

# WOODSIDE VILLAGE


COPPELL (DALLAS), TEXAS



OFFERING SUMMARY



Downtown Dallas  
20 Miles | 29 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

Cypress Waters  
1,000-Acre Mixed Use Development  
4.5M SF Office  
10,000 Residences  
3 one-acre parks

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

Coppell Classical Academy

 19,000 VPD

Sandy Lake Road

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

*Tom Thumb*

 33,000 VPD



**WOODSIDE VILLAGE**

Coppell High School

Cozby Library and Community Commons

Andrew Brown Park  
0.6 Miles | 1 Minute

Coppell Police Department

Coppell City Hall

Coppell Fire Department

N Denton Tap Road





# WOODSIDE VILLAGE

## PROPERTY SUMMARY

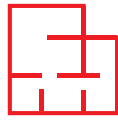
### ADDRESS:

110 W Sandy Lake Rd  
Coppell, TX 75019



### PROPERTY SIZE:

95,767 SF  
+/- 9.36 Acres



### OCCUPANCY:

90%



### YEAR BUILT:

1987 / 2019 (Strip Center)



### PARKING:

544 Spaces  
(5.68 / 1,000 SF)



### ANCHORS:



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2021 Estimate:	15,186	81,951	166,411
% Change Since 2010:	36%	32%	21%
<b>DAYTIME POPULATION</b>			
2021 Estimate:	14,907	97,669	240,557
<b>AVERAGE HOUSEHOLD INCOME</b>			
2021 Estimate:	\$176,682	\$127,126	\$115,835
<b>CONSUMER SPENDING POWER</b>			
2021 Consumer Spending:	\$887,297,004	\$4,009,172,662	\$9,306,299,735



## INVESTMENT HIGHLIGHTS



**COPPELL, TX** - AFFLUENT DEMOGRAPHICS AND STRONG DAYTIME BASE. VOTED "#1 BEST SUBURB TO LIVE IN THE DALLAS-FORT WORTH AREA" BY NICHE.COM.



**ANCHORED BY SPROUTS** WITH 7.5 YEARS OF TERM REMAINING



**SECURE INCOME STREAM** DUE TO AN ESTABLISHED, INTERNET PROOF TENANCY WITH SIGNIFICANT TERM REMAINING



LOCATED AT THE **MOST TRAFFICKED INTERSECTION** IN COPPELL - THE PROPERTY OFFERS EXCELLENT ACCESS OFF W SANDY LAKE AND N DENTON TAP (33,000 VDP), WITH INCREASED VISIBILITY DUE TO PROXIMITY TO COPPELL HIGH SCHOOL



**LEASING UPSIDE** - HIGH PROFILE RESTAURANT

# SPROUTS ANCHORED



## STRONG BRAND

**\$6.47  
BILLION**

Annual Revenues  
(YE 2020)

**\$2.77B**

SFM (NYSE) Market  
Capitalization

**35,000+**

Employees

**360**

U.S. Locations

**23**

DFW Locations

**366,000**

Visits Annually  
(Placer.ia)

ESTABLISHED AS  
ONE OF TEXAS'S  
PREEMINENT GROCERS



**CREDIT QUALITY**



**BRAND RECOGNITION**



**INTENSE CUSTOMER LOYALTY**



# COPPELL, TX: DFW'S PREMIER SUBURBAN NEIGHBORHOOD

125,000 VPD

121 TEXAS

SRT TOLL

125,000 VPD

## COPPERSTONE ESTATES

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

## 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

Coppell City Hall

Town Center Elementary School

# WOODSIDE VILLAGE

**SHADYDALE ACRES**  
Median Home Value: \$800,000  
Average HH Income: \$172,083

**CHAUCER ESTATES**  
Median Home Value: \$401,882  
Average HH Income: \$166,678

N Denton Tap

33,000 VPD


W Sandy Lake

14,700 VPD



# AFFLUENT DEMOGRAPHICS AND STRONG DAYTIME BASE

## STRONG NEARBY RESIDENTIAL MARKET

  
Households:  
**80,267**

  
Apartment Units:  
**83,485**



Total Daytime  
Population:  
**237,600**



**8,029** Businesses / **11,645** Employees


Corporate Offices for Brinker International, Driveline Holdings,  
Pegasus Logistics Group, among others




**\$2.8 Billion**  
Annual Consumer  
Spending Power

  
**23%**  
Population Growth  
(Since 2010)

  
**207,757**  
Total Population


  
**80,267**  
Total Households

**\$322,821**   
Average Home Value


  
Denton Tap Road is Coppell's  
**Most Traveled**  
City Street

**Conveniently  
Located**  
between Sam Rayburn Tollway and  
LBJ Freeway


  
**\$127,126**  
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*

  
**97%**  
Overall Score  
*From U.S. news*

**#39**  
Safest City in Texas  
*safewise.com*  
**3%** Lower Cost of Living  
than the National Average  
*safewise.com*

# WOODSIDE VILLAGE

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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.



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