

LEXINGTON SQUARE



10702/10750 COIT RD. FRISCO

Total
LEASE/SALE
Space Available:

41300 SFT



COIT Facing:

**18650 SFT
Available**

Next to Hareli:

**22650 SFT
Available**



Contact:

Meena Ramanathan
945 546 9585

Texas Ally Realty

KEY FACTS

Property use
Office and Retail

Property condition
Shell

Parking
204 Spaces

Visibility
From Coit Rd

DEMOGRAPHICS

	2-Mile	5-Mile	10-Mile
2023 Population	38,661	280,039	978,697
2028 Population Projection	45,939	328,959	1,143,094
Households	12,466	97,206	349,913
Avg Household Size	3.1	2.9	2.8
Owner Occupied Households	13,322	86,232	297,500
Renter Occupied Household	1,496	28,086	111,848
Median Age	36.4	36.9	37.8
Median Household Income	\$152,387	\$130,005	\$117,853

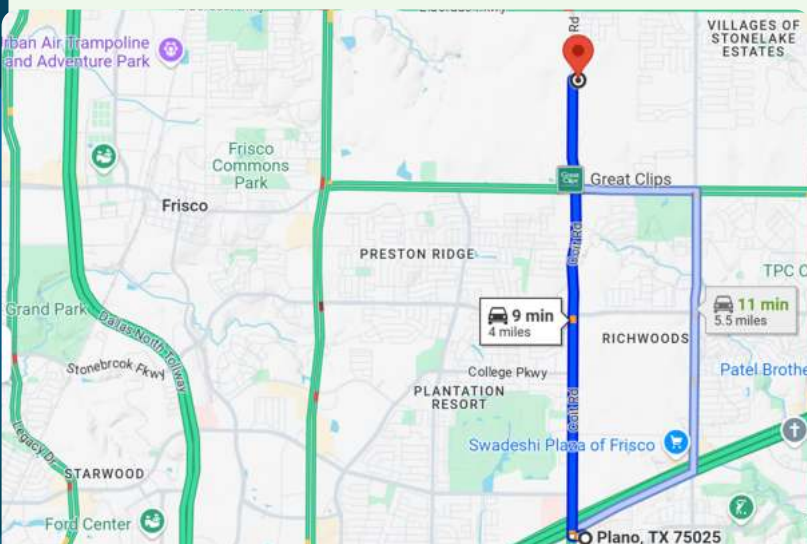


✓ **Retail/office development under construction just outside Lexington Country on Coit Rd**

✓ **Space to be delivered in shell condition in July of 2025**

✓ **Easy Access - less than 10 min drive from SRT and DNT Tollways**

✓ **Coming up next to Hareli**

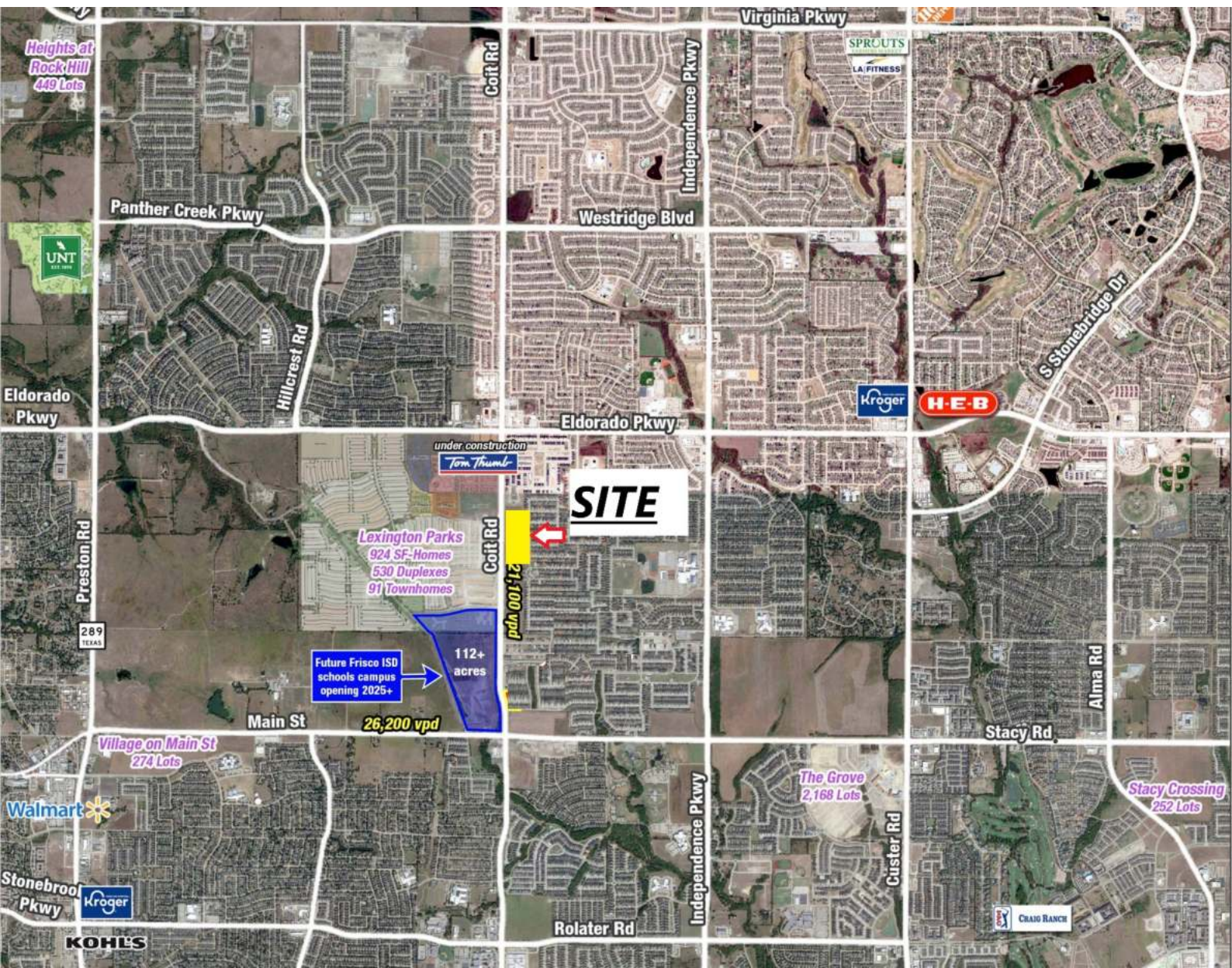


✓ Strong neighborhood intersection with over 57,000 vehicles per day

✓ All-encompassing 4,700+ homes & apartments, schools, and 16-acre city park

✓ Excellent demos in a 3-mile radius with 125,000+ population

✓ Average household incomes exceeding \$220,000





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.

Texas Ally Real Estate Group	9001961	mail@texasally.com	512-586-6920
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Juston Martinez	0587660	juston@texasally.com	512-586-6920
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Meenakshi Ramanathan	0772126	meenu.rm@gmail.com	918-586-2218
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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