

FOR LEASE

LEXINGTON PHASE 2

10302 Coit Road, Ste C204 | Frisco, TX 75035



VISION

COMMERCIAL REAL ESTATE



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VISIONCOMMERCIAL.COM

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PRICE | **CONTACT BROKER**

PROPERTY AREA | **1,200—3,200 SF**

TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

- 👁️ NEW development - cold shell delivery, 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

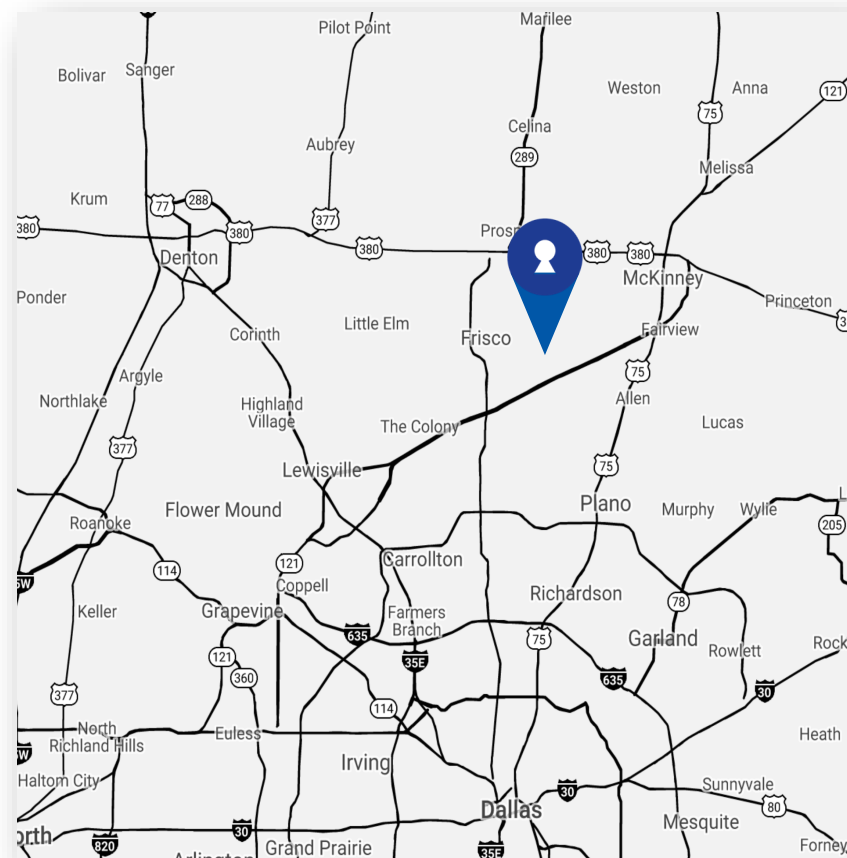
DEMOGRAPHICS

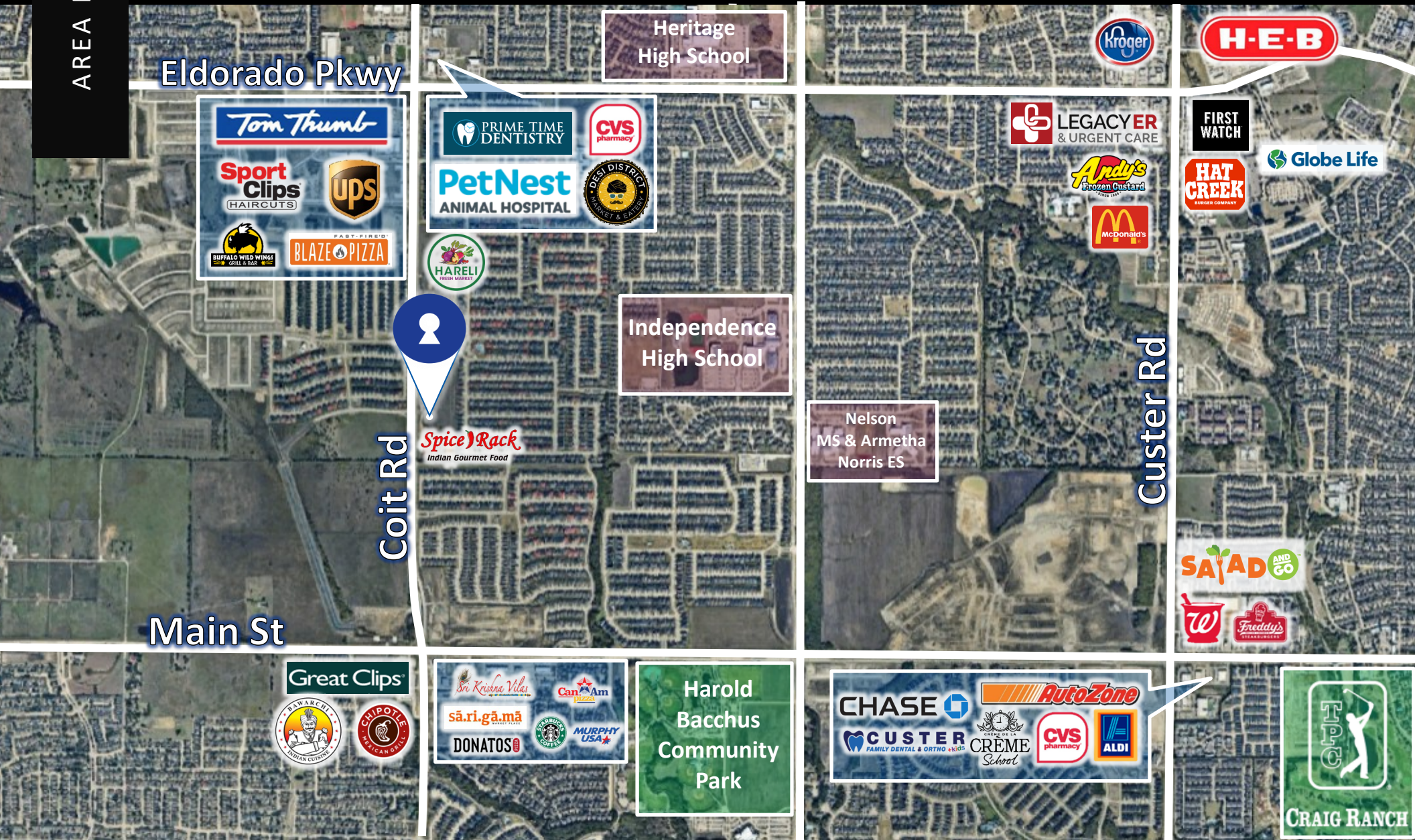
	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	13,074	51,200	126,493	299,791
DAYTIME POPULATION	10,076	36,635	95,573	263,414
AVG HH INCOME	\$239,031	\$218,674	\$192,154	\$178,176
POPULATION GROWTH 2023-2028	6.41%	2.25%	1.46%	1.41%

*STDB.com 2024

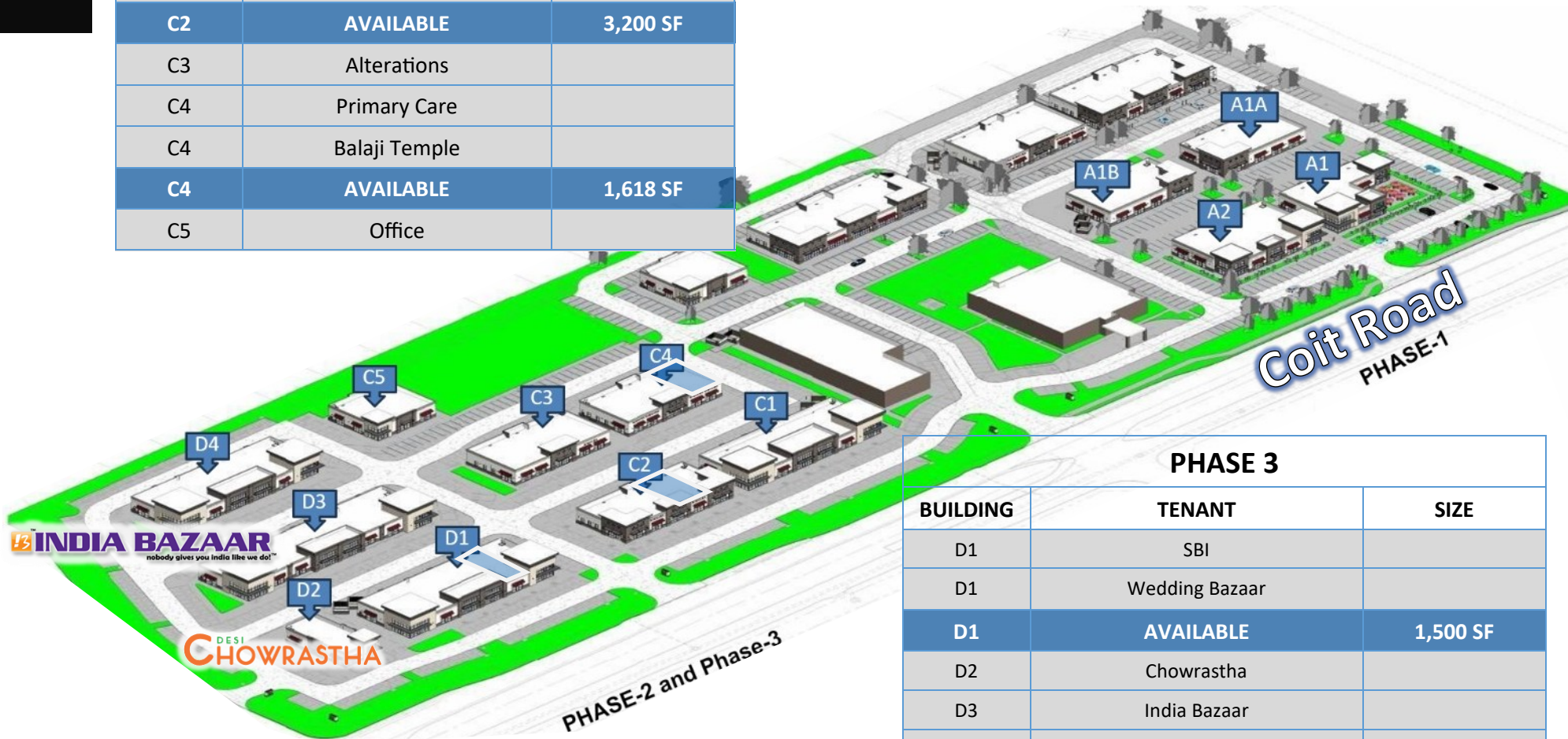
TRAFFIC COUNT

24,140 VPD at Coit Rd and Main St





PHASE 2		
BUILDING	TENANT	SIZE
C1	Aha Amogam	
C2	AVAILABLE	3,200 SF
C3	Alterations	
C4	Primary Care	
C4	Balaji Temple	
C4	AVAILABLE	1,618 SF
C5	Office	



PHASE 3		
BUILDING	TENANT	SIZE
D1	SBI	
D1	Wedding Bazaar	
D1	AVAILABLE	1,500 SF
D2	Chowrastha	
D3	India Bazaar	
D3	Dessert	
D3	Tikka House	
D4	Office	



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

BUILDING C1 - RETAIL
Building C1
1-Story, 34' Max. Ht.
Prop. Dumpster Enclosure w/
Metal Gate & 8' Heavy Duty
Walls To Match Sides (C1, C2)

BUILDING C2 - RETAIL
Building C2
1-Story, 34' Max. Ht.
Prop. Dumpster Enclosure w/
Metal Gate & 8' Heavy Duty
Walls To Match Sides (C1, C2)

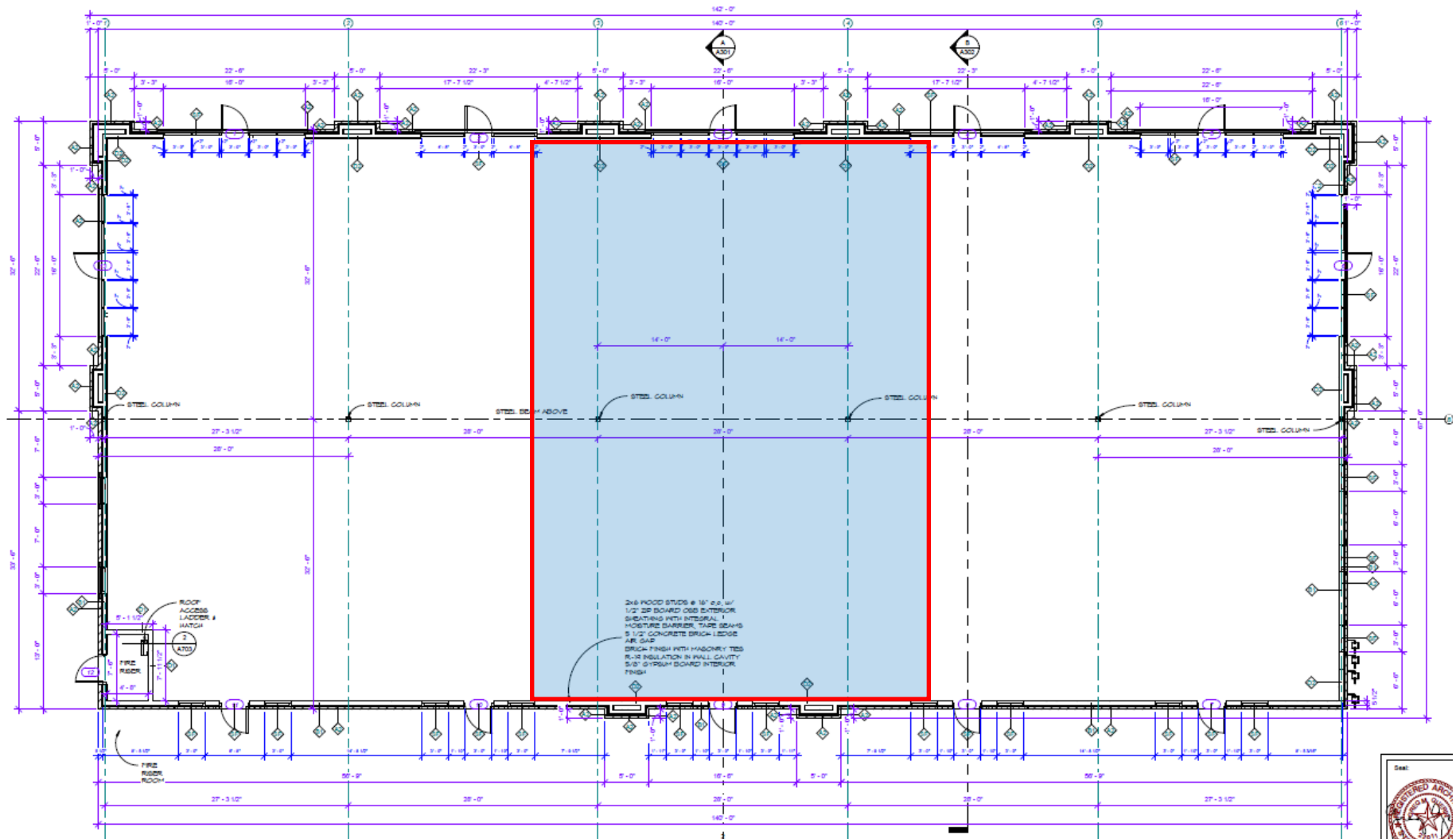
BUILDING C3 - RETAIL/OFFICE
Building C3
1-Story, 34' Max. Ht.
Prop. Dumpster Enclosure w/
Metal Gate & 8' Heavy Duty
Walls To Match Sides (C1, C2)

BUILDING C4 - RETAIL/OFFICE
Building C4
1-Story, 34' Max. Ht.
Prop. Dumpster Enclosure w/
Metal Gate & 8' Heavy Duty
Walls To Match Sides (C1, C2)

BUILDING C5 - OFFICE
Building C5
1-Story, 34' Max. Ht.
Prop. Dumpster Enclosure w/
Metal Gate & 8' Heavy Duty
Walls To Match Sides (C1, C2)

Zoning: C-1, PD-6
Use: Vacant

Match Line See Sheet 1





2 3D View 3

COMMERCE

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

amazon

American Airlines



Kimberly-Clark

LOCKHEED MARTIN

Alcon

salesforce

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)

7,694,138

TOTAL POPULATION

4TH LARGEST
METRO IN U.S.



1,302,041

added in 2010-2020

11,200,000

Population by 2045

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



HIGHER EDUCATION

Three
Research 1
Universities

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

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

30 Higher Education Institutions

15 Major Universities Including:

TCU
SMU

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.

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

2-10-2025

