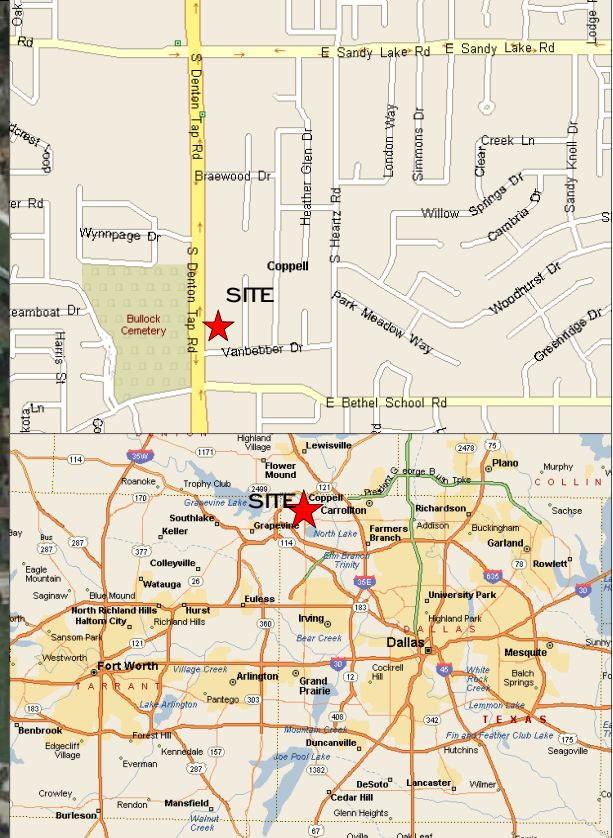


**LAND AVAILABLE
NEC S. DENTON TAP ROAD & VAN BEBBER DRIVE
COPPELL, TEXAS**

Mack House
mhouse@westovergrp.com
(817) 259-3510

Melissa Sanders
msanders@westovergrp.com
(817) 260-4469



	LAND SIZE:	2.5 Acres	Radius	Population	Average HH Income
ZONING:	"C" - Commercial		1 Mile	6,728	\$150,835
PRICE:	\$9.00 psf		3 Mile	42,620	\$115,421
			5 Mile	105,904	\$97,544

NEIGHBORING TENANTS:

US Post Office, Crème de la Crème, KFC, McDonald's, Exxon, Tom Thumb, Sprouts, 7-11, Express Fitness, Wendy's

TRAFFIC: Denton Tap Road—34,756 vpd

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, THE WESTOVER GROUP MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS, PRIOR SALE OR LEASE OR WITHDRAWAL WITHOUT NOTICE.



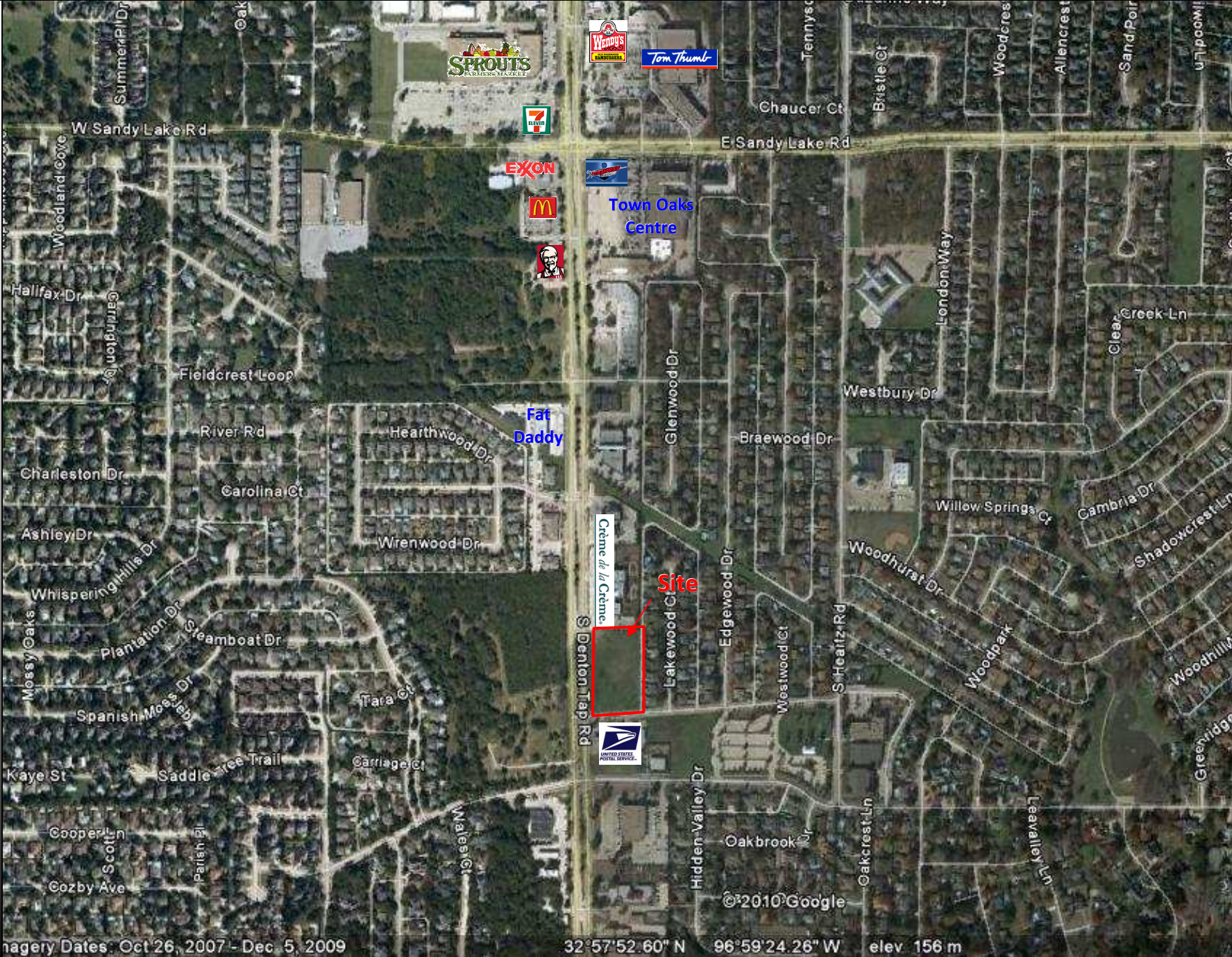
WE DELIVER REAL ESTATE SOLUTIONS.

301 COMMERCE ST.,
SUITE 2040
FORT WORTH, TX 76102
TEL 817-886-3000
FAX 817-336-1236
WWW.WESTOVERGRP.COM

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Inventory Dates: Oct 26, 2007 - Dec 5, 2009

32°57'52.60" N 96°59'24.26" W elev. 156 m

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REPLAT
LOT 18, BLOCK A
LOT 18, BLOCK A
OF
TEXAS ADDITION
SUBDIVISION OF THE
EDWARD GORRIBER TRACT, PART OF
THE CITY OF COPPELL, DALLAS COUNTY, TEXAS

DALLAS, TEXAS



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