



767 W Main St, Coppell, TX 75019

**\$3,595,000**

Old Town Coppell Addition

Unique location in Old Town Coppell, TX



Diana Ahmad  
TX  
817-939-3379



## Details

Asking Price	<b>\$3,595,000</b>	Property Type	<b>Mixed Use, Multifamily, Retail</b>
Sub Type	<b>Apartment Building, Restaurant, Storefront</b>	Investment Type	<b>Owner/User</b>
Lease Type	<b>NNN</b>	Tenant Credit	<b>Credit Rated</b>
Tenancy	<b>Multi</b>	Lease Term	<b>5 years</b>
Lease Commencement	<b>07/31/2024</b>	Lease Expiration	<b>08/30/2029</b>
Remaining Term	<b>4 years</b>	Square Footage	<b>10,215</b>
Net Rentable (SqFt)	<b>9,016</b>	Price per SqFt	<b>\$351.93</b>
Cap Rate	<b>6.00%</b>	Occupancy	<b>75%</b>
NOI	<b>\$156,083</b>	Units	<b>5</b>
Year Built	<b>1</b>	Buildings	<b>1</b>
Stories	<b>2</b>	Zoning	<b>Mixed Use Residential/Retail/Restaurant</b>
Lot Size (acres)	<b>0.25</b>	Parking (spaces)	<b>47</b>
Lease Options	<b>Plus 5 yrs</b>	Ground Lease	<b>No</b>

## Marketing Description

Great investment or owner occupied opportunity. Newly built in a prime location right in the heart of Old Town Coppell! Such a beautiful two story mixed used building. One, two or three retail units downstairs, with 1500 Gallon grease trap in place for potential restaurant, that can be shared between the suites. All Utilities (gas,water,electric and internet) are brought to all the units, with submeters which makes it an easy finish out for commercial spaces.

Total retail space is 3,104 SF , of which 2,279 that can be divided into two suites(779sf +1550sf)

Upstairs you will find two very large, luxurious apartments, which includes 3 bed, three full bath, each with high-end interior finishes like natural stone and Quartz countertops. High ceilings, custom doors made by Pella and Therma-Tru, Andersen windows, solid wood 8' interior doors, high-end appliances throughout Coppell ISD. The apartments are 2,995 SF each, which includes oversize two car garages, spacious covered balconies and formal private entrances . Both apartments are currently leased out with renewal option in October 2026 .



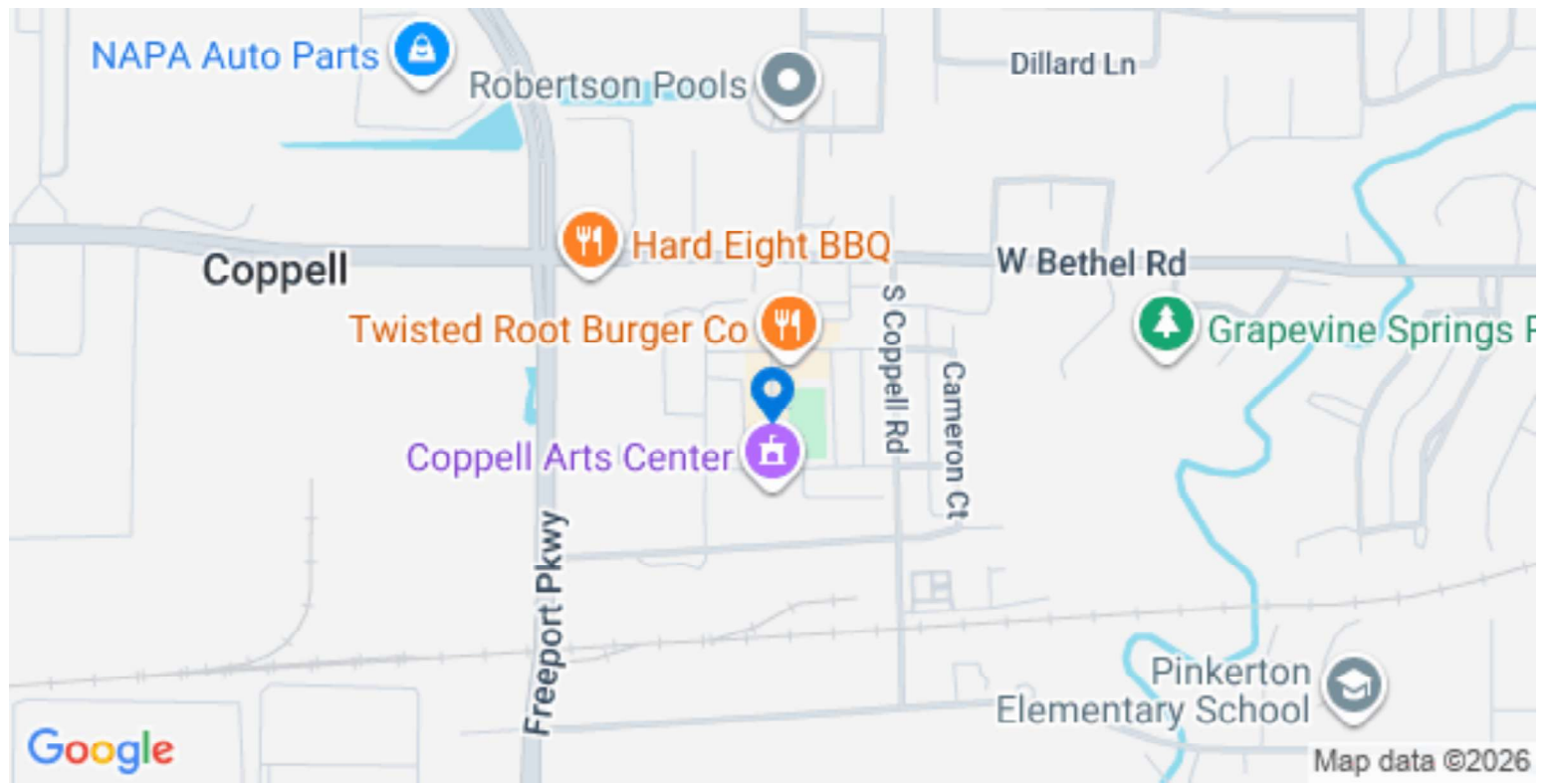
## Investment Highlights

---

- Located in the Heart of Old Town Coppell, on Main St across from the popular weekly Coppell Farmers Market
- Located in close proximity to DFW Airports and Major Highways 114, 121, 360, and 635
- Located just 2 doors down from The Coppell Performing Arts Center
- Located in walking distance to popular local spots like Twisted Root Burger, George's Coffee, Coppell Deli, Let is Shine and Hard 8 BBQ
- Located about 8 Miles from DFW Airport.
- Strong Demographics : \$211,000 Avg. Household income within 1 mile and 159,000 within 5 miles  
2024 Construction Mixed Use Asset  
2024 Construction Mixed Use Asset Located in the Highly Desirable & Affluent Master Planned Old Town Development of Coppell, TX (DFW)
- Old Town Coppell is a Walkable, Charming & Vibrant Family-Friendly Destination with Many Retail, Service & Restaurant Attractions Including the Coppell Farmer's Market & Coppell Arts Center
- Average Household Income Exceeds \$211,600, \$161,900 & \$134,000 in 1,3 & 5 Mile Radii, Respectively
- Nearby national and local retailers within Old Town Coppell Hard Eight BBQ, Twisted Root Burger Company, George I Coffee + Provisions, Tangerine Salon, Let It Shine and the Coppell Deli amongst others.
- Old Town Coppell Mixed Use Center is strategically positioned along Main Street in the heart of Old Town Coppell. The Property is within close proximity to Interstate 635 (LBJ Freeway) and State Highway 121, two major Dallas Fort Worth thoroughfares that extend through Dallas, Denton and Collin Counties and provides convenient connectivity to Dallas Fort Worth International Airport. Interstate 635 and State Highway 121 boast combined traffic counts in excess of 221,400 vehicles per day.
- Approximately 10 minutes from the Property is DFW International Airport, the second busiest airport in the world by Airports Council International with over 70M passengers reported in 2023. DFW International Airport is also home to the recently developed \$350 million American Airlines World Headquarters. The 300-acre campus serves as the primary training and meeting destination for American Airlines employees. In May 2023, DFW International Airport and American Airlines signed a \$4.8B renovation expansion, including plans for a \$1.6B terminal with 15 new gates. The plans are well underway and has a competition timeline in 2026.



Location (1 Location)



Property Photos (67 photos)

