

# LEXINGTON RETAIL

10040 COIT ROAD  
FRISCO, TX

ADEEL KHAN

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# CITY OF FRISCO



**FRISCO CITY** has experienced tremendous population growth over the past few years, emerging as one of the fastest-growing cities in the United States. Known for its strong economy, Frisco is home to numerous corporate headquarters, business parks, and retail centers, contributing to its vibrant economic landscape.

- **Sports and Entertainment** - Frisco is a sports lover's paradise, serving as the training headquarters for the [Dallas Cowboys](#) at "[The Star](#)" (a state-of-the-art sports facility) its now [home to PGA Head Quarters](#). Hosting major sports teams such as the [\(FC Dallas\) Major League Soccer at Toyota Stadium](#) to Frisco RoughRiders minor league baseball team.
- **Education Excellence:** Top-rated for its public schools, including several campuses recognized for academic achievements & innovative programs. It's also home to [University of North Denton](#) & Collin College, providing higher education to residents.
- **Parks and Recreation:** With over 40 parks, extensive trail systems, and recreational facilities, Frisco is now under construction for [UNIVERSAL THEME PARK for Kids](#) and planning for [1,011 acres of "FRISCO GRAND PARK" in the heart of this site.](#)
- **Healthcare Access:** Frisco is home to a range of healthcare facilities, including hospitals, clinics, and medical offices, providing residents with access to quality healthcare services.
- **Family-Friendly Environment:** Frisco is consistently ranked as one of the best places to live in the United States, thanks to its safe neighborhoods, excellent schools, and abundance of family-friendly amenities.

# DEVELOPMENT

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



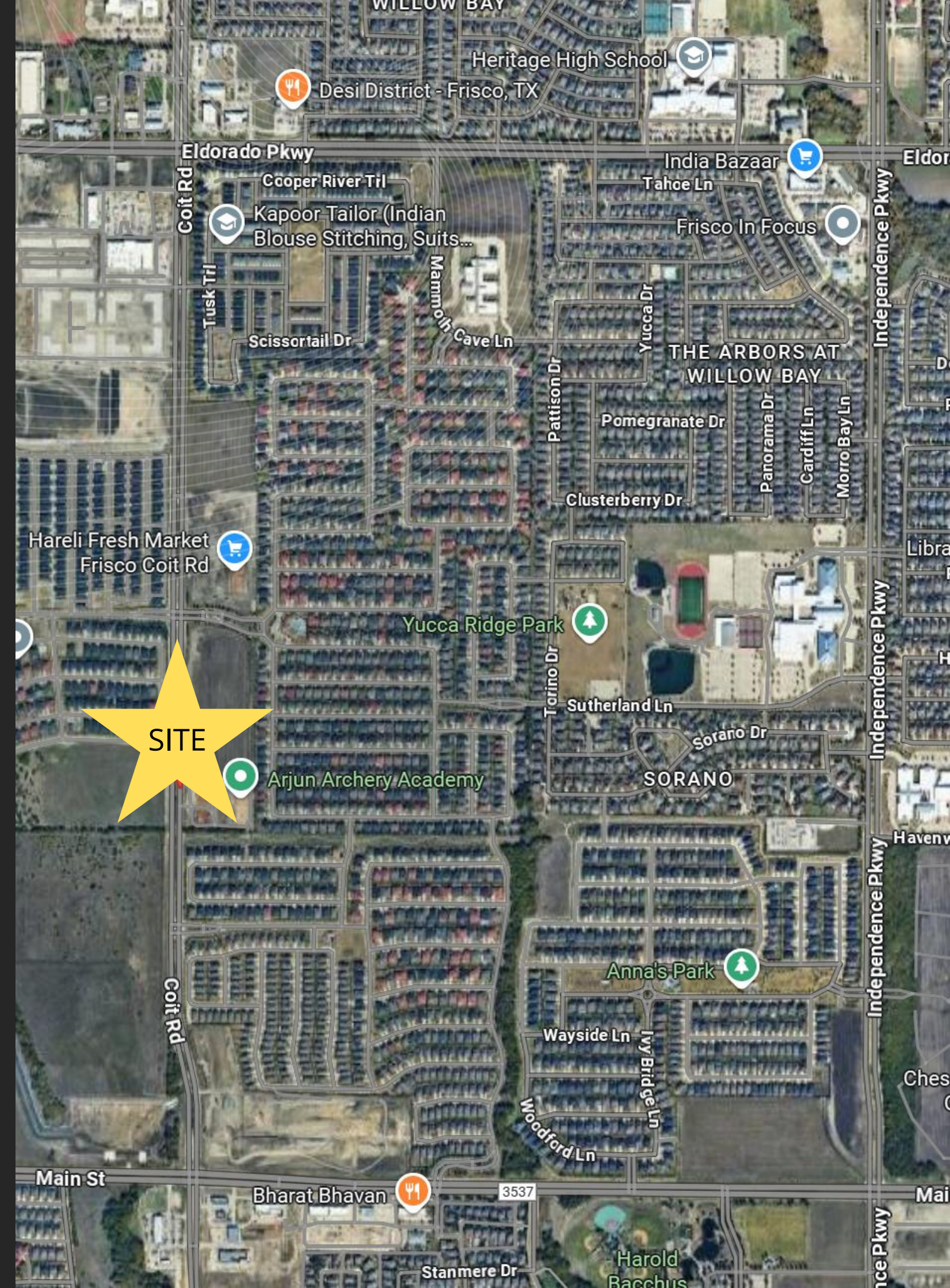
The area around Coit Road is seeing strategic business expansions. The opening of major national bank branches and specialty retail (Spice Rack) signals bankable foot traffic and dining demand. Proximity to large-scale developments like Fields West and Universal Kids Resort will draw sustained visitor and residential flows, increasing the commercial viability of spaces along Coit Road.

# PROPERTY HIGHLIGHTS

One of the most desirable locations for business in the Dallas Metroplex area. Frisco located just 25 miles north of downtown Dallas in the heart of the North Platinum Corridor is an innovative, fast-paced, and highly business-focused metropolitan market

LOCATION: 10040 Coit Road, Frisco, TX 75035

- Brand new construction (Completion Nov 2025)
- Located in heart of Frisco (Eldorado & Coit)
- Minutes away from attractions:
  - UNIVERSAL STUDIO Kids Theme park
  - PGA Head Quarters
  - The Star (Dallas Cowboys) Head quarters
  - Toyota Stadium(FC Dallas - MLS)
  - Frisco Station Luxury



# PROJECT DETAILS

# LEASING

# DETAILS

BUILDING AREA

1,702 SqFt.

UNIT

DI – 3 (Frontage to Coit Road)

PROPOSED USE

RETAIL (Restricted for Restaurant & Fast Food)

Floor Contiguous

1702 SqFt

Occupancy

Dec'2025 / Jan'2026

Build Out Condition

Shell Space (Open for Fully Finish)

Tenancy Improvement

Upon Tenant Credit Rating & Terms

Lease Type

Direct

Term

Negotiable



**10040 Coit Rd,**  
**Frisco, TX 75035**

# Project Highlights

The area around Coit Road is seeing strategic business expansions. The opening of major national bank branches and specialty retail (Spice Rack) signals bankable foot traffic and great demand. Proximity to large-scale developments like Fields West and Universal Kids Resort will draw sustained visitor and residential flows, increasing the commercial viability of spaces along Coit Road.

Frisco remains a high-growth area, with business development job listings and new corporate opportunities at unprecedented levels, indicating robust demand for professional, retail, and service businesses. The city is a preferred choice for corporations seeking expansion, especially in high-demand sectors such as hospitality, retail, finance, and technology.

Eldorado Pkwy

Heritage High School



Tom Thumb

Sport Clips HAIRCUTS

UDS

BLAZE PIZZA

SAFFRA WILD WINGS

PRIME TIME DENTISTRY

CVS pharmacy

PetNest ANIMAL HOSPITAL

DESI DISTRICT MARKET & EATERY



SITE

Independence High School

Nelson MS & Armetha Norris ES

Custer Rd

Spice Rack Indian Gourmet Food

Main St

Coit Rd



Great Clips



Sri Krishna Vilas

Can Am

sā.ri.gā.mā

MURPHY USA

DONATOS

Harold Bacchus Community Park

CHASE



CRAIG RANCH

# Executive Summary

- Address:** 10040 Coit Road, Frisco, TX 75035
- Availability:** 1,700 SF (Unit D1 – 3)
- Structure:** Triple-Net (Tenant pays pro rata share of CAM/Taxes/Insurance)
- Ideal Uses:** Boutique or Jewelry Retail, Salon/Spa, Specialty Retail, Medical/Dental, Insurance or Financial
- Highlights:** High visibility Frontage along Coit Rd
- Dense rooftops
  - Strong household incomes
  - Growth corridor

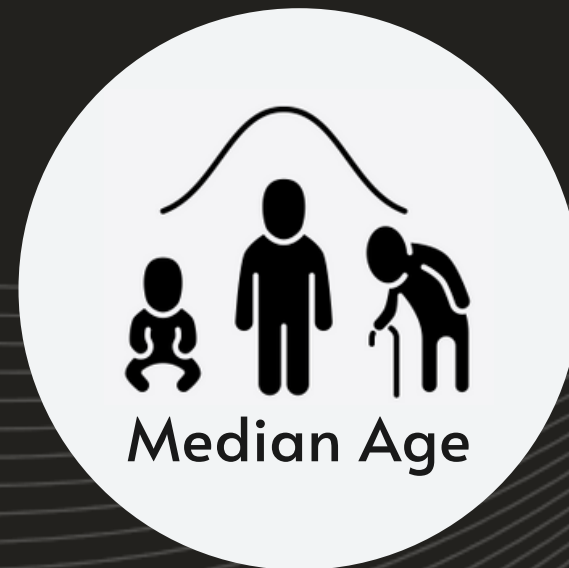
# DEMOGRAPHICS



128,646  
People



\$137,684  
Per Year



38  
Years Old



40,968  
Houses



24,141  
Vehicles per day

# PROJECT DRAWINGS



# SITE PLAN



# LEXINGTON

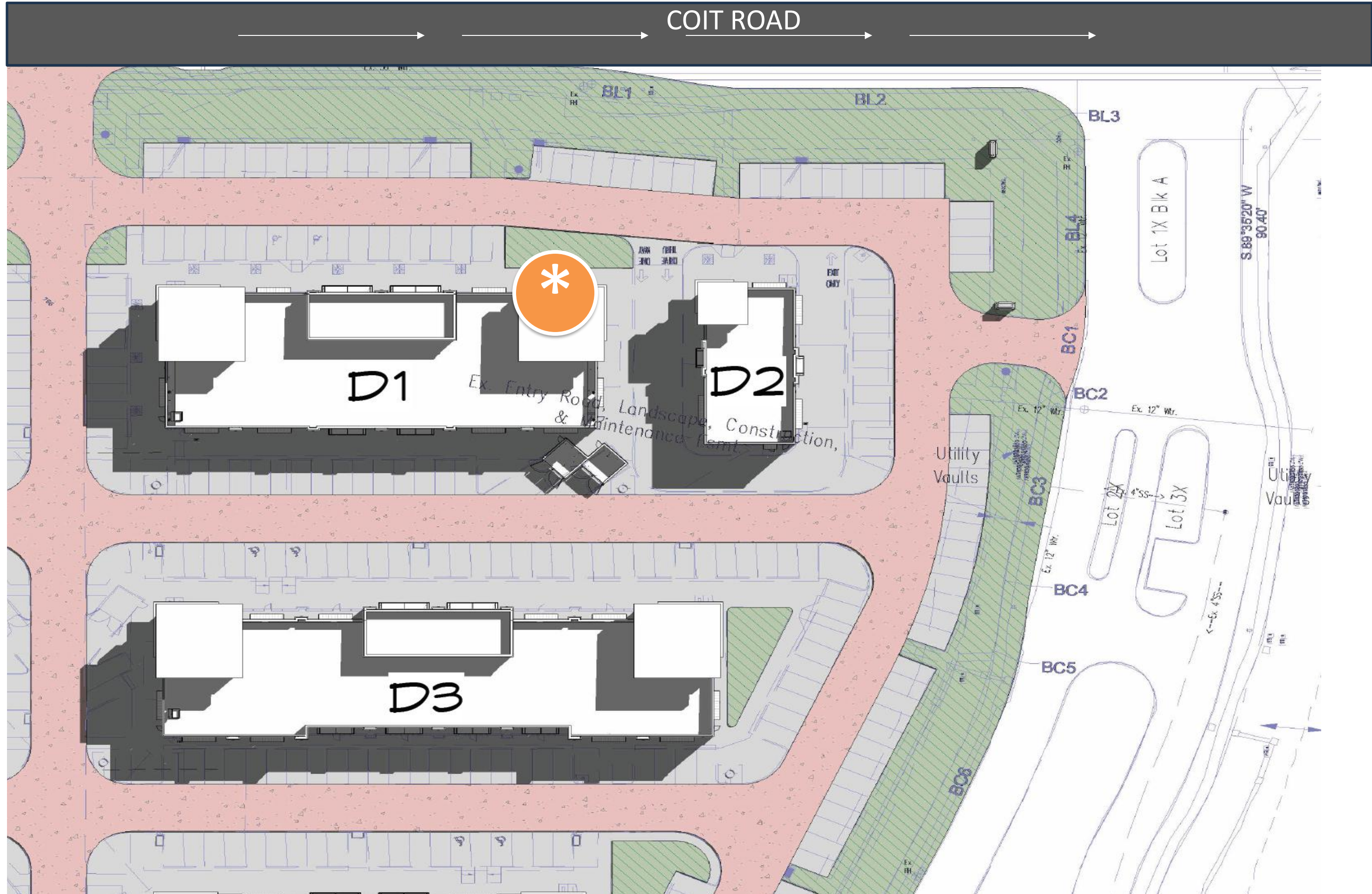
RETAIL

# ELEVATION



Architectural View

# LEXINGTON



# Unit D1-3 for Lease

1,702 SqFt

## CALL FOR PRICING



- Prime Opportunity to start your business in the most upcoming developing part of Frisco
- Most highly desirable area for retail
- Most attractive demographics for any retail business

**Lease Type:**

Retail (except Restaurant / Kitchen)

**Exclusion:**

Include all exclusion

**Use:**

Retail Use

**Conditions:**

Shell

**TI\*:**

Depending upon Credit rating & terms

10040 Coit Road, Frisco, TX 75035

**ADEEL KHAN (214-454-7255)**

# CONSUMER SPENDING

## 3 mile radius - (2023)

**\$1.5 B**

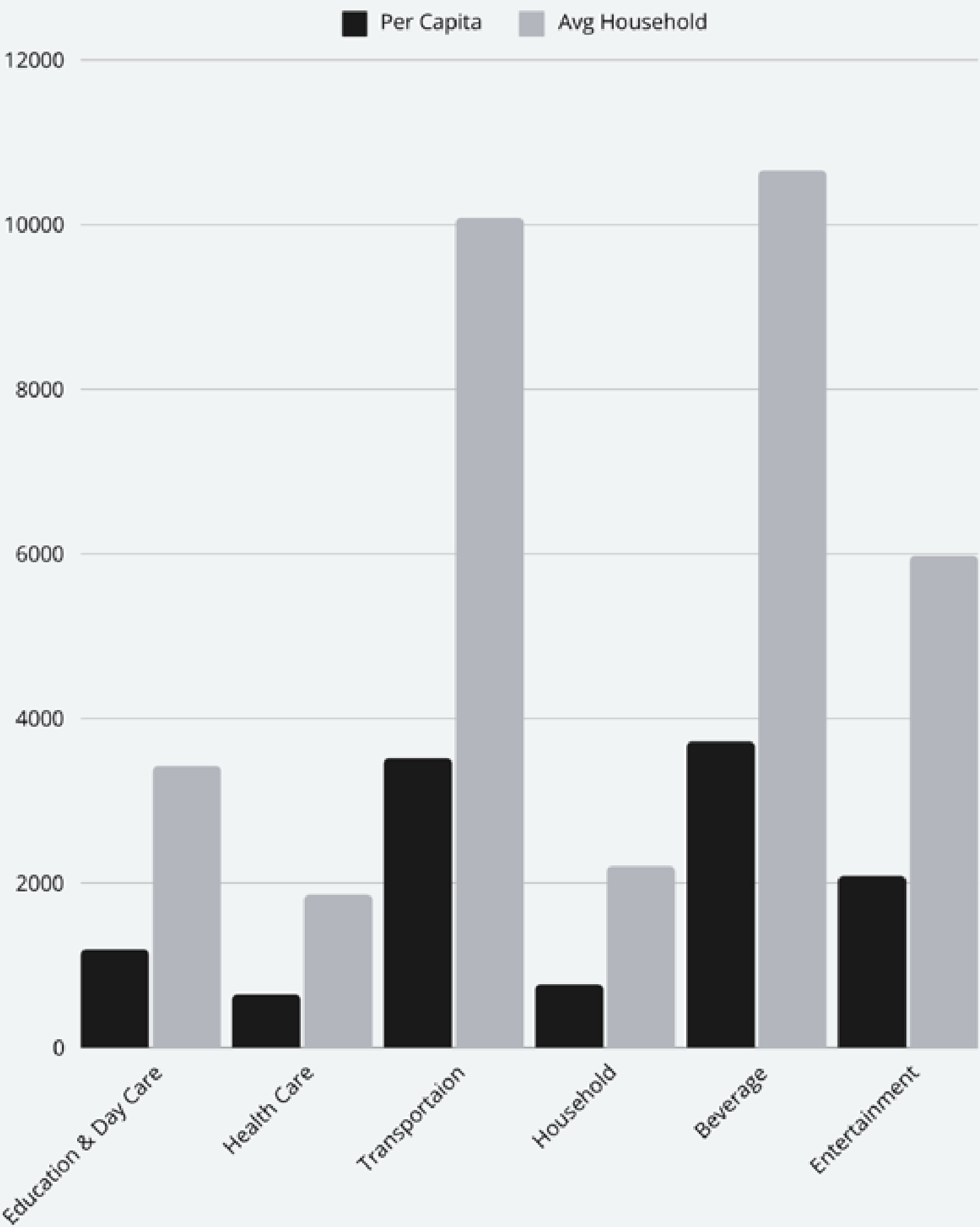
Total Spending

**\$67.5 M**

Health Care Spend

**\$40.5 M**

Medical Services



# LEXINGTON

RETAIL

## Actual Images







UNIT FOR LEASE

















10402

NO PARKING







# CONTACT

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Frisco, TX 75034



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