

# 10334 COIT ROAD

Now Delivering Retail Space Frisco, TX 75035



**HOLINER HOLDINGS**  
Commercial Real Estate Services



# PROPERTY OVERVIEW



- Located at 10334 Coit Road in Frisco's rapidly growing corridor between Main Street and Eldorado Parkway
- Brand new retail buildings now delivering; cold shell with tenant improvement allowances available
- Surrounded by high-income residential neighborhoods and strong demographics
- Within Frisco ISD, one of the most sought-after school districts in Texas

## **Why Tenants Choose Coit Road**

Prime visibility and easy access to major thoroughfares including SH 121 and Preston Road  
High traffic counts driven by dense residential and top-performing schools  
Synergy with surrounding master-planned developments creating a dynamic retail corridor  
Supported by Frisco's ongoing population growth and robust infrastructure investment

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# PROPERTY IMAGES







## LOCATION OVERVIEW

### Area Highlights

- **Fields West:** 180-acre mixed-use development anchored by high-end retail and dining, adding 27+ new national concepts nearby • The Mix: \$3 billion, 112-acre mixed-use project under construction with retail, hotels, office, and residential
- **Firefly Park:** 217-acre urban village planned with 400,000 SF of retail, dining, and entertainment space • Universal Kids Resort: 32-acre theme park and resort slated to open in 2026, expanding Frisco's tourism draw
- **PGA Parkway Widening:** Infrastructure upgrades extending a six-lane divided roadway from Preston Road to Coit Road, improving connectivity
- **Lexington Village Retail Center:** Anchored by Tom Thumb with tenants such as Club Pilates and Blaze Pizza
- **New Residential Growth:** Over 2,000 multifamily and single-family units delivered or under construction within one mile • Downtown Frisco Rail District Redevelopment: \$80M+ city-backed revitalization improving walkability and local amenities





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