



# NEQ COIT RD & MAIN ST

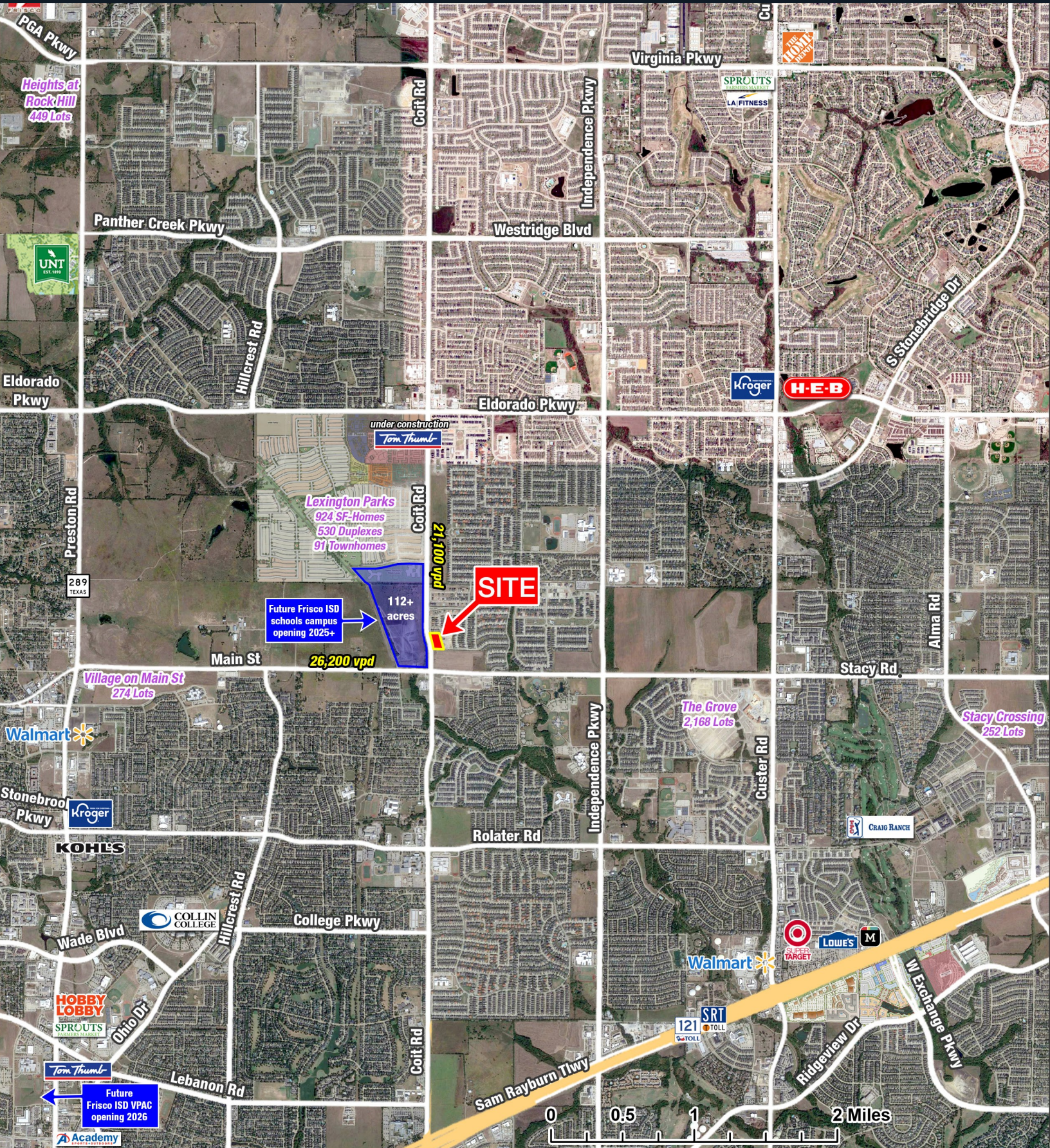
FRISCO, TX 75035

# PROPERTY HIGHLIGHTS

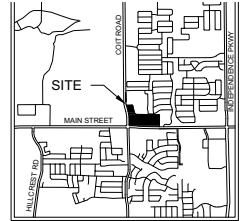
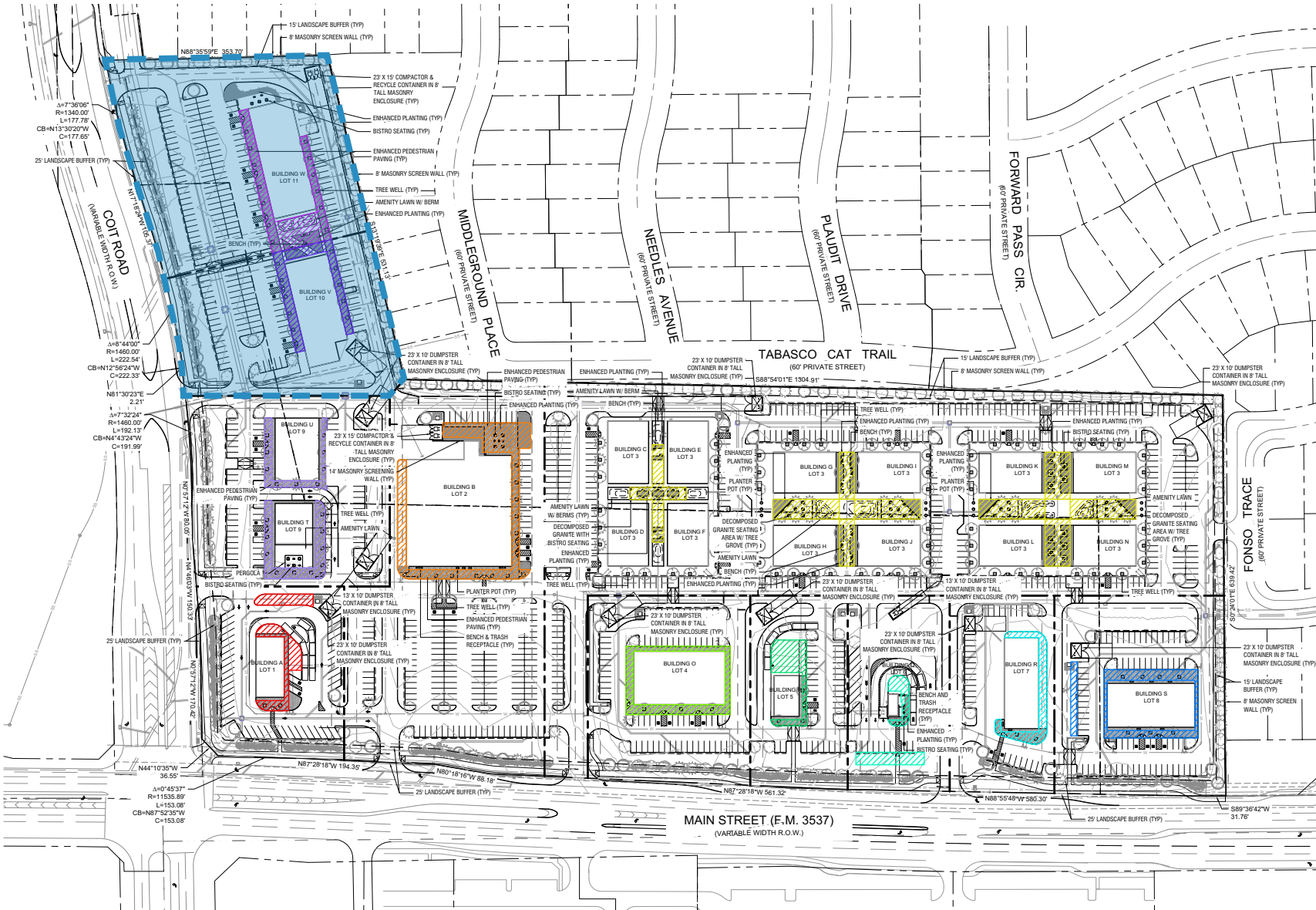


- Strong neighborhood intersection with over 57,000 vehicles per day
- Availability: 23,910 SF Restaurant/Retail/Medical Space for Lease
- Directly across Brinkmann Ranch \$1B Development and future Frisco ISD Campus. All-encompassing 4,700+ homes & apartments, schools, and 16-acre city park.
- Home prices ranging from \$400,000 – \$700,000
- Excellent demos in a 3-mile radius with 125,000+ population
- Average household incomes exceeding \$220,000

# PROPERTY AERIAL



# SITE PLAN



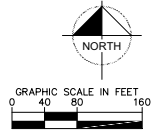
**LEGEND**

[Hatched Box]	OPEN SPACE
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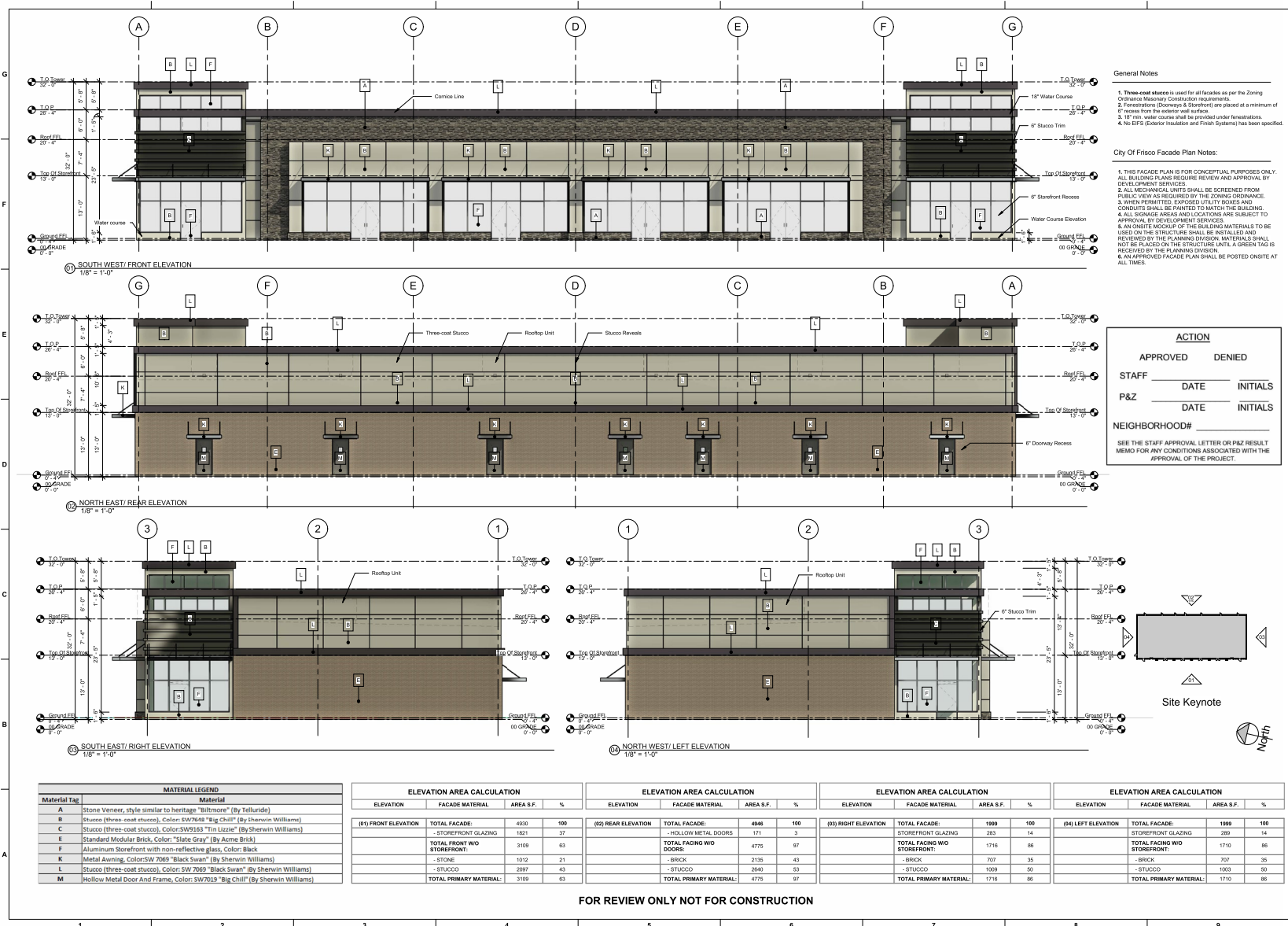
**AMENITY POINT TABLE**

AMENITY LIST	POINTS
RAISED PLANTERS	YES
ENHANCED PEDESTRIAN WALKWAYS	YES
BISTRO SEATING	YES
SHADE STRUCTURE	YES
TREE GROVE	YES

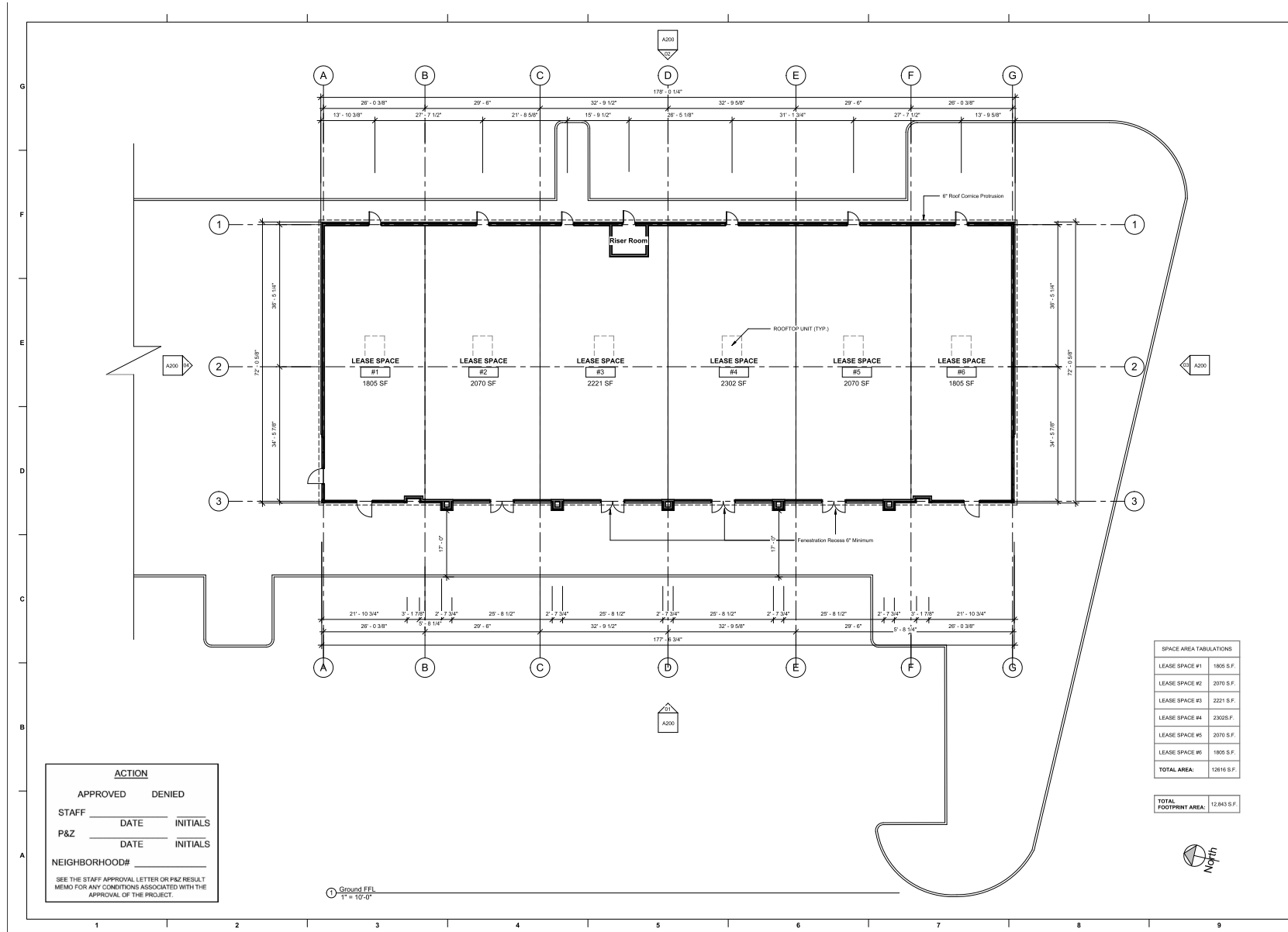
**NOTE:** ANY REVISION TO THIS PLAN WILL REQUIRE CITY OF PESICO APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.



Approved by the Planning & Zoning Commission on May 10, 2022.  
 Neighborhood #14  
 Staff Signature: [Signature]  
 PZ Commissioners: [Signatures]



# LOT 10



**ACTION**

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

STAFF \_\_\_\_\_ DATE \_\_\_\_\_ INITIALS \_\_\_\_\_

P&Z \_\_\_\_\_ DATE \_\_\_\_\_ INITIALS \_\_\_\_\_

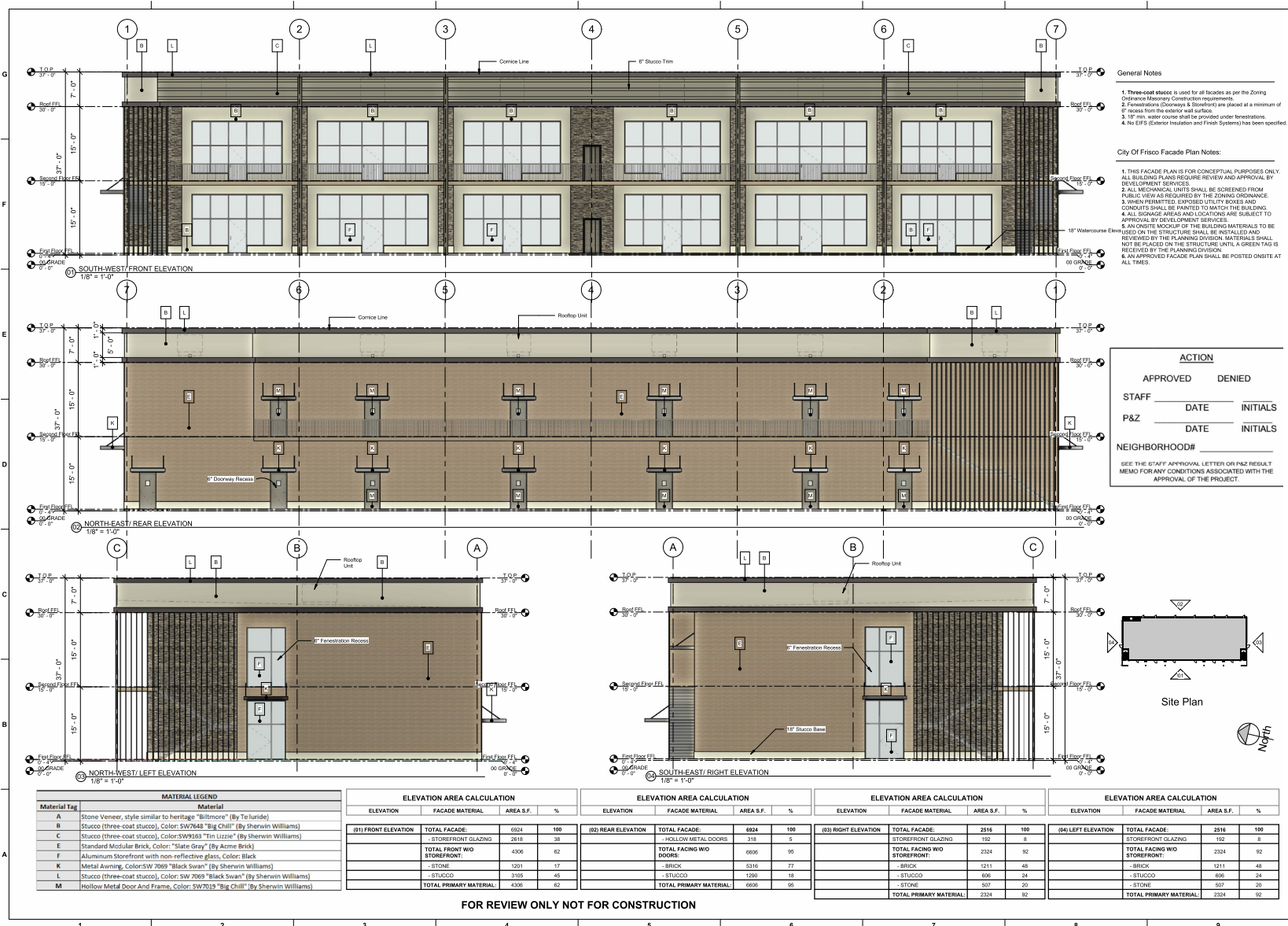
NEIGHBORHOOD# \_\_\_\_\_

SEE THE STAFF APPROVAL LETTER OR P&Z RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT.

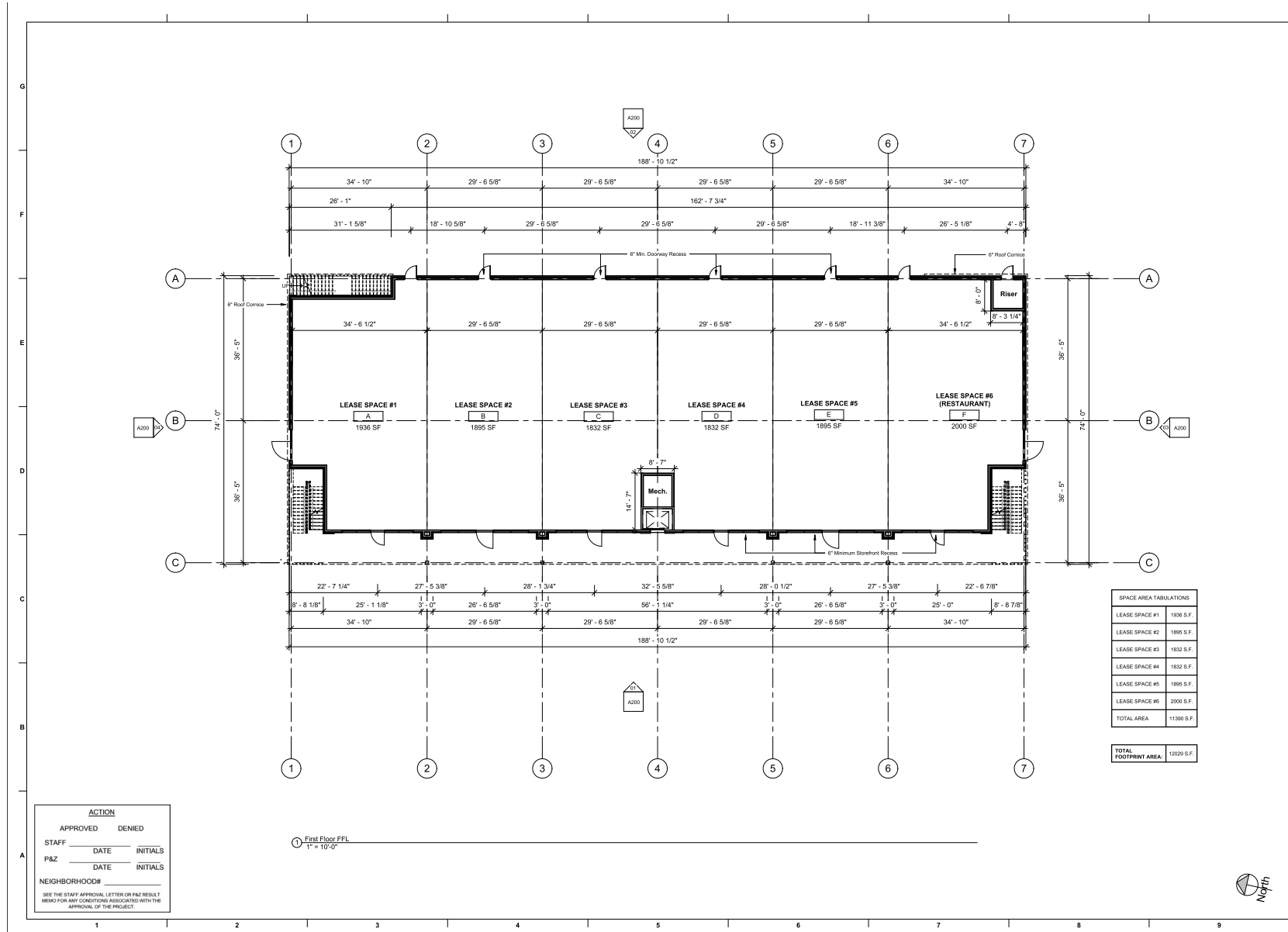
SPACE AREA TABULATIONS	
LEASE SPACE #1	1805 S.F.
LEASE SPACE #2	2070 S.F.
LEASE SPACE #3	2221 S.F.
LEASE SPACE #4	2302 S.F.
LEASE SPACE #5	2070 S.F.
LEASE SPACE #6	1805 S.F.
<b>TOTAL AREA:</b>	<b>12616 S.F.</b>

**TOTAL FOOTPRINT AREA:** 12,843 S.F.

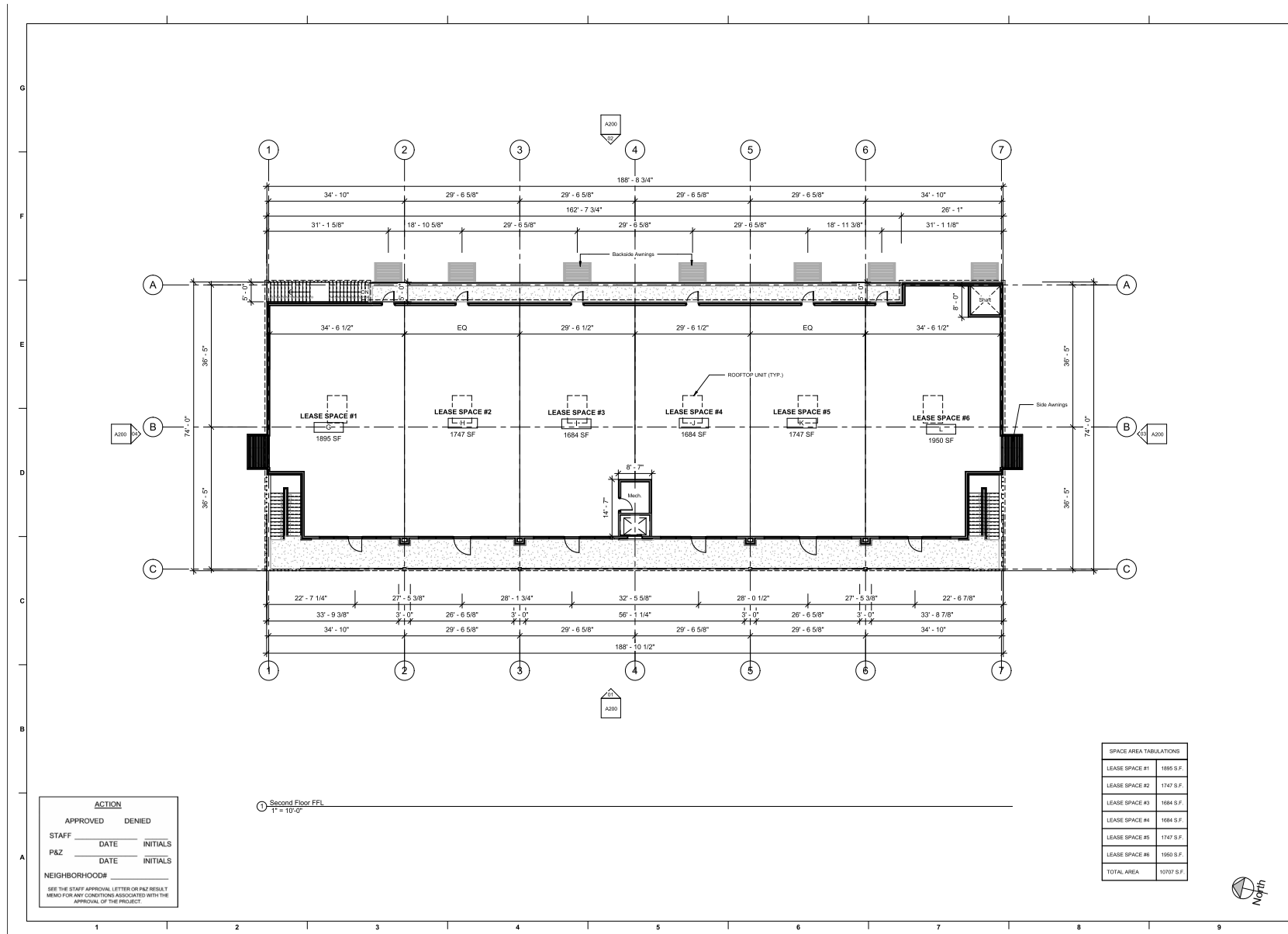




# LOT 11







**ACTION**

APPROVED	DENIED
STAFF _____	INITIALS _____
DATE _____	INITIALS _____
P&Z _____	INITIALS _____
DATE _____	INITIALS _____

NEIGHBORHOOD# \_\_\_\_\_

SEE THE STAFF APPROVAL LETTER OR P&Z RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT.

① Second Floor FFL  
1" = 10'-0"

SPACE AREA TABULATIONS	
LEASE SPACE #1	1895 S.F.
LEASE SPACE #2	1747 S.F.
LEASE SPACE #3	1684 S.F.
LEASE SPACE #4	1684 S.F.
LEASE SPACE #5	1747 S.F.
LEASE SPACE #6	1950 S.F.
<b>TOTAL AREA</b>	<b>10707 S.F.</b>



# PROPERTY PHOTOS



31-ACRE FUTURE FRISCO ISD CAMPUS

SITE

FUTURE  
PATEL BROTHERS

FUTURE  
MCDONALD'S

MAIN ST 29,612 VPD

MURPHY USA

7-ELEVEN

Starbucks  
Great Clips  
REVISION EYECARE  
BANK OF AMERICA  
SERENITY DENTAL STUDIO

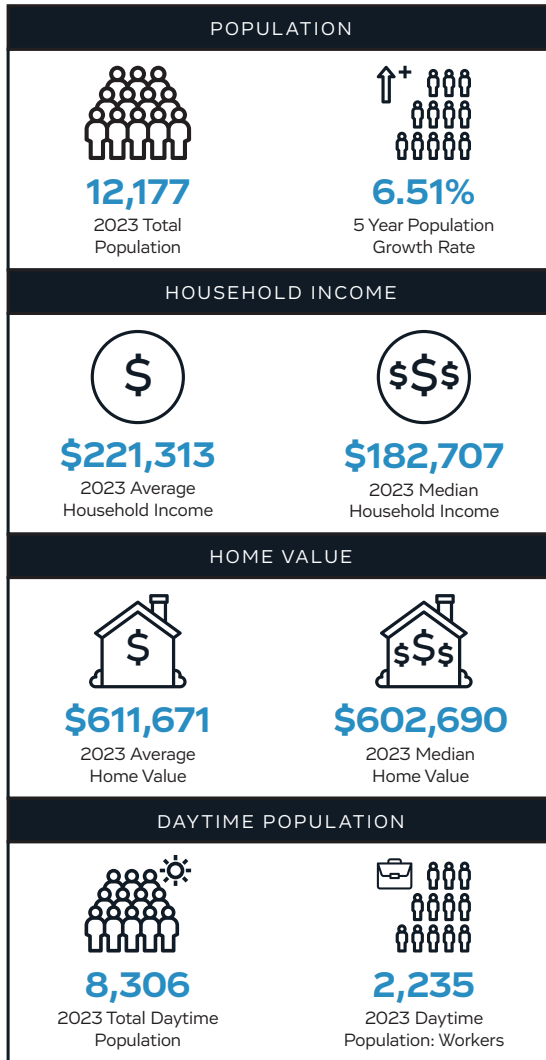
CHIPOTE MEXICAN GRILL

COIT RD 27,854 VPD

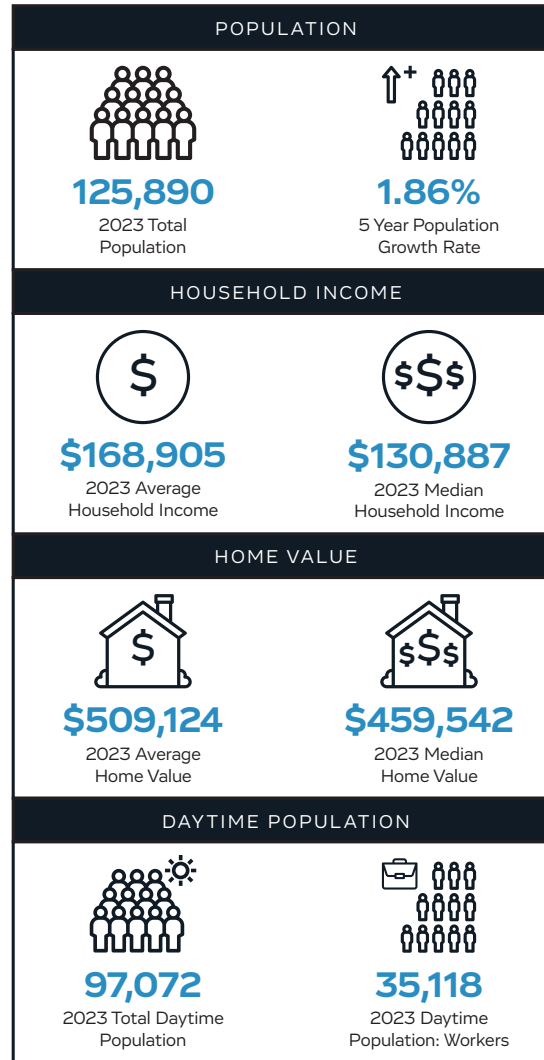


# DEMOGRAPHICS

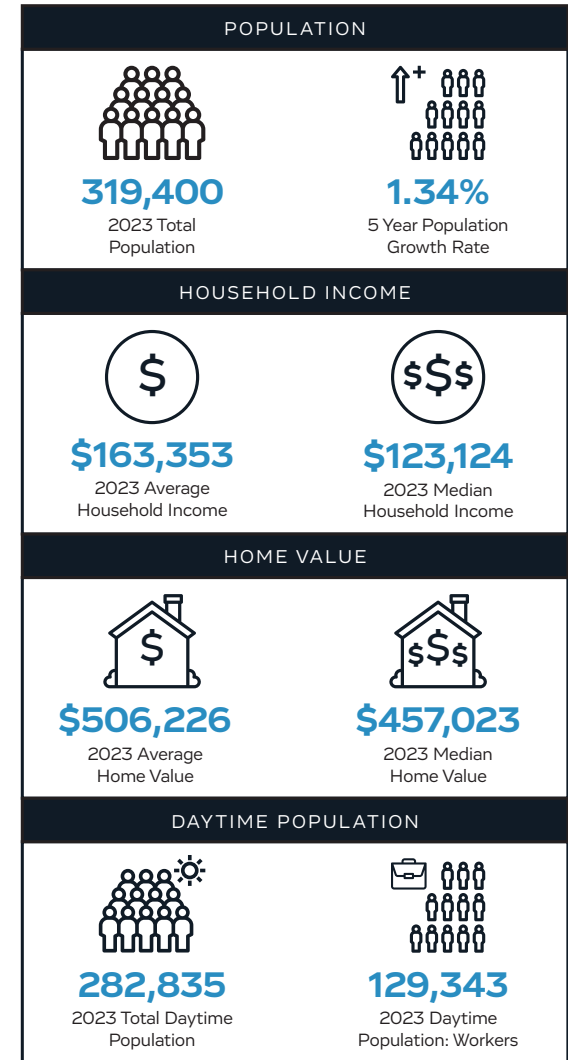
## 1 MILE



## 3 MILE



## 5 MILE



# FRISCO, TEXAS

# **1**

**FASTEST GROWING**  
LARGE CITIES IN U.S. OVER THE LAST  
DECADE

*U.S. Census Bureau, May 2020*

# **1**

**PLACE TO DO  
BUSINESS IN TEXAS**

*HomeCity.com, October 2020*

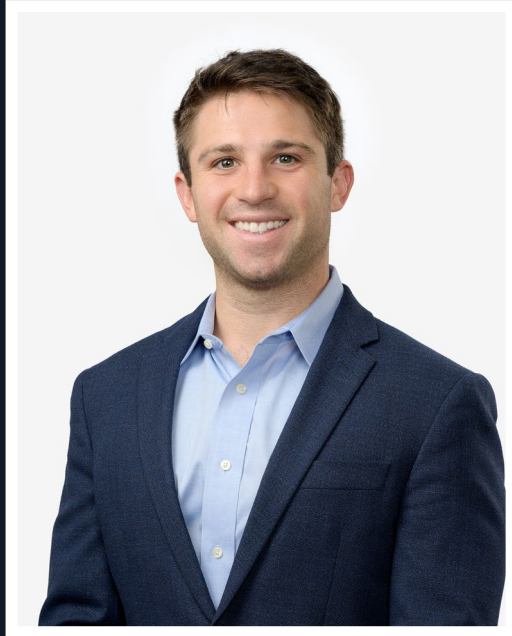
**MOST RECESSION  
RESISTANT CITIES**

*Smart Asset, March 2020*

**25** MILES  
TO DFW AND LOVE  
FIELD AIRPORTS



# weitzman<sup>®</sup>



**SCOTT SMITH**

VICE PRESIDENT

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214.720.3663



**ADDISON GRAGSON**

ASSOCIATE

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# 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 on 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

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twgre@weitzmangroup.com

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Phone

Robert E. Young, Jr.

Designated Broker of Firm

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Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Scott Smith

Sales Agent/Associate's Name

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License No.

ssmith@weitzmangroup.com

Email

214-720-3663

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Buyer/Tenant/Seller/Landlord Initials

Date