



 @lilusellstexas

 Facebook.com/lilusellsTexas

 lilusellstexas@gmail.com

www.lilusellstexas.com



LEXINGTON RETAIL

LILU DAVID

469-731-5122



Property Overview

Newly constructed retail shopping center offers a range of premium amenities tailored to meet diverse consumer needs

- Ideally situated near the Frisco/McKinney border on heavily trafficked Coit Road
- The property is ideally situated near multiple neighborhood communities, with + 40% expected population growth over 5 years
- Building Signage



LILU DAVID
469-731-5122



LILU DAVID

469-731-5122



Lexington Retail - Aerial

LEXINGTON RETAIL
10236 Coit Road
McKinney, TX 75035

Lilu David
469-731-5112
www.lilusellstexas.com



	Block A, Lot 5	Block A, Lot 7
Zoning	PD-6 Retail PD-6-Commercial-1	PD-6 Retail
Proposed Use	Restaurant, Medical Office, Professional Office, Retail	Restaurant, Medical Office, Professional Office, Retail
Lot Area	222,041 SF (5.097 Ac.)	218,955 SF (5.027 Ac.)
Building Area	C1 - 6,400 SF Retail C1 - 5,000 SF Restaurant C2 - 9,200 SF Retail C3 - 8,050 SF Retail C4 - 3,250 SF Medical Office Bldg. C5 - 4,900 SF Professional Office Bldg. 41,800 SF Total	D1 - 7,496 SF Retail D1 - 5,500 SF Restaurant D2 - 3,231 SF Restaurant D3 - 14,650 SF Retail D4 - 3,400 SF Medical Office D4 - 8,506 SF Professional Office 42,783 SF Total
Building Height	1 - Story, 34' Max Ht.	1 - Story, 34' Max Ht.
Lot Coverage	18.8%	19.5%
Floor Area Ratio	0.186:1	0.195:1
Total Parking Required	23,650 SF Retail @ 1:200 = 119 Sp 5,000 SF Restaurant @ 1:100 = 50 Sp 4,900 SF Prof. Office @ 1:300 = 17 Sp 8,250 SF Medical Office @ 1:200 = 42 Sp	22,146 SF Retail @ 1:200 = 112 Sp 5,500 SF Restaurant @ 1:100 = 55 Sp 3,231 SF Restaurant w/Drive-Thru @ 1:100 = 33 Sp 8,506 SF Professional Office @ 1:300 = 29 Sp 3,400 SF Medical Office @ 1:200 = 17 Sp
	228 Total Spaces	246 Total Spaces
Total Parking Provided	228 Spaces	246 Spaces
Total HC Parking Required	7 Spaces	7 Spaces
Total HC Parking Provided	10 Spaces	7 Spaces
Bike Parking Required	12 Spaces (1:20 Parking Spaces)	13 Spaces (1:20 Parking Spaces)
Bike Parking Provided	20 Spaces (10 racks)	20 Spaces (10 racks)
Usable Open Space Required	15,543 SF/0.357 Ac (7%)	15,327 SF/0.352 Ac (7%)
Usable Open Space Provided	20,493 SF/0.470 Ac (9.2%)	15,475 SF/0.355 Ac (7.06%)
Total Impervious Surface	137,425 SF	154,400 SF

*Handicap Parking is provided in accordance with ADA Standards





LILU DAVID
469-731-5122





Allen's New Food Hall The Hub Is Now Open



TPC Craig Ranch



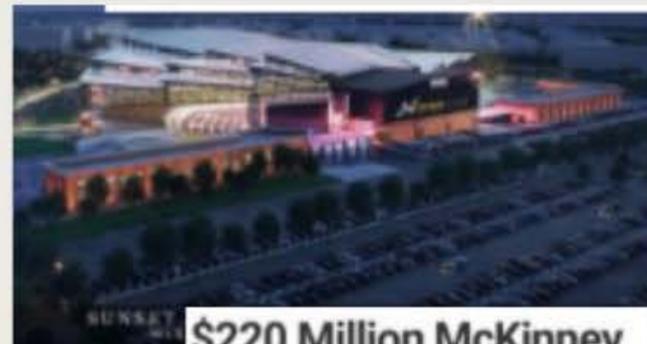
Another H-E-B to anchor mixed-use development coming to this North Texas community



Historic Downtown McKinney



Surf and Adventure Park coming to McKinney; 35-acre, \$200M attraction



\$220 Million McKinney Music Venue Slated to Open in 2026



LILU DAVID
469-731-5122



THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



TEXAS REAL ESTATE COMMISSION

P.O. BOX 12188

AUSTIN, TEXAS 78711-2188

(512) 936-3000



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.

11-2-2015



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 interests 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 state 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 or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

Beam Real Estate	526411	mani@beamrealestate.com	972-484-6644
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mani Jacob	0480204	mani@beamrealestate.com	972-484-6644
Designated Broker of Firm	License No.	Email	Phone
Mani Jacob	0480204	mani@beamrealestate.com	972-484-6644
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
G.Lilu David	0691855	lilusellstexas@gmail.com	469-731-5122
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date