

FOR LEASE

## LEXINGTON PHASE 2

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



**Ked Cole | Molly MacEwan**

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

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

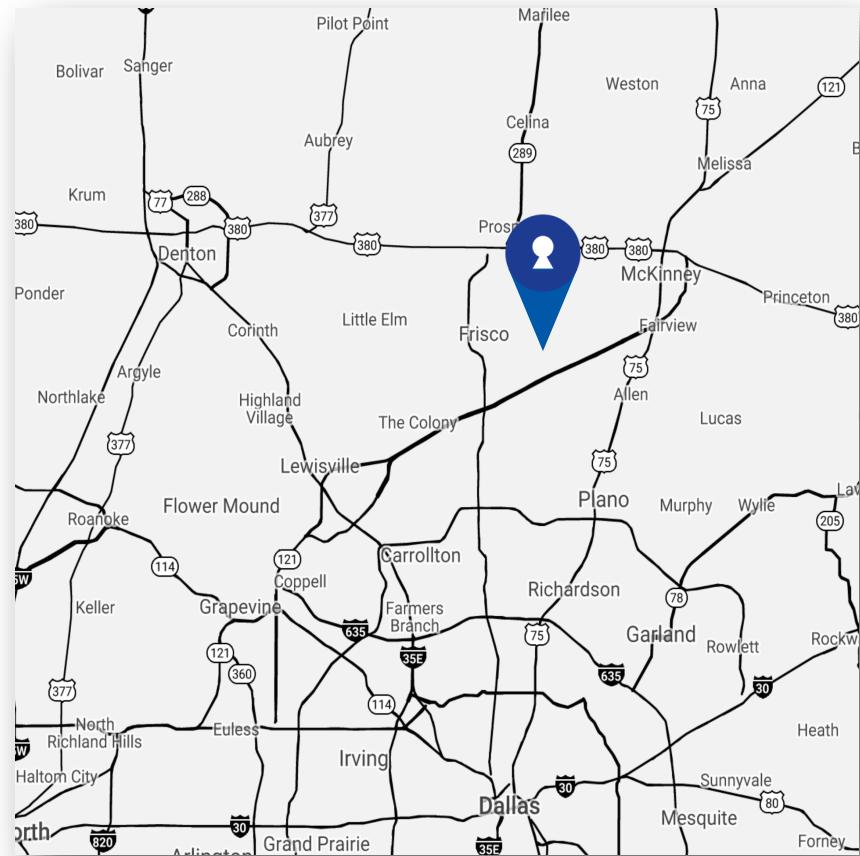
	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	<b>13,074</b>	<b>51,200</b>	<b>126,493</b>	<b>299,791</b>
DAYTIME POPULATION	<b>10,076</b>	<b>36,635</b>	<b>95,573</b>	<b>263,414</b>
AVG HH INCOME	<b>\$239,031</b>	<b>\$218,674</b>	<b>\$192,154</b>	<b>\$178,176</b>
POPULATION GROWTH 2023-2028	<b>6.41%</b>	<b>2.25%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

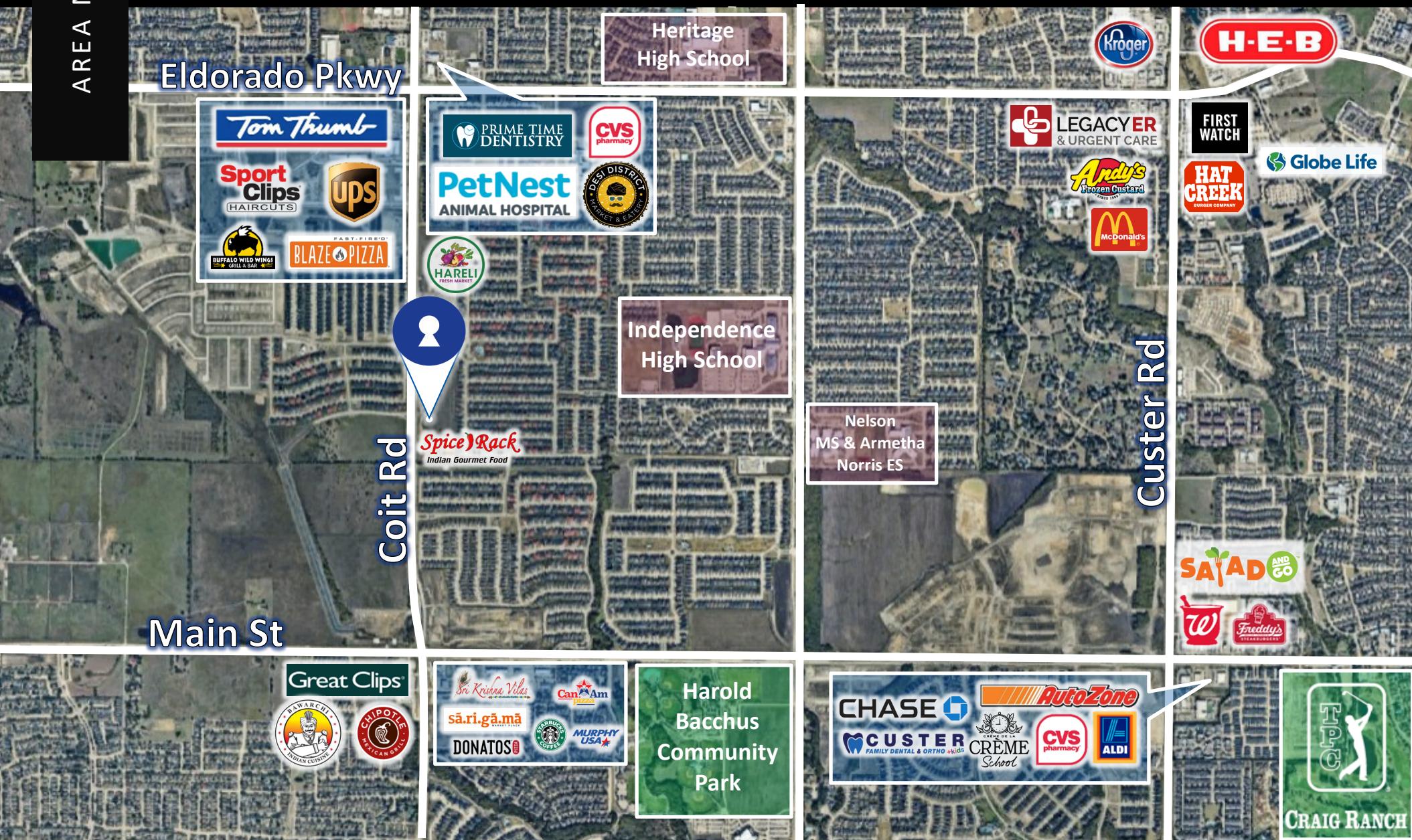
\*STDB.com 2024

## TRAFFIC COUNT

24,140 VPD at Coit Rd and Main St

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.

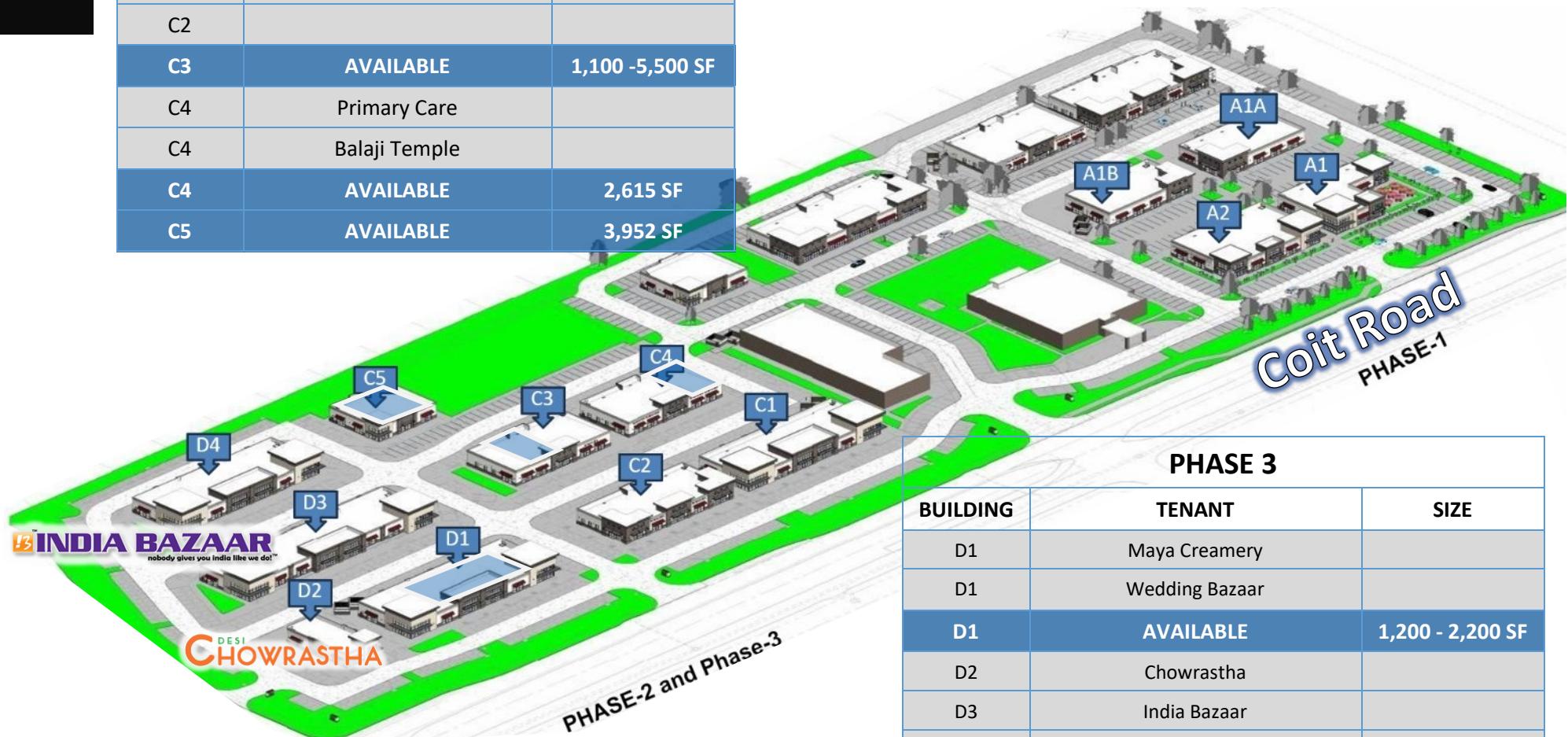




Google Maps

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



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



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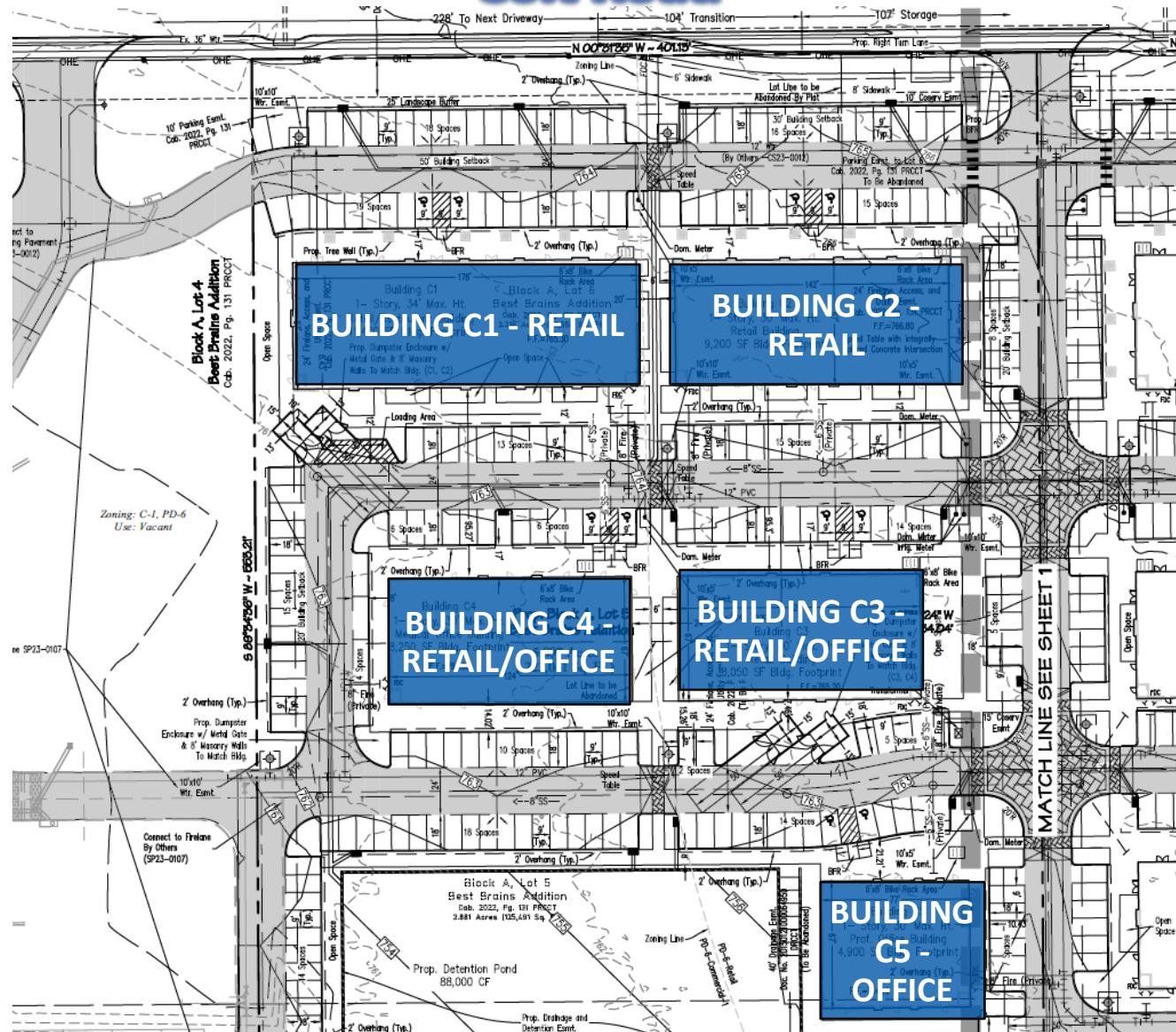
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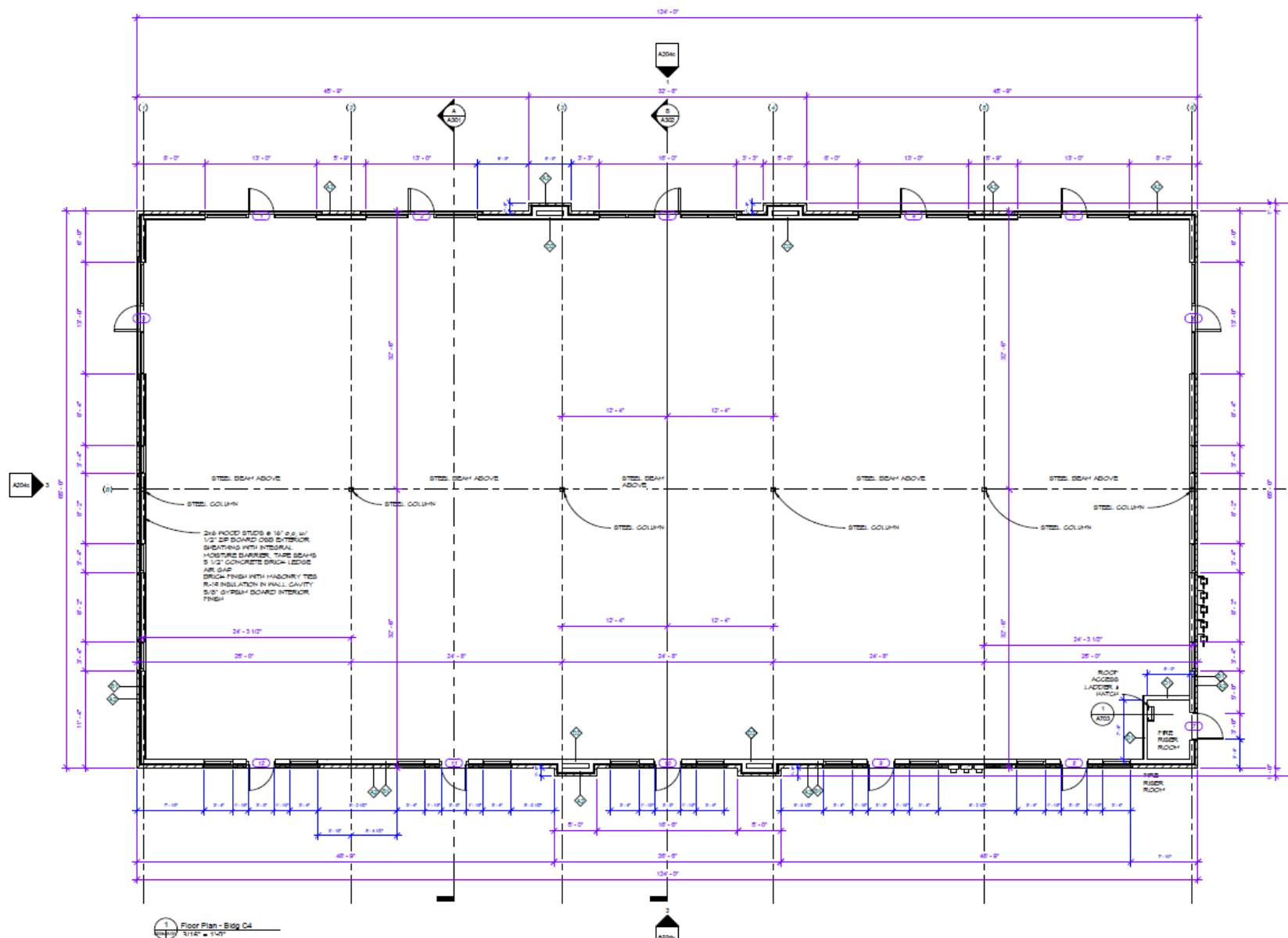
 TCN  
WORLDWIDE  
REAL ESTATE SERVICES

10234 Coit Rd | 5

# Coit Road



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Axometric View



## COMMERCE

250+ Major Companies & Headquarters

70+ announced in 2020 & 2021 to Expand or Relocate to DFW



Kimberly-Clark



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



## HIGHER EDUCATION

**Three Research 1 Universities**



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

**30** Higher Education Institutions

**15** Major Universities Including:



**#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)

BLIS, Dec. 2021

**4** **Global 500 Companies**  
Fortune, 2021

**9** **World's Most Admired Companies**  
Fortune, 2022

**22** **Fortune 500 Companies**



## DFW AREA GROWTH

**+328**

people per day (2020)

**7,694,138**

TOTAL POPULATION

**1,302,041**

added in 2010-2020

**11,200,000**

Population by **2045**

**4TH LARGEST METRO IN U.S.**

OVER **200** CITIES



## 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.*

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 or 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 or. 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 or 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 LC	9006752	info@visioncommercial.com	817.803.3287
Broker Firm Name	License No.	Email	Phone
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](http://www.trec.texas.gov)

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