

COMMERCIAL PROPERTY FOR SALE / LEASE

Lease / Sale



Coit Rd and Main St

Frisco, Texas – 75035



PROPERTY AREA | 2,000 – 12,000 SF

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PROPERTY HIGHLIGHTS

- NEW development- cold shell delivery with TI available
- 2026 Q1 delivery
- Located within the Lexington community- an exclusive 950-acre master planned development
- At NEC of Main St and Coit Rd
- Across from Sarigama Market Place, Donatos Pizza, Starbucks, Bharat Bhavan and more

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	4 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%

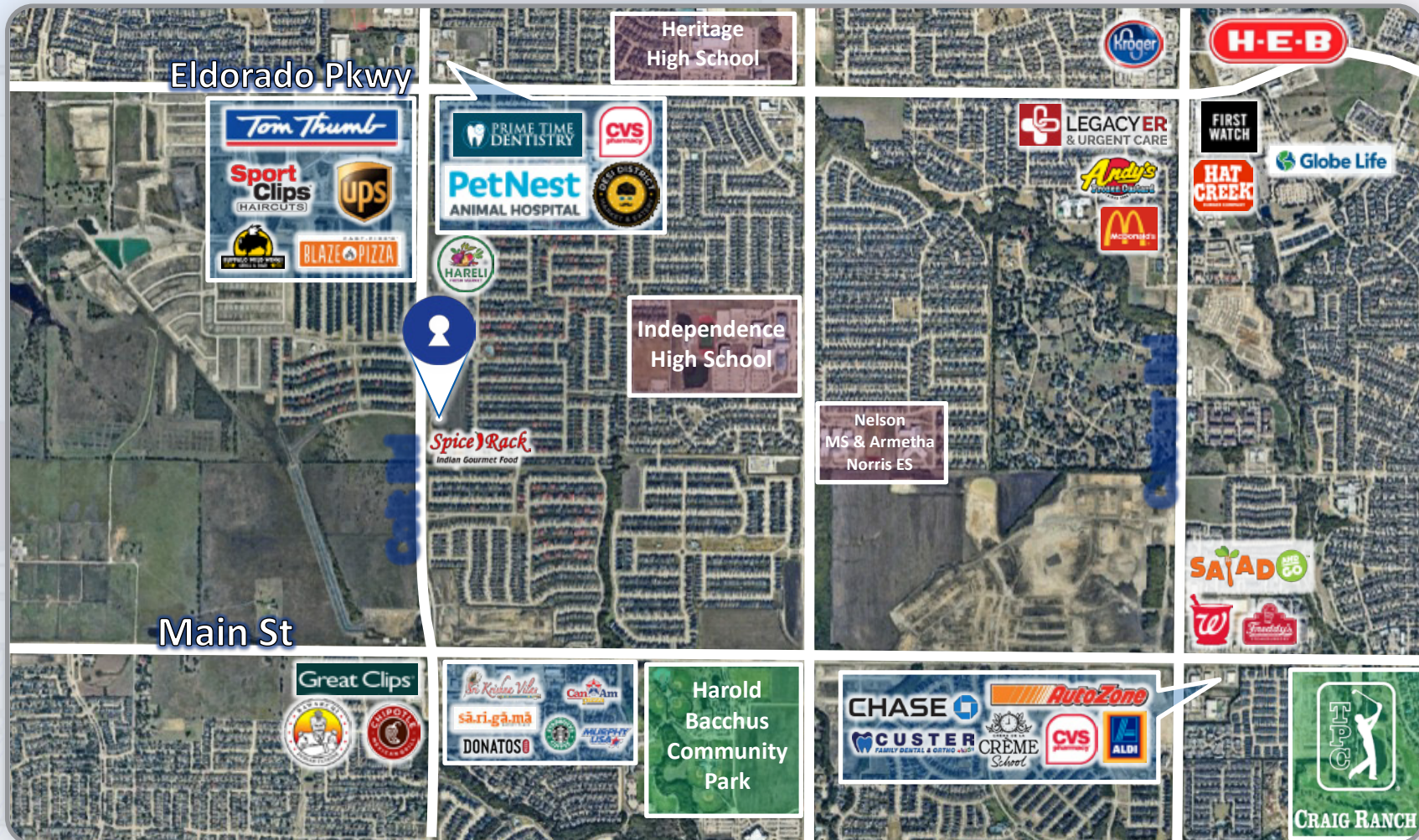


TRAFFIC COUNT

24,140 VPD at Coit Rd and Main St

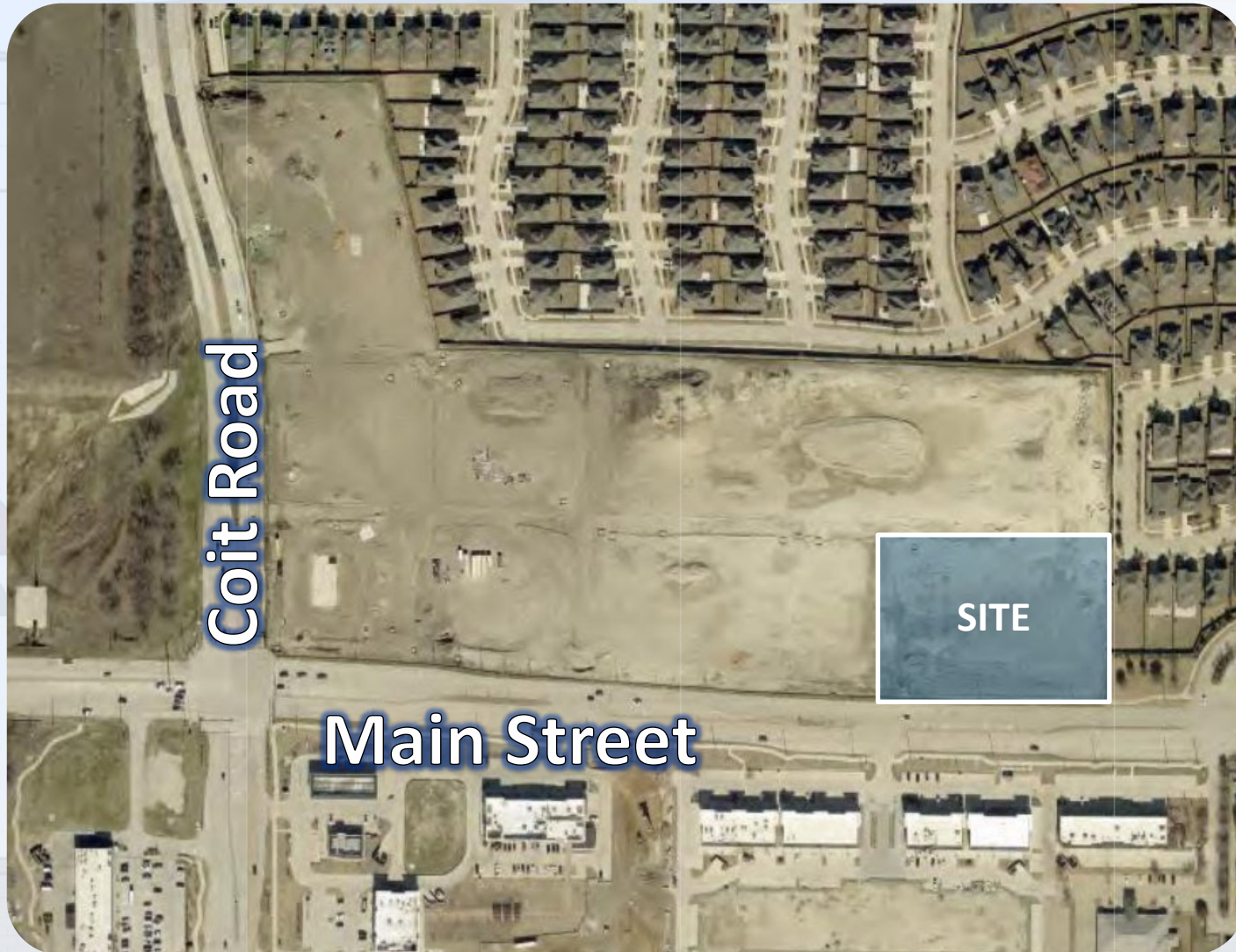
AREA MAP

Lease / Sale



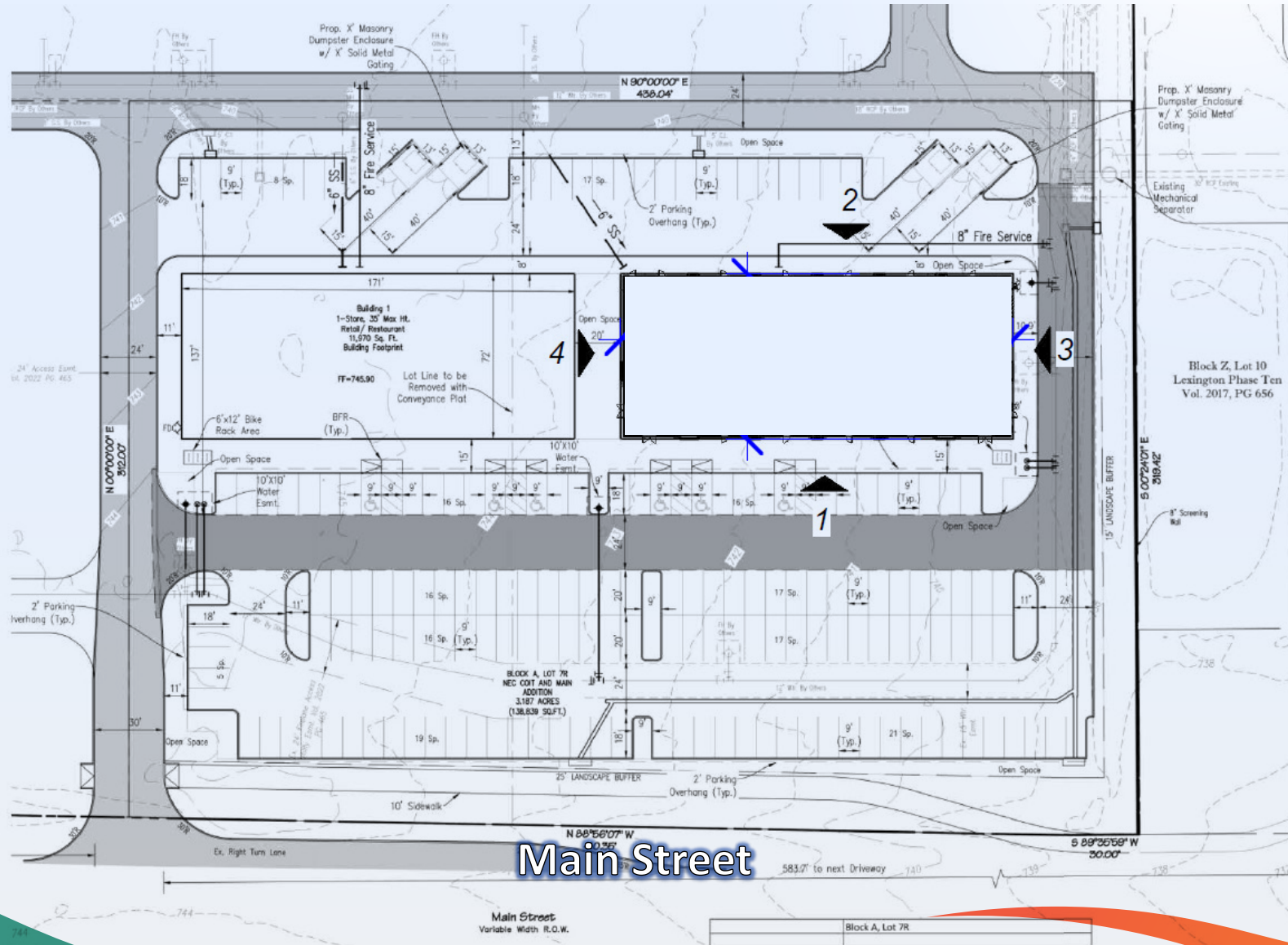
SITE LAYOUT

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SITE PLAN

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RENDERINGS

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COMMERCE

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



#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



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

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations



HIGHER EDUCATION

Three Research 1 Universities



30 Higher Education Institutions

15 Major Universities Including:



HEALTH CARE

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

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Visit Us or Contact for More Information

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