



Lexington Square

FOR SALE MOSTLY

FEW LEASES

Brokered Exclusively by

Zenappy Realty

7700 Preston Rd #304 Frisco TX-75034

Shashi Kaligotla

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IABS



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Zenappy Realty	9015420	shashi@zenappy.com	(214)430-2895
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Shashi Kaligotla	0749528	shashi@zenappy.com	
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shashi Kaligotla	0749528	shashi@zenappy.com	(214)430-2895
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Shashi Kaligotla

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Book the calendar with us at

<https://calendar.app.google/z71LT2NQ8CQeJGBf6>

Total Sqft - 41,635



Hareli

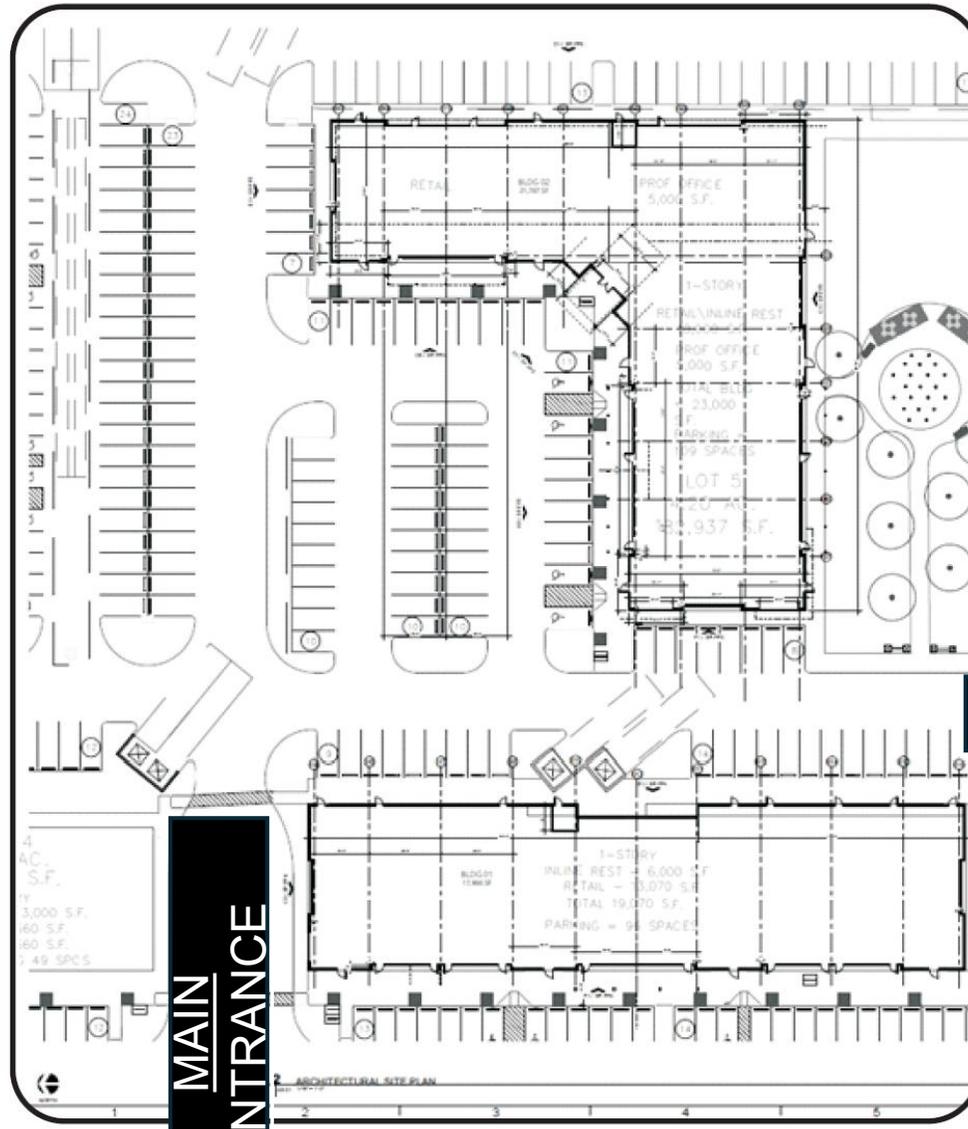
COIT Rd

Bldg 1
10750 Coit Rd

Bldg 2
10702 Coit Rd



Top view



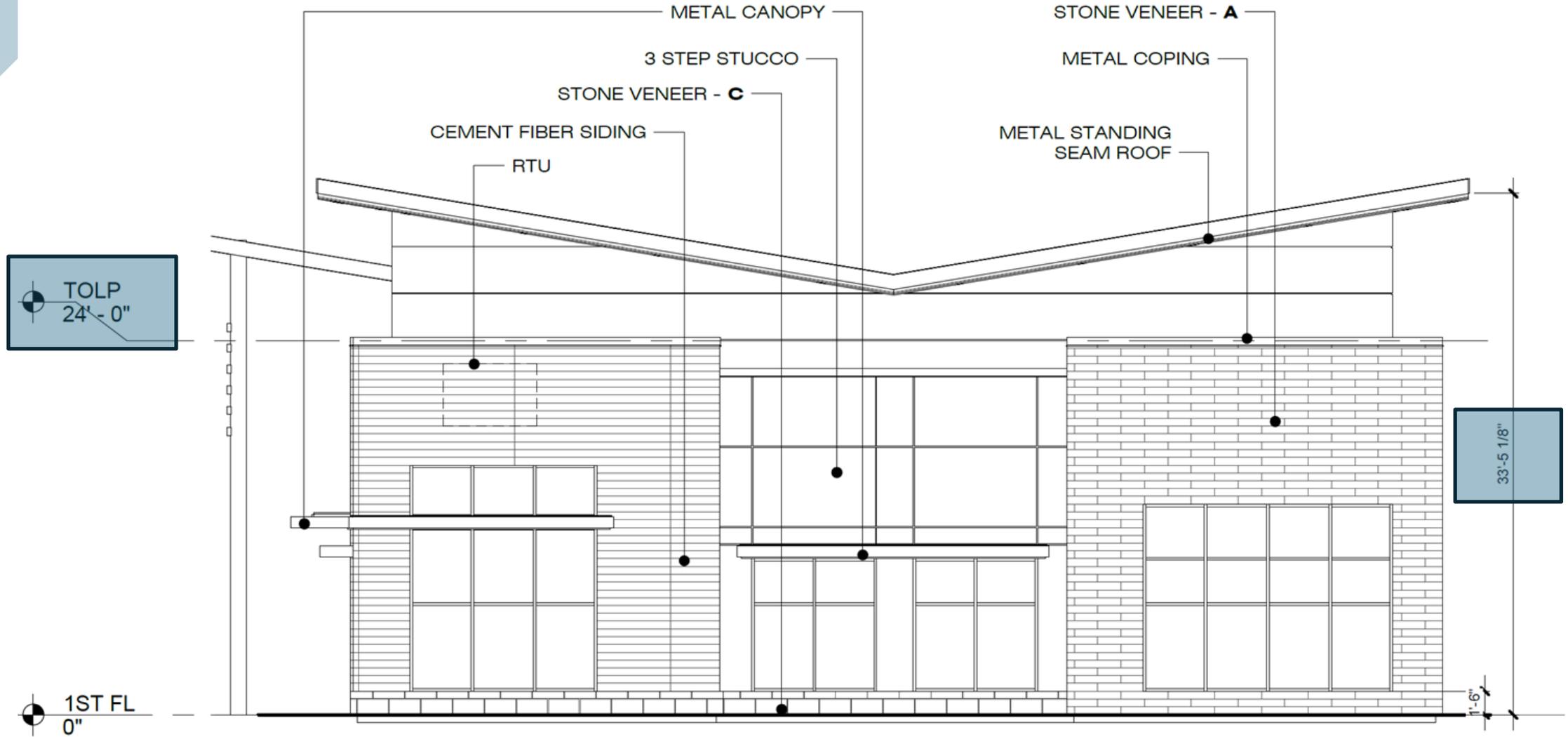
MAIN ENTRANCE



MAIN ENTRANCE

COIT Rd

CORNER

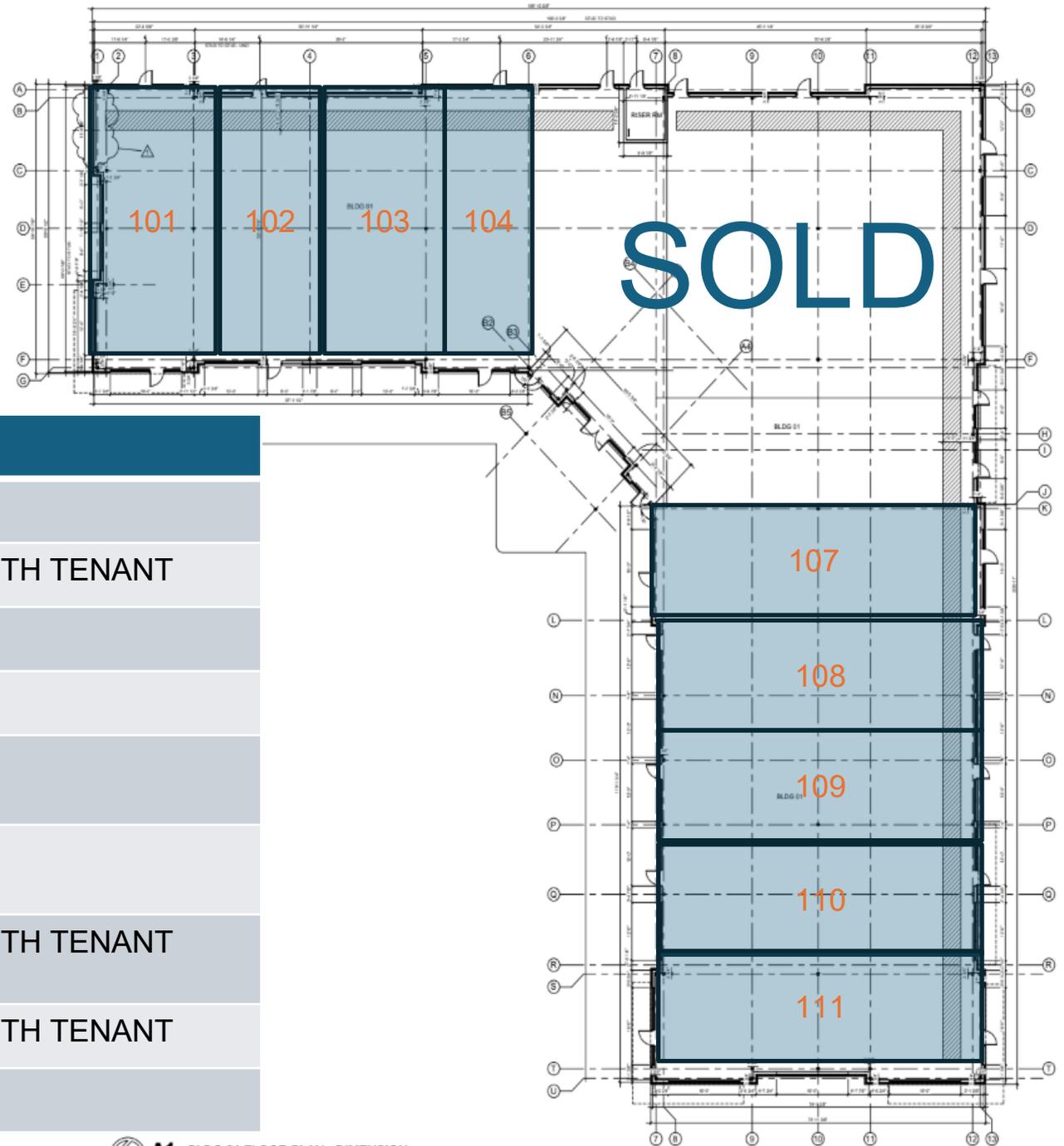


Bldg 1-10750

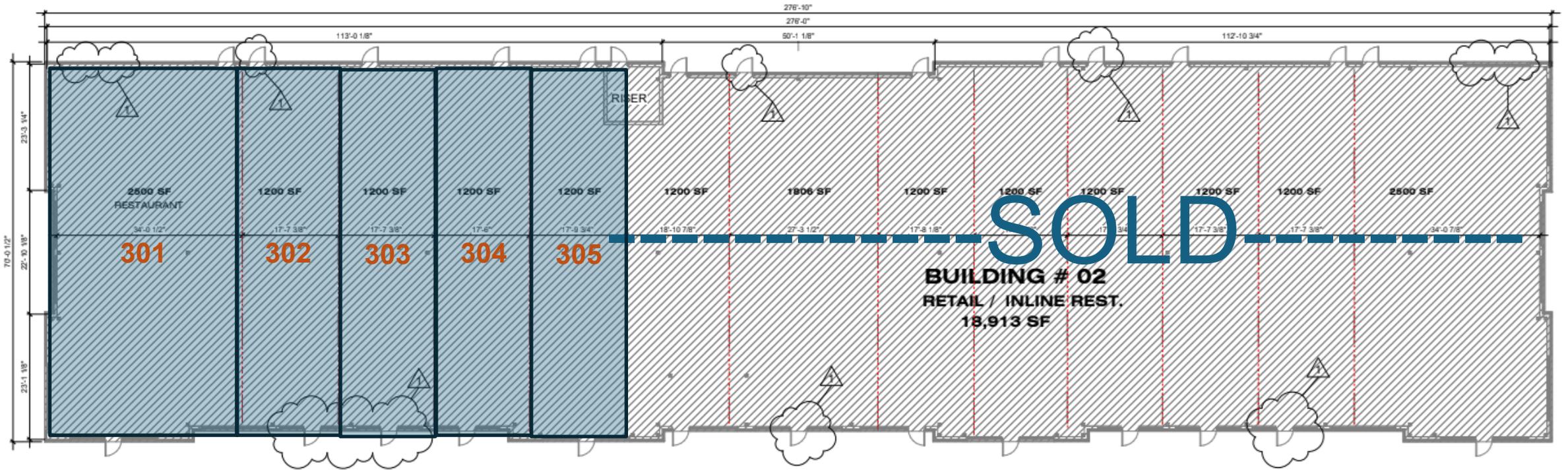


Bldg 1-10750

Sqft - 22,722



Unit	Sqft	Price	Details
101	2345 sqft	\$535 PSF	
102	2000 sqft	\$535 PSF	FOR SALE WITH TENANT
103	1300 sqft	\$535 PSF	
104	1300 sqft	\$535 PSF	
107	1500 sqft	\$600 PSF	
108	1500 sqft	\$525 PSF	
109	1500 sqft	\$525 PSF	FOR SALE WITH TENANT
110	1500 sqft	\$600 PSF	FOR SALE WITH TENANT
111	2500 sqft	\$600 PSF	



Unit	Sqft	Price	Tenant, if any
301	2500 sqft	\$600 PSF	
302	1200 sqft	\$550 PSF	
303	1200 sqft	\$550 PSF	
304	1200 sqft	\$550 PSF	
305	1140 sqft	\$550 PSF	LOI - tenant

Floor plan - Bldg 2

Sqft - 18,913

Come visit us, book the calendar

<https://calendar.app.google/z71LT2NQ8CQeJGBf6>

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