

Coit Crossing Suites 4-6

1,200 - 4,050 SF AVAILABLE | FOR SALE OR LEASE



12997 MAIN ST, STE 4, 5 & 6, FRISCO, TX 75035 | CONTACT BROKER OR \$40 SF/YR (NNN)

Molly MacEwan **Kedreon Cole**
Director Director

For Sale or Lease – 12997 Main St, Ste 4, 5 & 6, Frisco, TX 75035



PROPERTY DESCRIPTION

Presenting an exceptional opportunity for retail investors, three suites totaling 4,050 SF in a prime retail building built in 2026. This property boasts a sought-after location in the vibrant Frisco area, ensuring high visibility and foot traffic. The modern construction and versatile layout present an ideal canvas for retail businesses to thrive. Embrace the chance to own a strategic piece of real estate in this thriving community.

PROPERTY HIGHLIGHTS

- Versatile layout perfect for a variety of businesses
- Ample parking for employees and visitors
- High visibility from Main Street
- Cold shell delivery offers flexibility for creating a tailored, functional space
- Close to Sarigama Market Place, 7 Brew Coffee, Bharat Bhavan
- 4,050 SF available within 3 units

OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	\$40 SF/yr (NNN)
Number of Units:	3
Available SF:	1,200 - 4,050 SF
Building Size:	4,050 SF

SPACES	LEASE RATE	SPACE SIZE
12997 Coit Rd #4	\$40.00 SF/yr	1,200 - 4,050 SF
12997 Coit Rd #5	\$40.00 SF/yr	1,200 - 4,050 SF
12997 Coit Rd #6	\$40.00 SF/yr	1,650 - 4,050 SF

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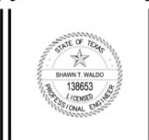
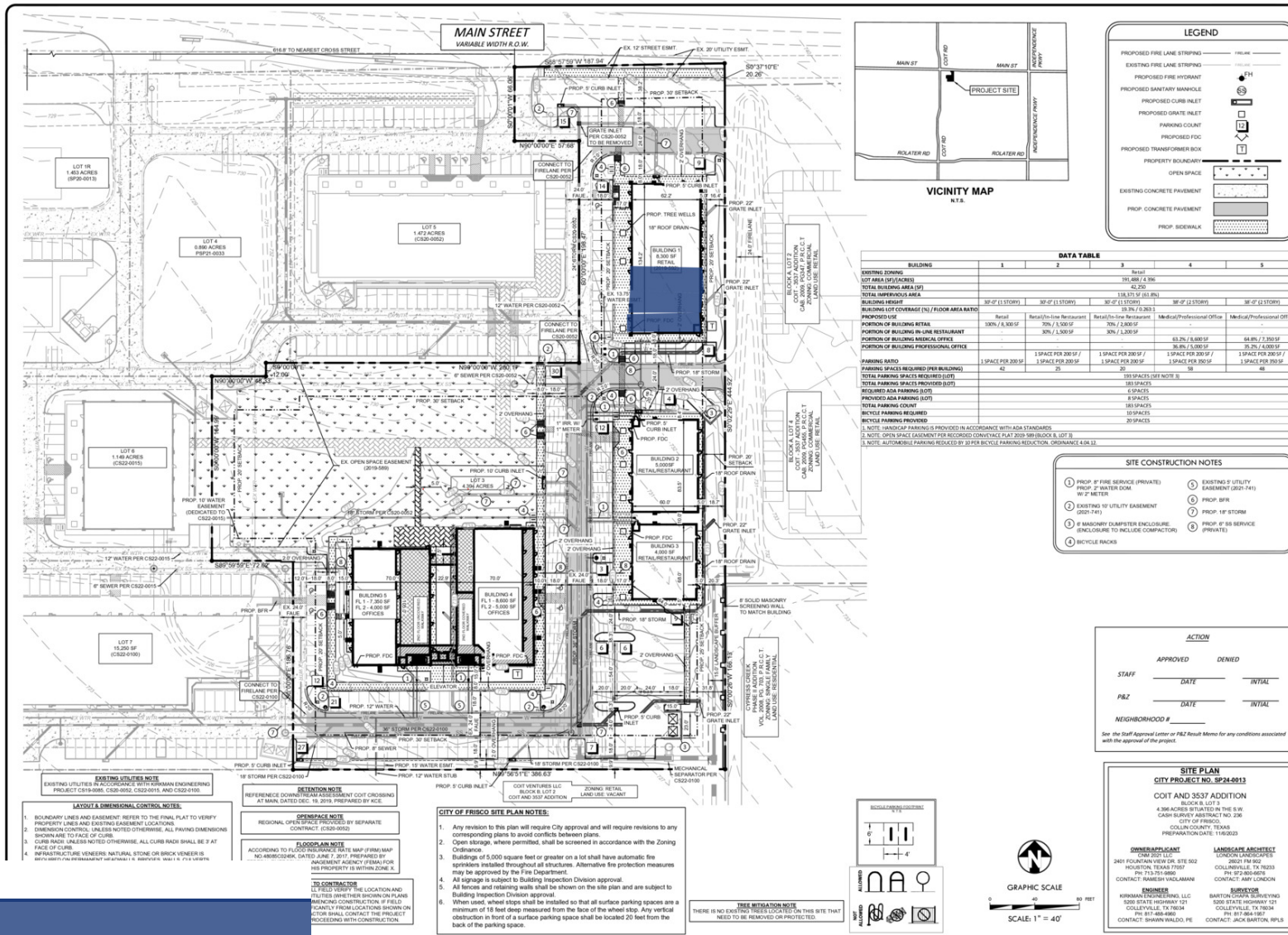


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CITY OF FRISCO, APPROVED SP24-0013 021-0024



CNM 2021 LLC

COIT CROSSING OFFICES
 COIT AND 3537 ADDITION
 BLOCK B, LOT 3
 CITY OF FRISCO
 COLLIN COUNTY, TEXAS

REV.	DATE	DESCRIPTION



SITE PLAN

KIRKMAN ENGINEERING, LLC
 5000 STATE HIGHWAY 121
 COLLEVILLE, TX 76044
 TEXAS FIRM NO. 15874

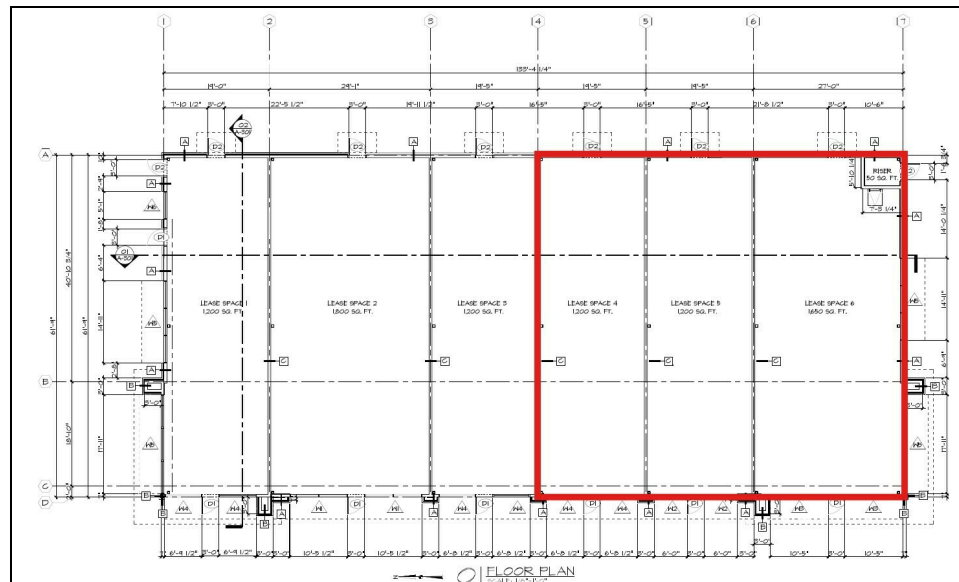
JOB NUMBER: RAK23001
 ISSUE DATE: 3/19/2024

SHEET
 SP

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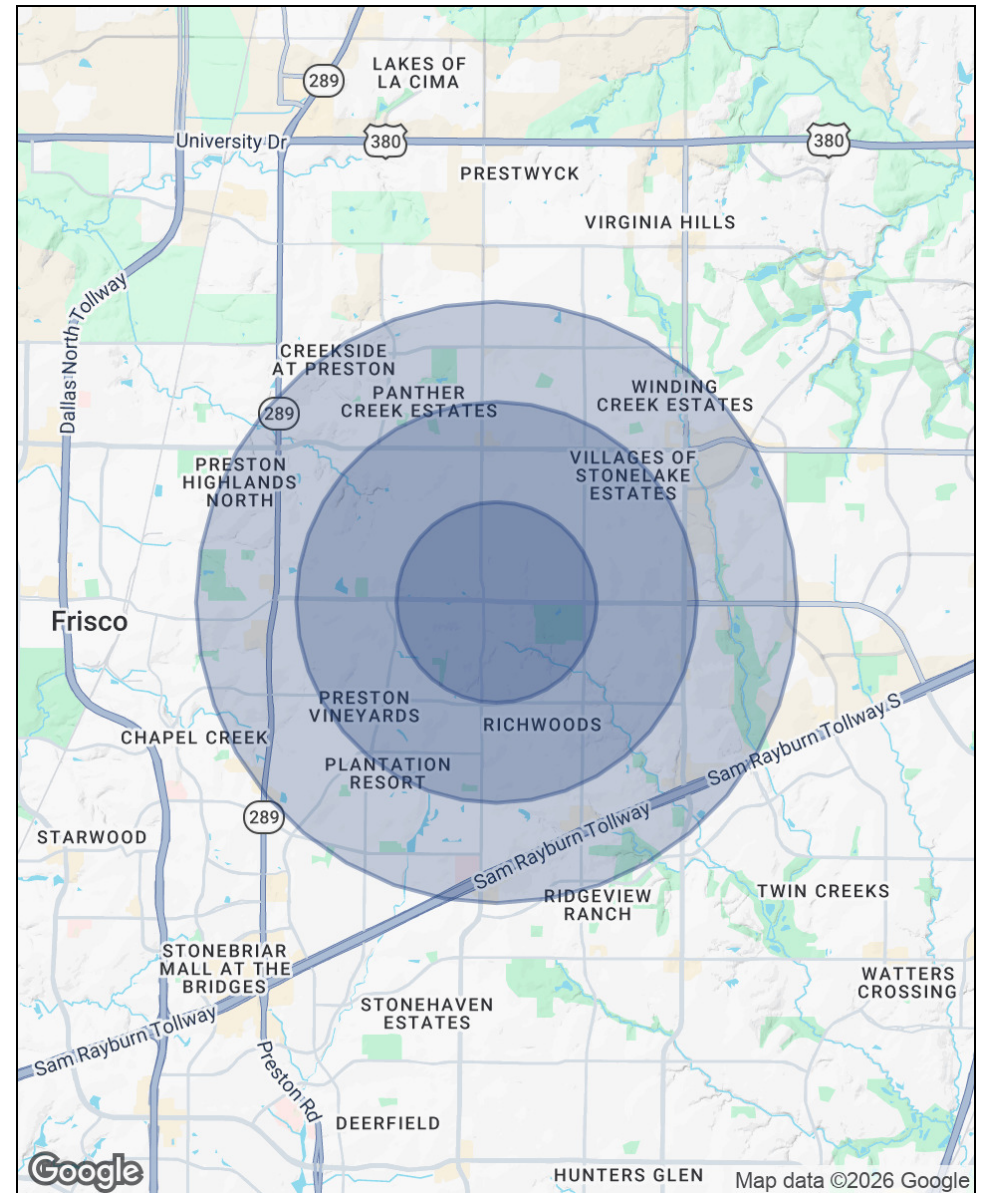
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,612	38,674	115,049
Average Age	38.0	38.5	37.5
Average Age (Male)	38.2	36.7	36.2
Average Age (Female)	38.3	39.5	38.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,265	12,143	38,712
# of Persons per HH	3.4	3.2	3.0
Average HH Income	\$227,302	\$203,044	\$174,189
Average House Value	\$740,255	\$642,295	\$565,639

2023 American Community Survey (ACS)

VEHICLES PER DAY (VPD)

33,732 VPD at Main St FM 3537



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Information About Brokerage Services

11-03-2025



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 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's dues and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Vision Commercial RE DFW, LLC

9006752

info@visioncommercial.com

817.803.3287

Name of Sponsoring Broker (Licensed Individual or Business Entity)

License No.

Email

Phone

Trenton Price

0652029

info@visioncommercial.com

817.803.3287

Name of Designated Broker of Licensed Business Entity, if applicable

License No.

Email

Phone