

FOR LEASE

LEXINGTON PHASE 2

10234 Coit Rd., Bldg C4 | Frisco, TX 75035



VISION

COMMERCIAL REAL ESTATE



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PRICE | CONTACT BROKER

PROPERTY AREA | 1,200 - 5,500 SF

TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

- 👁️ NEW development - cold shell delivery in Q4, TI available
- 👁️ Join India Bazaar!
- 👁️ Located within the Lexington community - an exclusive 950-acre master planned development
- 👁️ Between Main St & Eldorado Pkwy
- 👁️ Near Spice Rack Restaurant, Spice Rack Grocery, Arohana Academy of Performing Arts, Arjun Archery Academy and more

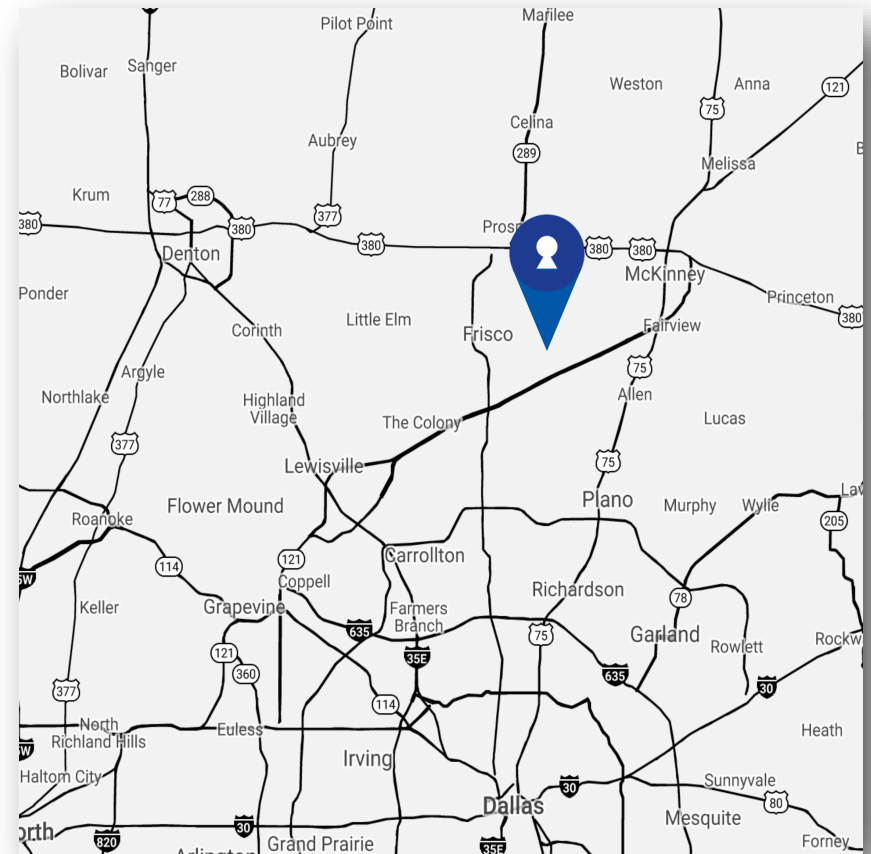
DEMOGRAPHICS

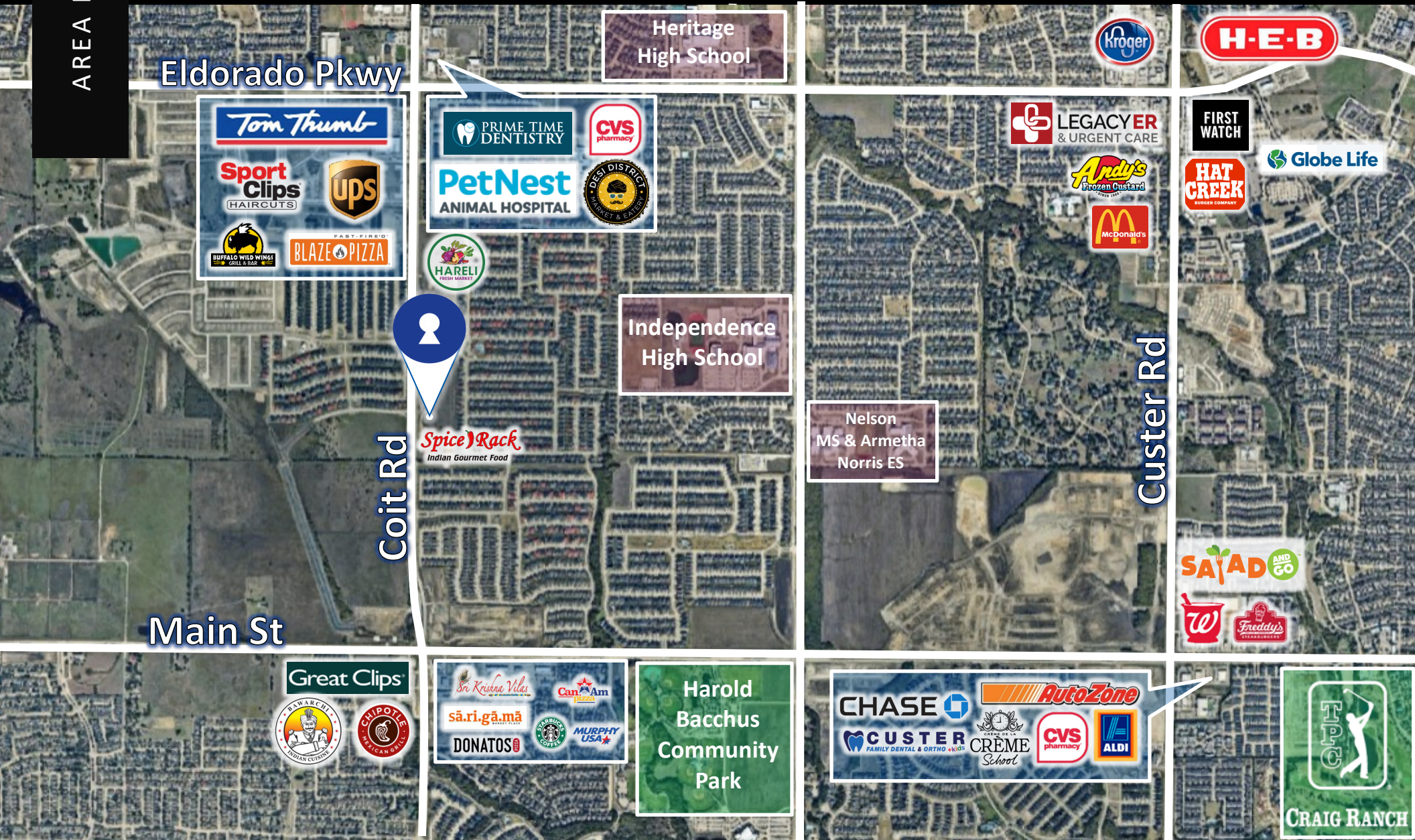
	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	13,074	51,200	126,493	299,791
DAYTIME POPULATION	10,076	36,635	95,573	263,414
AVG HH INCOME	\$239,031	\$218,674	\$192,154	\$178,176
POPULATION GROWTH 2023-2028	6.41%	2.25%	1.46%	1.41%

*STDB.com 2024

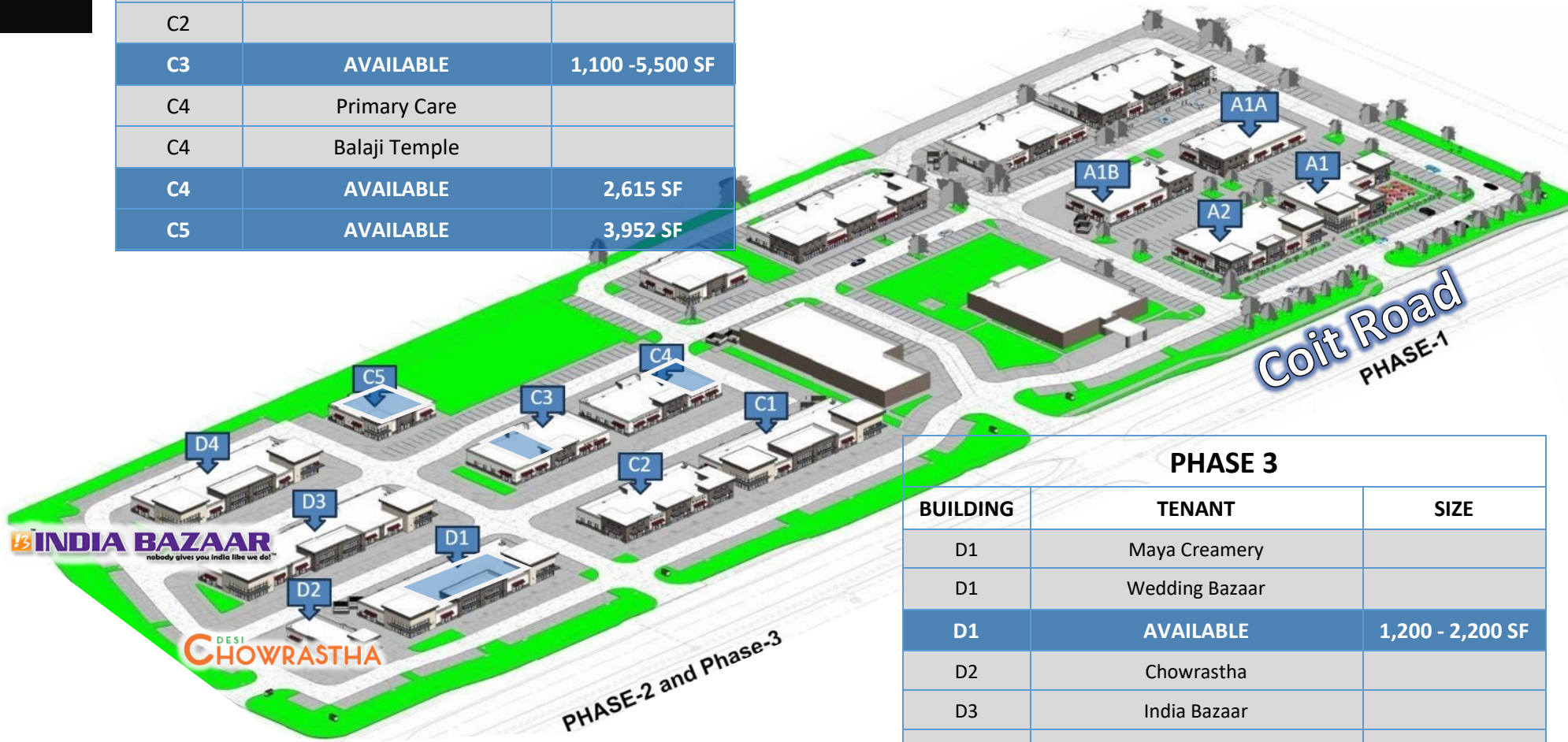
TRAFFIC COUNT

24,140 VPD at Coit Rd and Main St





PHASE 2		
BUILDING	TENANT	SIZE
C1	Aha Amogam	
C2		
C3	AVAILABLE	1,100 -5,500 SF
C4	Primary Care	
C4	Balaji Temple	
C4	AVAILABLE	2,615 SF
C5	AVAILABLE	3,952 SF



PHASE 3		
BUILDING	TENANT	SIZE
D1	Maya Creamery	
D1	Wedding Bazaar	
D1	AVAILABLE	1,200 - 2,200 SF
D2	Chowrastha	
D3	India Bazaar	
D3	Dessert	
D3	Tikka House	
D4	Office	



**Block A, Lot 4
Best Brains Addition**
Feb. 2022, Pg. 131 PROCT

Building C1 - RETAIL
1- Story, 34' Max Ht.
Best Brains Addition
Prop. Dumpster Enclosure w/
Metal Gate & 8' Masonry
Walls To Match S/Way (C1, C2)

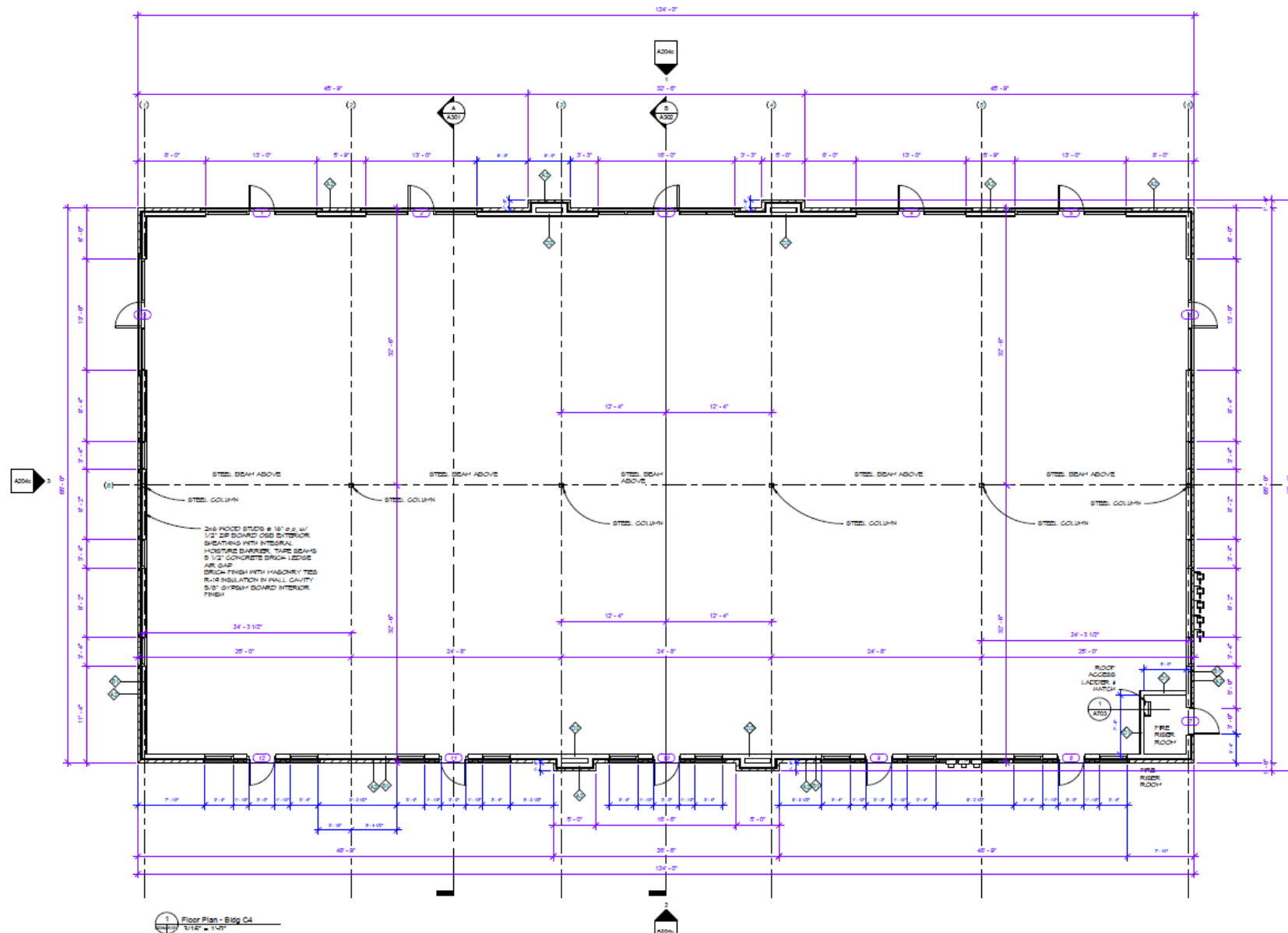
Building C2 - RETAIL
Metal (To Be Abandoned)
9,200 SF Bldg. Footprint
FF=760.00
Table with integrally
cast concrete interaction

Building C3 - RETAIL/OFFICE
Building C3
2,30,050 SF Bldg. Footprint
FF=1,000.00
Table with integrally
cast concrete interaction
(C3, C4)

Building C4 - RETAIL/OFFICE
Building C4
2,30,050 SF Bldg. Footprint
FF=1,000.00
Table with integrally
cast concrete interaction
(C3, C4)

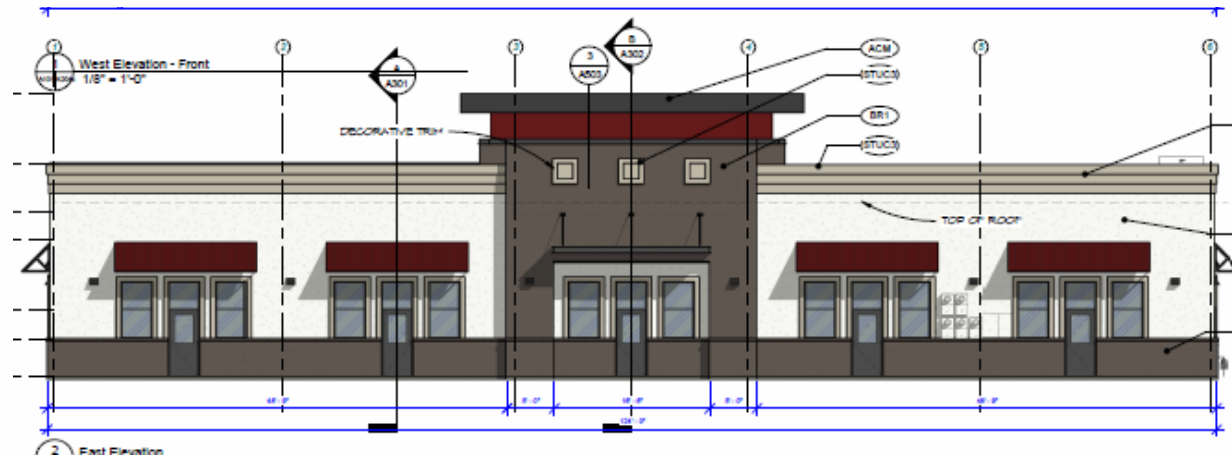
Building C5 - OFFICE
Prop. Detention Pond
88,000 CF
Prop. Drainage and
Pumping Station
(To Be Abandoned)

Site Notes:
Zoning: C-1, PD-6
Use: Vacant
Prop. Right Turn Lane
Prop. Tree Wall (Typ.)
Prop. Dumpster Enclosure w/ Metal Gate & 8' Masonry Walls To Match S/Way
Connect To Fireline By Others (SP23-0107)
Match Line See Sheet 1





Isometric View



COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW

amazon

American Airlines



Kimberly-Clark

LOCKHEED MARTIN

Alcon



50%

LOWER COST OF LIVING

With a lower cost of living than the top three U.S. Metros.

+7.2%

EMPLOYMENT GROWTH

With a year over year gain of 277,600 jobs as of July 2022

DFW AREA GROWTH

+328

people per day (2020)



1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000

Population by 2045

4TH LARGEST
METRO IN U.S.

OVER 200 CITIES



HIGHER EDUCATION

Three
Research 1
Universities

UNT
UNIVERSITY OF
NORTH TEXASUTD
THE UNIVERSITY
OF TEXAS AT DALLASUTR
UNIVERSITY OF
TEXAS AT
ARLINGTON

Carnegie Classification of Institutions of
Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:

TCU
SMU

#1

in the country for
3-year job growth
(185,600 jobs)

#1

in the country for
job recovery to pre-
pandemic high
(3,951,900 jobs)

BLS, Dec. 2021

4

Global 500
Companies
Fortune, 2021

9

World's Most
Admired Companies
Fortune, 2022

22

Fortune 500
Companies



3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in
Continental U.S. in 4 hours

Access nearly 60
international destinations



HEALTH CARE

138 HOSPITALS &
FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ON BROKERAGE SERVICES



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 on 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 on known by the agent, including information on 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 on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on 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 on. 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 on 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 on 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 on 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.

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Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025

