



FRISCO COMMONS CENTRE ◆ FRISCO, TEXAS

LOCATED IN ONE OF THE FASTEST GROWING CITIES IN THE UNITED STATES

Commercial Real Estate Group

◆ 11875 Coit Road, Ste 110, Frisco, Texas 75034 ◆



◆ LOCATION DETAILS ◆

11875 COIT ROAD FRISCO, TEXAS 75034

BRAND NEW BUILDING:

AVAILABLE SQ FT:

RENTAL RATE:

CONDITION:

SPACE USE:

TI ALLOWANCE:

- ◆ 9,384 SQ FT, SINGLE STORY
- ◆ 2,517 SQ FT
- ◆ \$24.00 PSF + \$7.50 NNN
- ◆ SHELL SPACE
- ◆ OFFICE/MEDICAL
- ◆ NEGOTIABLE

kw FRISCO STARS
KELLERWILLIAMS. REALTY

GREG STRAWN
903-590-0319
GREG@J2CRE.COM



FRISCO COMMONS CENTRE ♦ FRISCO, TEXAS

LOCATED IN ONE OF THE FASTEST GROWING CITIES IN THE UNITED STATES

Commercial Real Estate Group

FRISCO COMMONS CENTRE

Kid Approved **Pediatrics** **KAP**



PROMONT
DENTAL

COSMETIC IMPLANT
SEDATION FAMILY
214-387-0405



FRISCO COMMONS CENTRE

Located on the northwest corner of Eldorado Parkway & Coit Rd in Frisco, Texas, this property is in an excellent location in the heart of the city. Frisco was recently named "Best Place to Live" by *Money*, "Best Place to Relocate" by *Forbes*, and "Best Real Estate Market" in a *WalletHub* study.



FOLLOW US ON



kw **FRISCO STARS**
KELLERWILLIAMS. REALTY

GREG STRAWN
903-590-0319
GREG@J2CRE.COM



FRISCO COMMONS CENTER

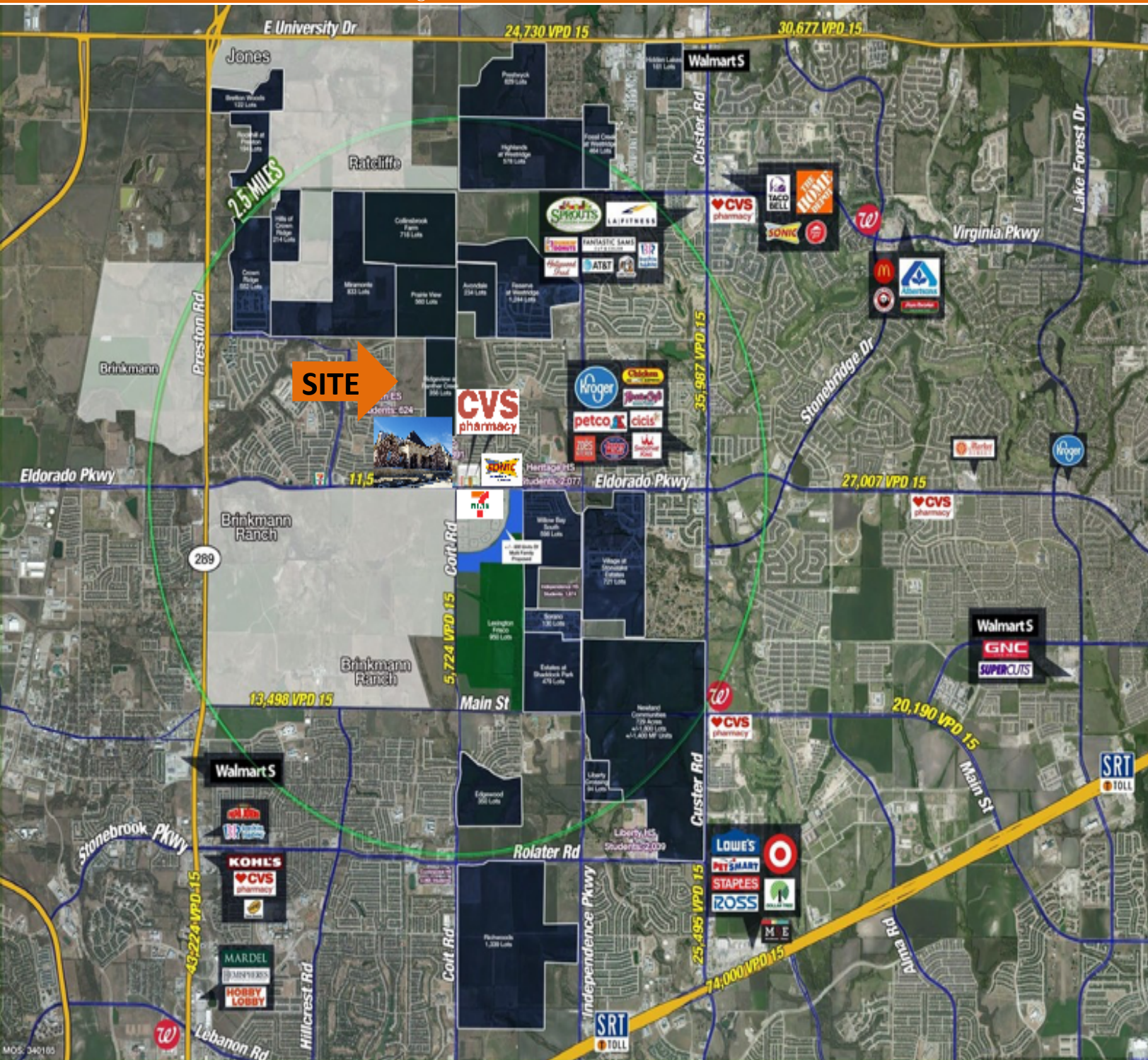
AERIAL MAP

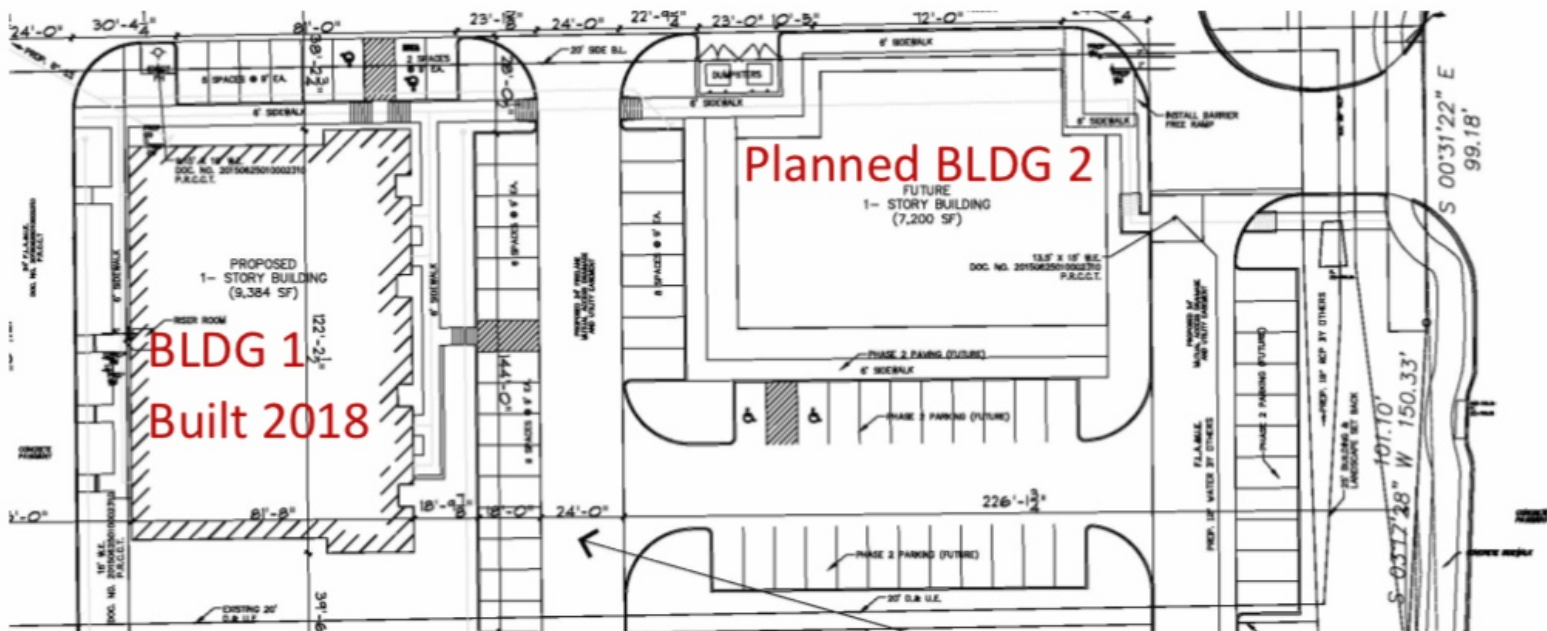
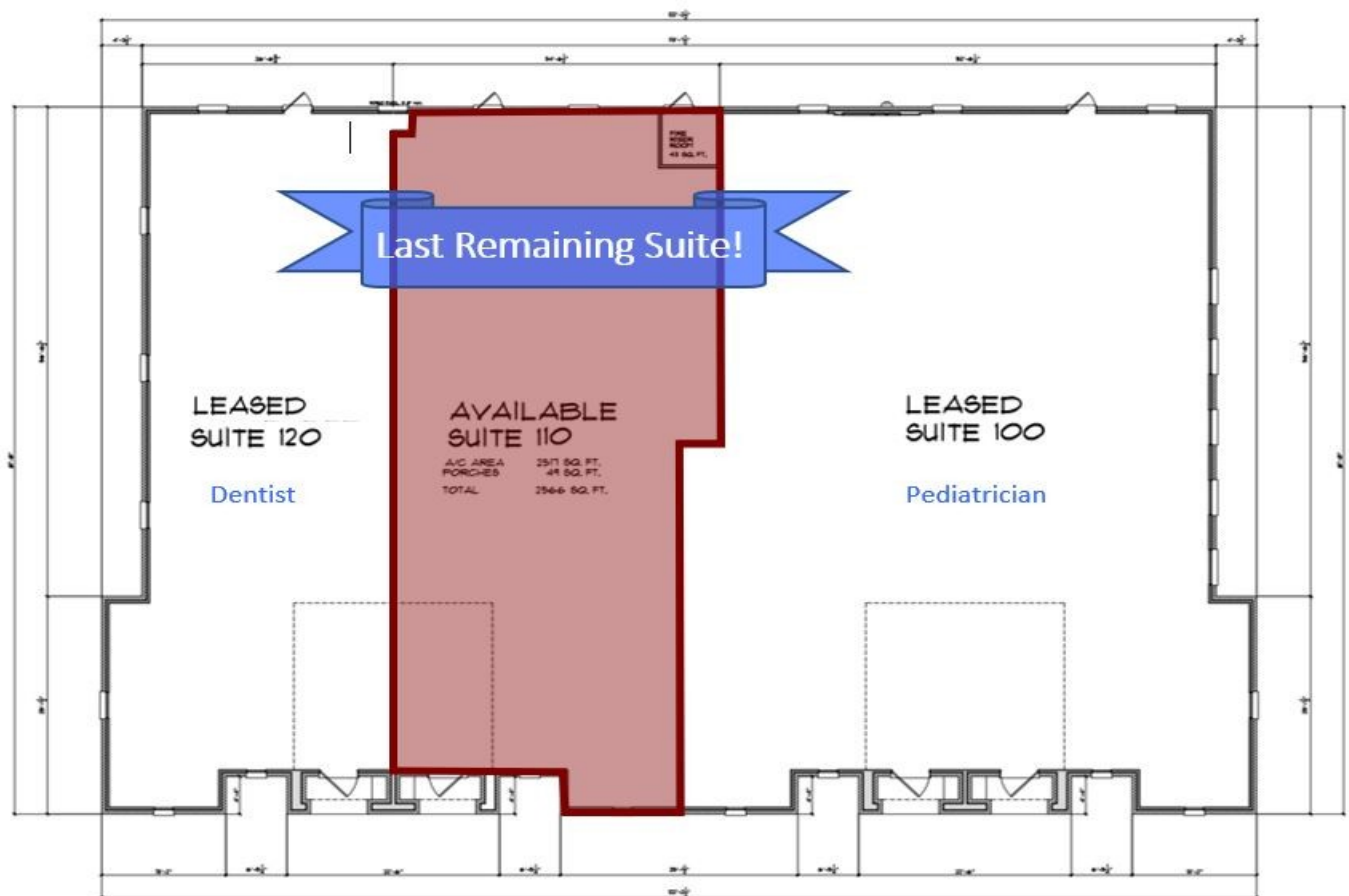
NW Corner of Eldorado Parkway and Coit Rd

Frisco, Texas 75034

Commercial Real Estate Group

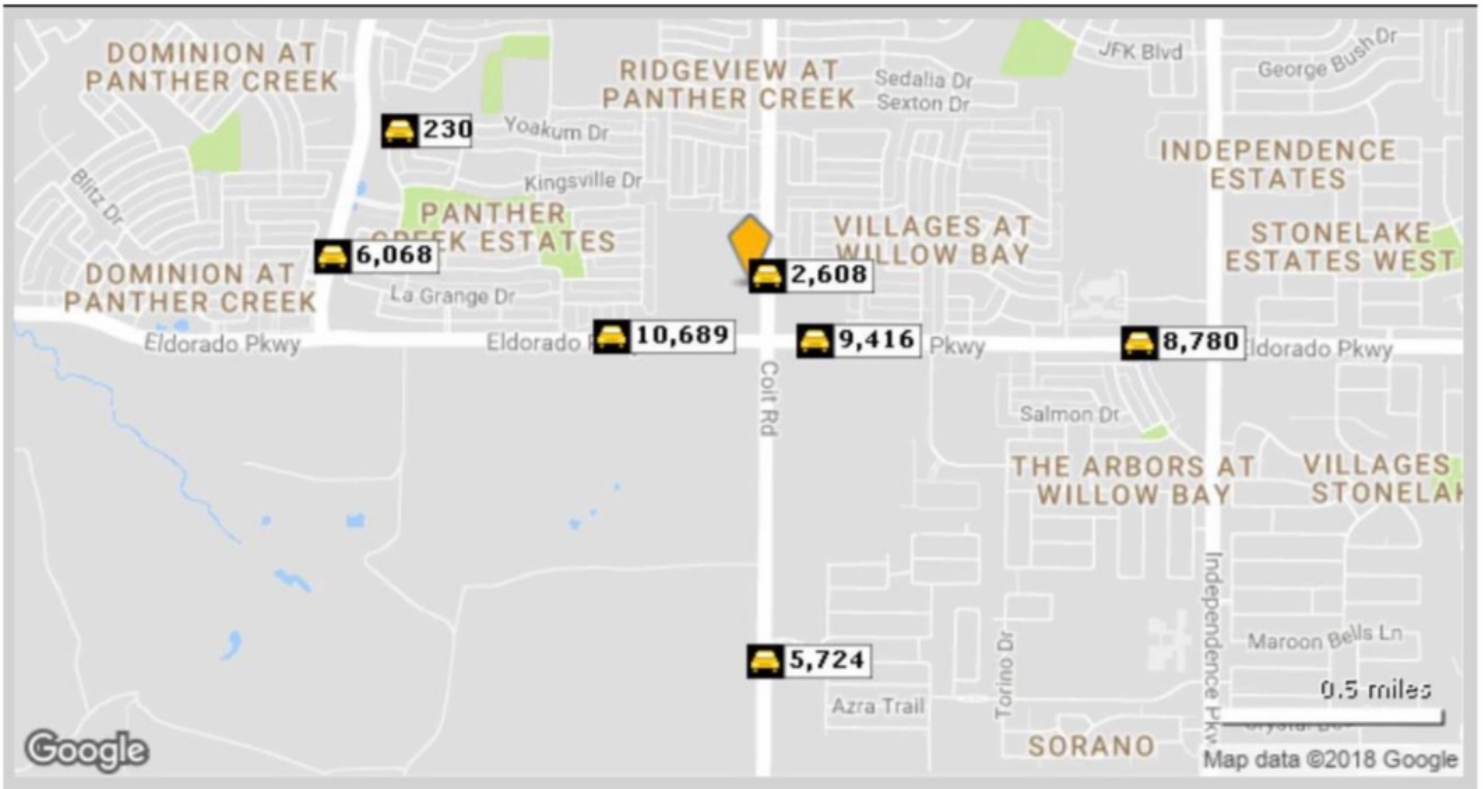
Average Annual Household Income of \$157,000





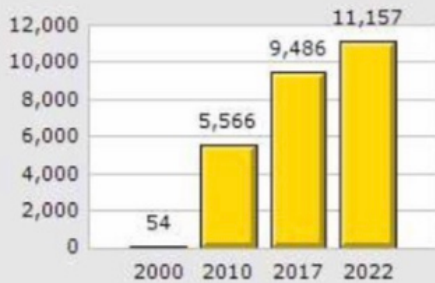


Traffic Count Report

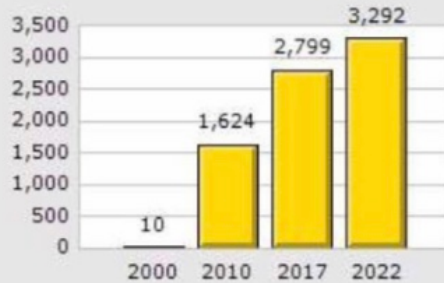


Demographics - 1 Mile Radius

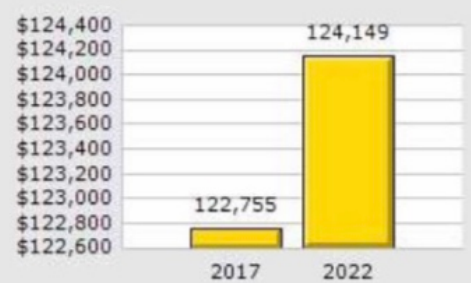
Residential Population



Households



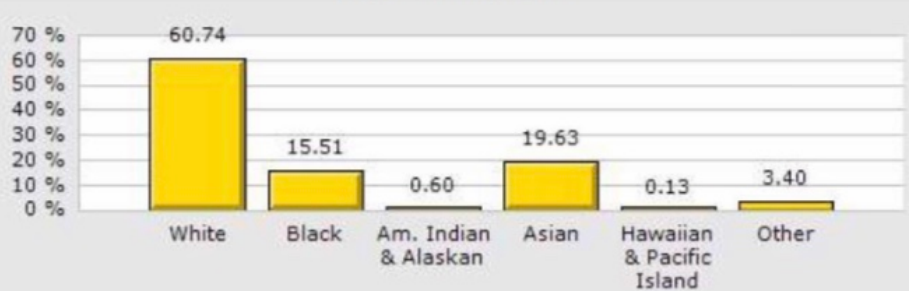
Median Household Income



Daytime Employment Population



Population by Race



Source: CoStar





Commercial Real Estate Group

Information About 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.

11-2-2015



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.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation 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.

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. 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 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.

Frisko Stars, Ltd dba Keller Williams Realty	473962	klrw143@kw.com	972-712-9898
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Barbara Trumbull	432445	barbaratrumbull@kw.com	972-712-9898
Designated Broker of Firm	License No.	Email	Phone
Jeremy Harris	688073	Jeremy@J2CRE.com	214-592-7149
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Greg Strawn	560532	greg@j2cre.com	903-590-0319
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	