

LEXINGTON PHASE 2 & PHASE 3

Frisco, Texas – 75035



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PROPERTY AREA | 2,000 – 12,000 SF

PROPERTY HIGHLIGHTS

- NEW development- cold shell delivery with TI available
- 2025 Q4 delivery
- 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

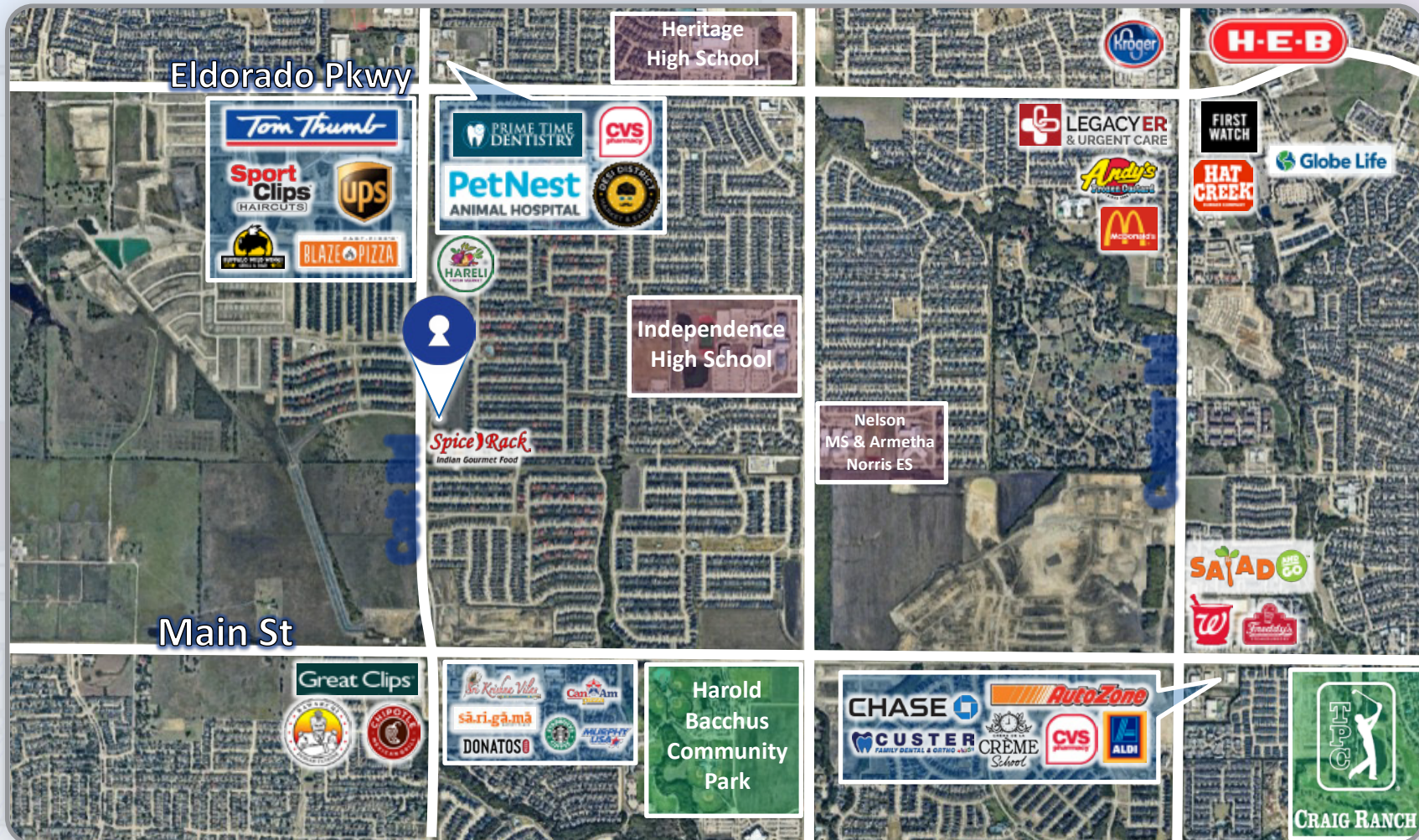
	1 MILE	2 MILE	3 MILE	4 MILE
POPULATION	13,074	51,200	126,493	299,791
DAYTIME POPULATION	10,076	36,635	95,573	263,414
AVG HH INCOME	\$239,031	\$218,674	\$192,154	\$178,176
POPULATION GROWTH 2023 - 2028	6.41%	2.25%	1.46%	1.41%

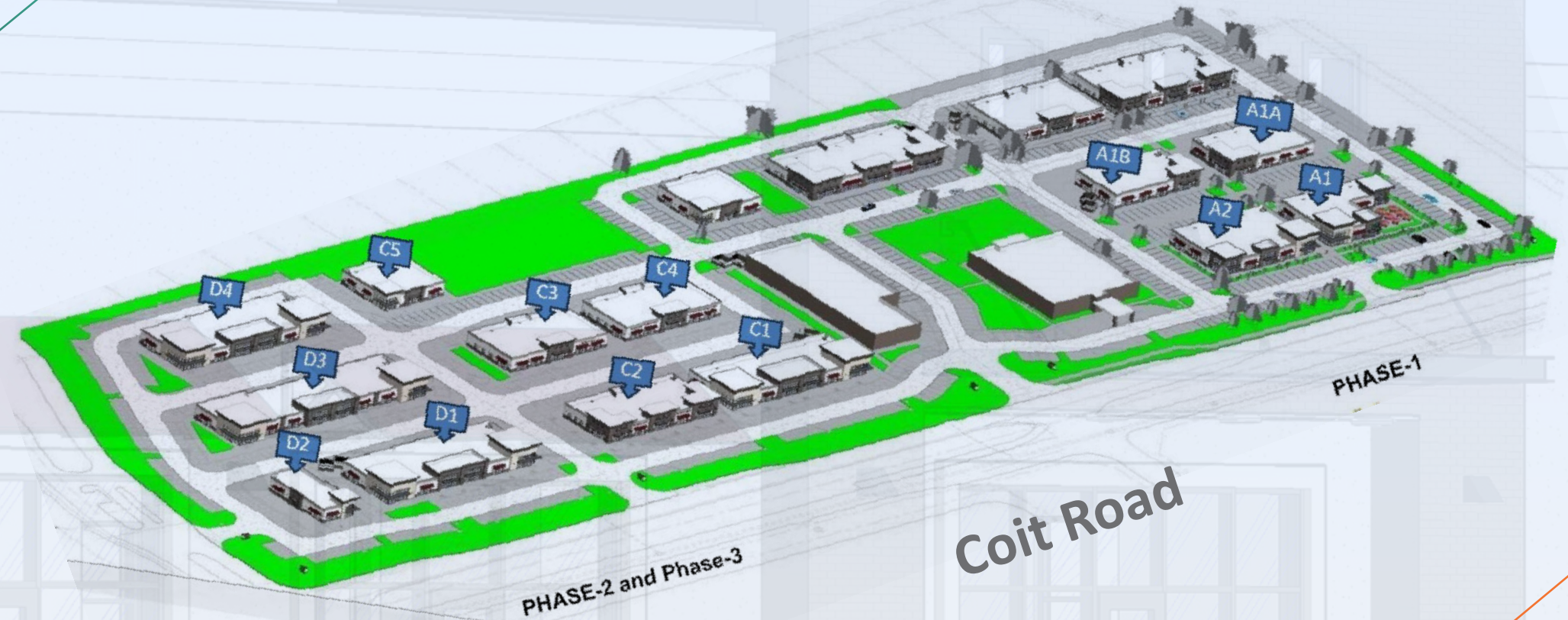
TRAFFIC COUNT

24,140 VPD at Coit Rd and Main St



Commercial
Lease





Commercial
Lease



Block A, Lot 4
Best Drainage Addition
 Sub. 2022, Pg. 131 PHASE 1

BUILDING - C1

BUILDING - C2

BUILDING - C3

BUILDING - C4

BUILDING - C5

Block A, Lot 5
Best Drainage Addition
 Sub. 2022, Pg. 131 PHASE 1
 2,881 Square Footage

Prop. Detention Pond
 66,000 CF

Prop. Drainage and Detention Pond

Match Line See Sheet 1



Commercial
Lease



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



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

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

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**



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



30 Higher Education Institutions
15 Major Universities Including:

**TCU
SMU**





Visit Us or Contact for More Information

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