



**VISION**  
COMMERCIAL REAL ESTATE

# 10302 Coit Road, Ste C204

3,200 SF AVAILABLE | FOR LEASE

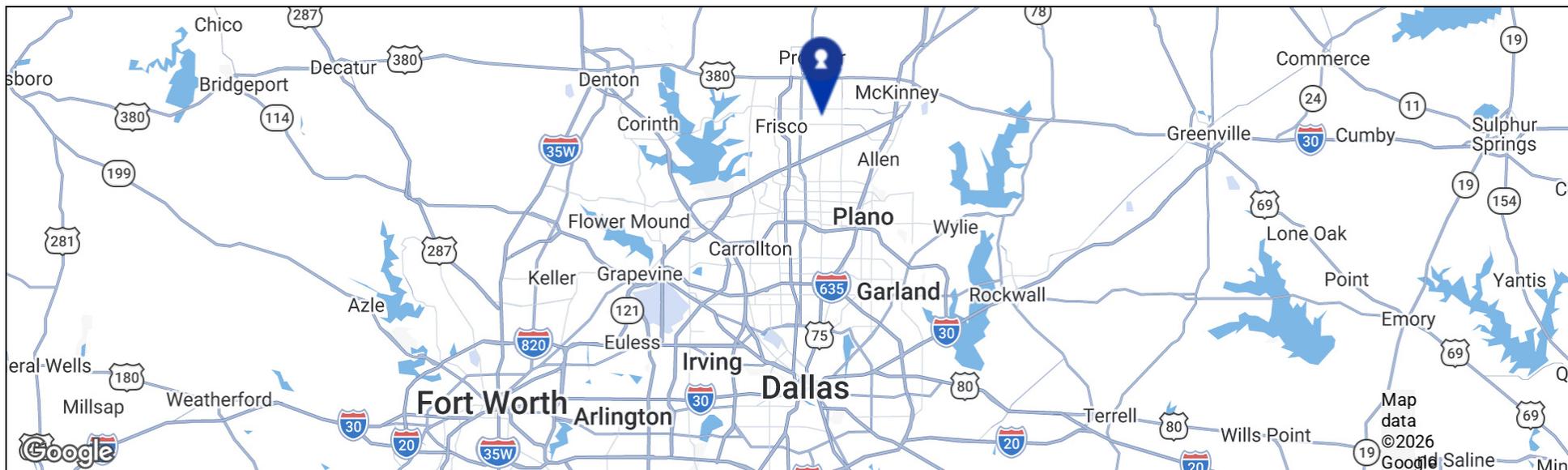


10302 COIT ROAD, STE C204, FRISCO, TX 75035 | \$45.00 SF/YR (NNN)

**Kedreon Cole**   **Molly MacEwan**  
Director   Director



# For Lease – 10302 Coit Road, Ste C204, Frisco, TX 75035



## PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 10302 Coit Road, Ste C204, Frisco, TX, 75035. This modern commercial space offers a versatile layout with natural light, making it ideal for creating a professional and inviting atmosphere. With high visibility and ample parking, this property provides seamless access for customers and employees. Its strategic positioning ensures a strong business presence, while its convenient and accessible location near major roadways makes it easily reachable. Don't miss the opportunity to make this space your own.

## PROPERTY HIGHLIGHTS

- Modern design and architecture
- High visibility in a prominent location
- Versatile layout and floor plan
- Abundant natural light throughout the space
- Ample parking for customers and employees
- Convenient and accessible location

## OFFERING SUMMARY

Lease Rate:	\$45.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,200 SF
Building Size:	3,200 SF

SPACES	LEASE RATE	SPACE SIZE
10302 Coit Rd	\$45.00 SF/yr	3,200 SF

**Kedreon Cole** Director  
**Molly MacEwan** Director

# For Lease – 10302 Coit Road, Ste C204, Frisco, TX 75035



**Kedreon Cole** Director  
**Molly MacEwan** Director

# For Lease – 10302 Coit Road, Ste C204, Frisco, TX 75035



**Kedreon Cole** Director  
**Molly MacEwan** Director

# For Lease – 10302 Coit Road, Ste C204, Frisco, TX 75035



**Kedreon Cole**   **Molly MacEwan**  
Director   Director

# For Lease – 10302 Coit Road, Ste C204, Frisco, TX 75035

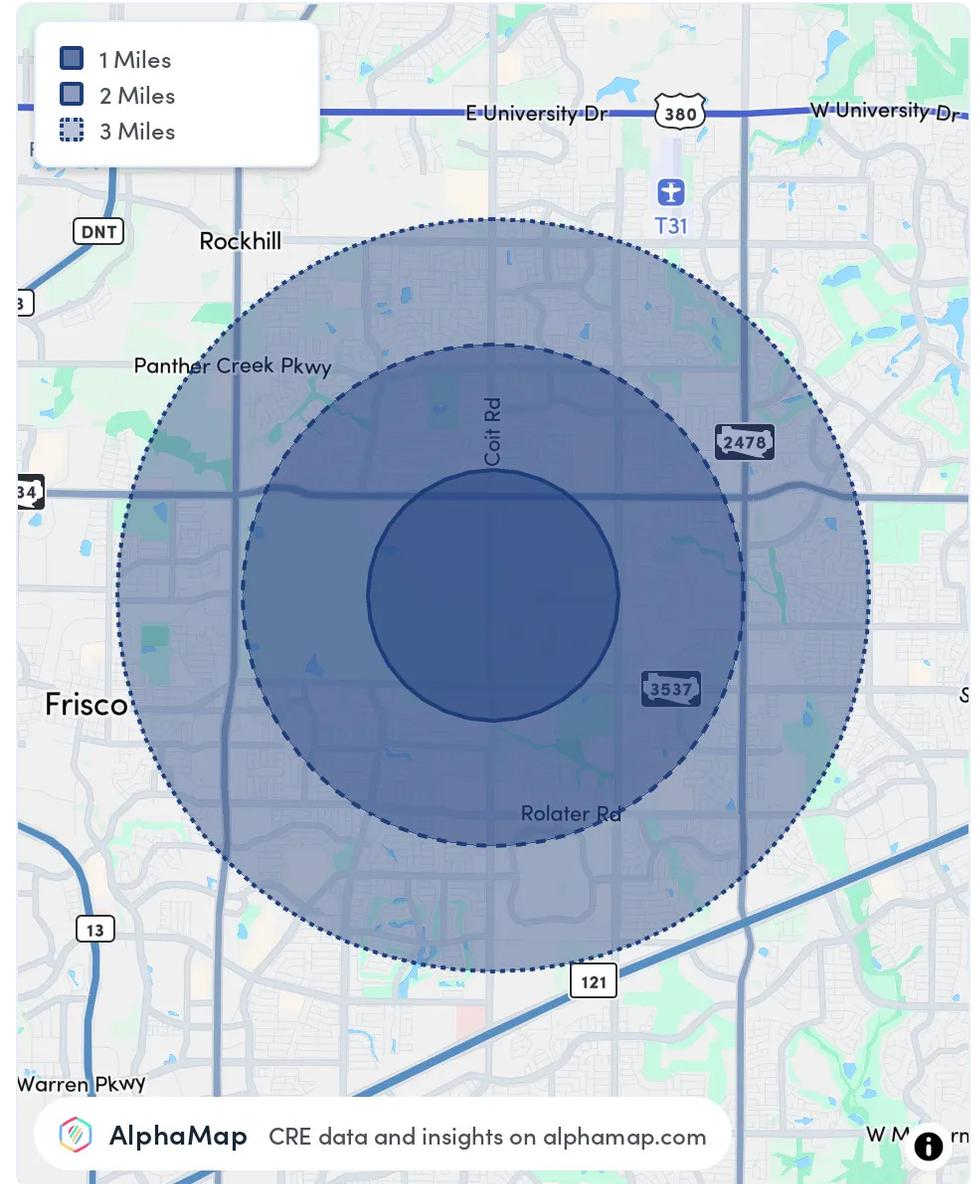
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,476	127,589	313,615
Average Age	31	35	36
Average Age (Male)	32	34	35
Average Age (Female)	31	36	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,253	40,138	107,021
Persons per HH	3.8	3.2	2.9
Average HH Income	\$253,398	\$192,461	\$183,790
Average House Value	\$749,323	\$598,149	\$617,696
Per Capita Income	\$66,683	\$60,144	\$63,375

Map and demographics data derived from AlphaMap

TRAFFIC COUNT	VPD
Coit Rd and Charismatic Pkwy	27,215



**Kedreon Cole** Director  
**Molly MacEwan** Director



# 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.



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Vision Commercial RE DFW LLC	9006752	info@visioncommercial.com	817-803-3287
------------------------------	---------	---------------------------	--------------

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
--	-------------	-------	-------

Trenton Price	0652029	info@visioncommercial.com	817-803-3287
---------------	---------	---------------------------	--------------

Designated Broker of Firm	License No.	Email	Phone
---------------------------	-------------	-------	-------

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
---	-------------	-------	-------

Sales Agent/Associate's Name	License No.	Email	Phone
------------------------------	-------------	-------	-------

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date