brinker International, Driveline Holdings, Pegasus Logistics Group, among others</p>		
 \$2.8 Billion Annual Consumer Spending Power	 23% Population Growth (Since 2010)	CONVENIENTLY LOCATED BETWEEN SAM RAYBURN TOLLWAY AND LBJ FREEWAY
 Denton Tap Road is Coppel's most traveled city street	 \$322,821 Average Home Value	 \$118,719 Average HH Income
 61.4% Hold a bachelor's degree or Higher	 #18 best public school rank in state of Texas	 16.1 Student teacher ratio #1 best suburb to live in the Dallas-Fort Worth area niche.com of new inventory

PROPERTY DASHBOARD

PROPERTY SUMMARY

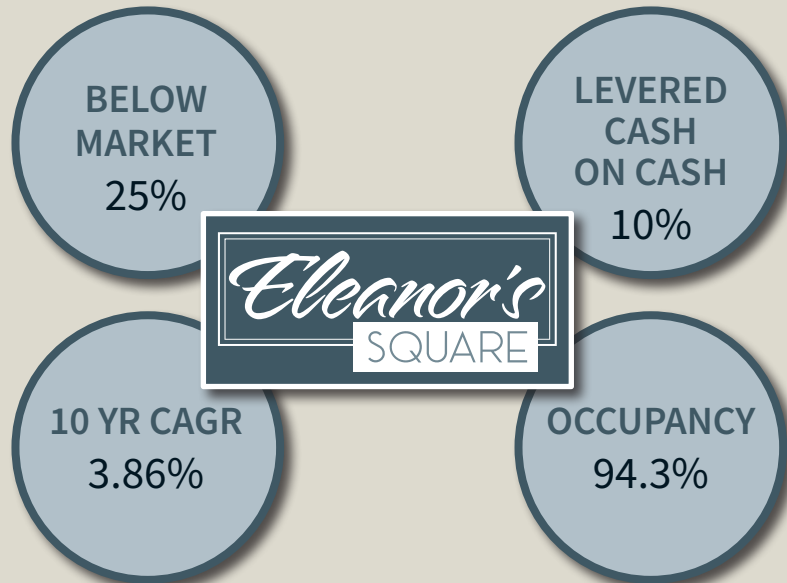
Address:	230 N Denton Tap Rd Coppell, TX 75019
Year Built:	1999
NRA:	24,585
Land Area:	2.54 acres
In-Place Occupancy:	94.3%
Parking:	190
Traffic Counts:	N Denton Tap Rd: 33,000+ E Sandy Lake Rd: 18,000+

FINANCIAL SUMMARY

Year 1 NOI:	\$576,819
Month 1 Annualized NOI:	\$538,668
WTD. Average Remaining Lease Term:	2.8 Years
5-Year CAGR:	4.00%
10-Year CAGR:	3.86%

TENANT SUMMARY

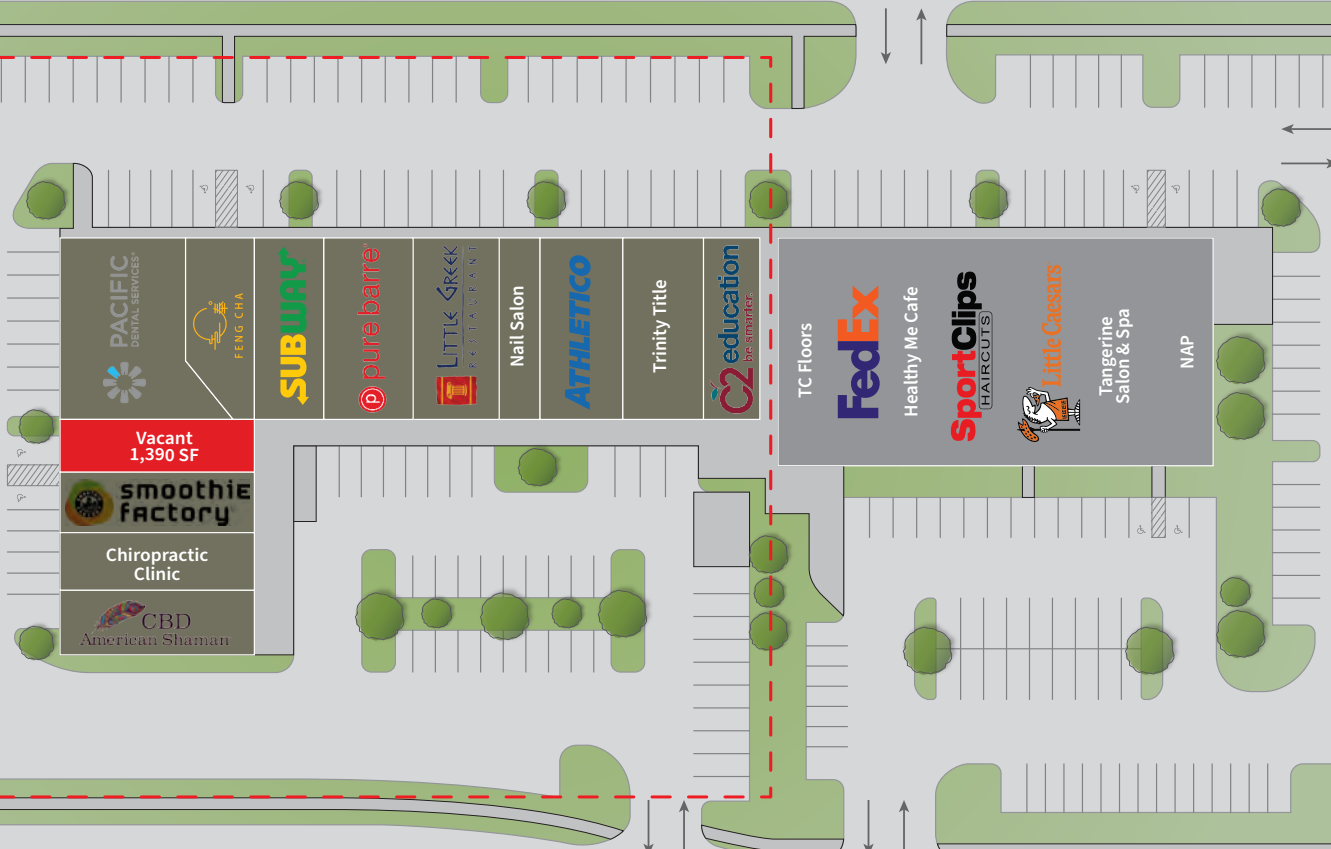
Major Tenants	SF	\$ PSF (Net)	%
Pacific Dental	3,498	\$27.50	14.2%
Trinity Title	2,337	\$22.81	9.5%
Little Greek	2,200	\$21.00	8.9%
Pure Barre	2,200	\$24.00	8.9%
Athletico	2,100	\$26.00	8.5%
Subway	2,030	\$20.50	8.3%
Chiropractor	1,626	\$18.00	6.6%
Feng Cha Tea	1,620	\$25.50	6.6%
American Shaman	1,560	\$25.00	6.3%
C2 Education	1,545	\$25.00	6.3%
Smoothie Factory	1,429	\$24.60	5.8%
Nail Salon	1,050	\$26.52	4.3%
Totals / Averages	23,195	\$23.96	94.3%





N Denton Tap Rd

Town Center Dr



Town Center Blvd



Eleanor's

SQUARE

Coppell, TX

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