

FOR SALE

12983 MAIN STREET • FRISCO, TEXAS 75035



12983 Main Street

NEW CONSTRUCTION • RETAIL / MEDICAL SHELL • 5,000 SF

5,000 SF

DIVISIBLE SHELL

\$2,435,000

ASKING PRICE

\$487 / SF

PRICE PSF

2026

DELIVERY

LISTING AGENT

Namrata Bhatt • RE/MAX DFW Associates

817.412.8498 • namratatab@rmdfw.com

Confidential – For Qualified Buyers Only
Sample Marketing Concept • 2026

Investment Highlights

12983 MAIN STREET • FRISCO, TX 75035 • NEW CONSTRUCTION RETAIL / MEDICAL

INVESTMENT THESIS

Acquire the last remaining brand-new retail/medical shell at the signalized intersection of Main Street and Coit Road in one of North Texas' strongest demographic corridors. Create value through flexible lease-up to credit or local medical/retail users at market NNN rents in a high-income, supply-constrained trade area with limited competing new product.

KEY METRICS

Building Size	5,000 SF (divisible)
Asking Price	\$2,435,000
Price / SF	\$487
Year Built / Delivery	2026 New Construction
Lease Type Potential	NNN
Quoted Market Rent	\$36 – \$42 / SF / YR NNN
Traffic (Main St)	≈ 30,600 – 43,000 CPD
Intersection	Signalized Main & Coit

WHY THIS ASSET

- **Last Remaining Shell**
Final available shell in this new construction project — limited new product at the Main & Coit node.
- **Prime Corner Location**
High-visibility signalized intersection of Main Street & Coit Road in the heart of Frisco.
- **Exceptional Demographics**
1-mile avg HH income \$161,600 • 3-mile population 129,500+ • Strong daytime population.
- **New Construction Quality**
2026 delivery • Modern elevations • Flexible shell ready for medical or retail build-out.
- **Co-Tenancy & Optionality**
Strong nearby retailers + multiple paths: lease-up, medical, owner-user, or long-term hold.

Next Step

Request the full data room, financial package, and private tour.

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Sample page for designer reference • 2026 concept
Replace with final photography, logo, and disclaimers

Seller Document Request Checklist

12983 Main Street, Frisco, TX 75035 • Please provide the following items digitally by [DATE]

1. CORE DEAL & LEGAL

- ☐ Confirmation of asking price (\$2,435,000 / \$487 SF) and any flexibility / motivation
- ☐ Preferred closing timeline and any contingencies the seller requires
- ☐ Full legal description and current survey (ALTA preferred)
- ☐ Preliminary title commitment / title report with exceptions
- ☐ Zoning confirmation or ordinance excerpt (permitted uses)
- ☐ Any CC&Rs, reciprocal easement agreements, or association documents
- ☐ Certificate of Occupancy status or projected delivery / punch-list items

2. CONSTRUCTION & PHYSICAL

- ☐ As-built drawings or final architectural plans
- ☐ Remaining construction costs (if any) and completion schedule
- ☐ Roof, HVAC, structural, and systems warranty information
- ☐ Parking count and ratio calculation (spaces per 1,000 SF)
- ☐ Phase I Environmental Site Assessment (and Phase II if any)
- ☐ Geotechnical report (if available)

3. FINANCIAL & TAX

- ☐ Any seller pro forma or rent assumptions supporting the \$2,435,000 price
- ☐ Current or projected property tax assessment and annual tax estimate
- ☐ Utility account information or estimated operating expenses
- ☐ CAM budget estimate for the overall project (if applicable)

4. LEASING & MARKETING ACTIVITY

- ☐ Status of any concurrent lease listing and exclusivity terms
- ☐ All inquiries, tours, LOIs, or offers received to date
- ☐ Any existing letters of intent or term sheets
- ☐ Monument / building signage rights and allocation

5. ADDITIONAL

- ☐ High-resolution completed photography and drone footage (if available)
- ☐ Any traffic studies or third-party demographic reports already ordered
- ☐ Seller financing interest (if any) and preferred terms
- ☐ List of any items excluded from the sale

Please upload all documents to a shared folder or reply with attachments.

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Questions? Contact me so we can finalize the marketing package.

Prepared for seller coordination • Confidential