



Building 1

14111 King Rd, Frisco, TX 75036

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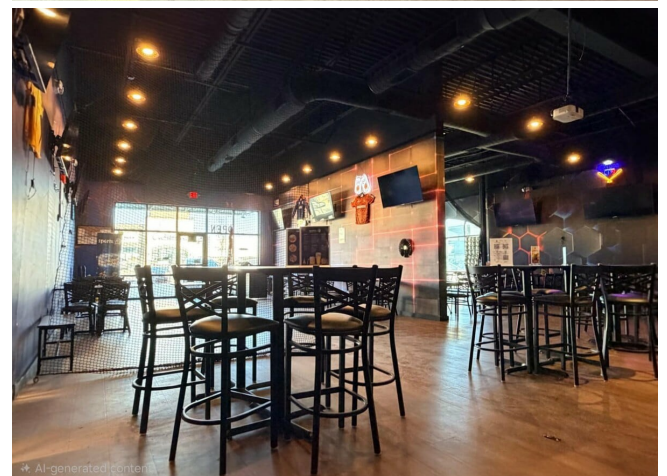
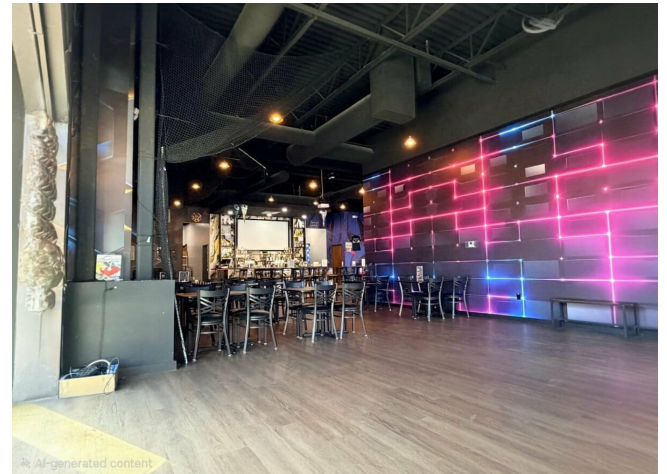


Building 1

\$28.00 /SF/YR

This well-positioned retail offering delivers a compelling opportunity for operators seeking strategic placement within one of North Texas' fastest-growing trade areas. Surrounded by established neighborhoods, expanding residential development, and strong household incomes, the site is ideally suited for businesses aiming to capture consistent daily traffic and serve a loyal customer base. Its accessible location allows retailers to benefit from both...

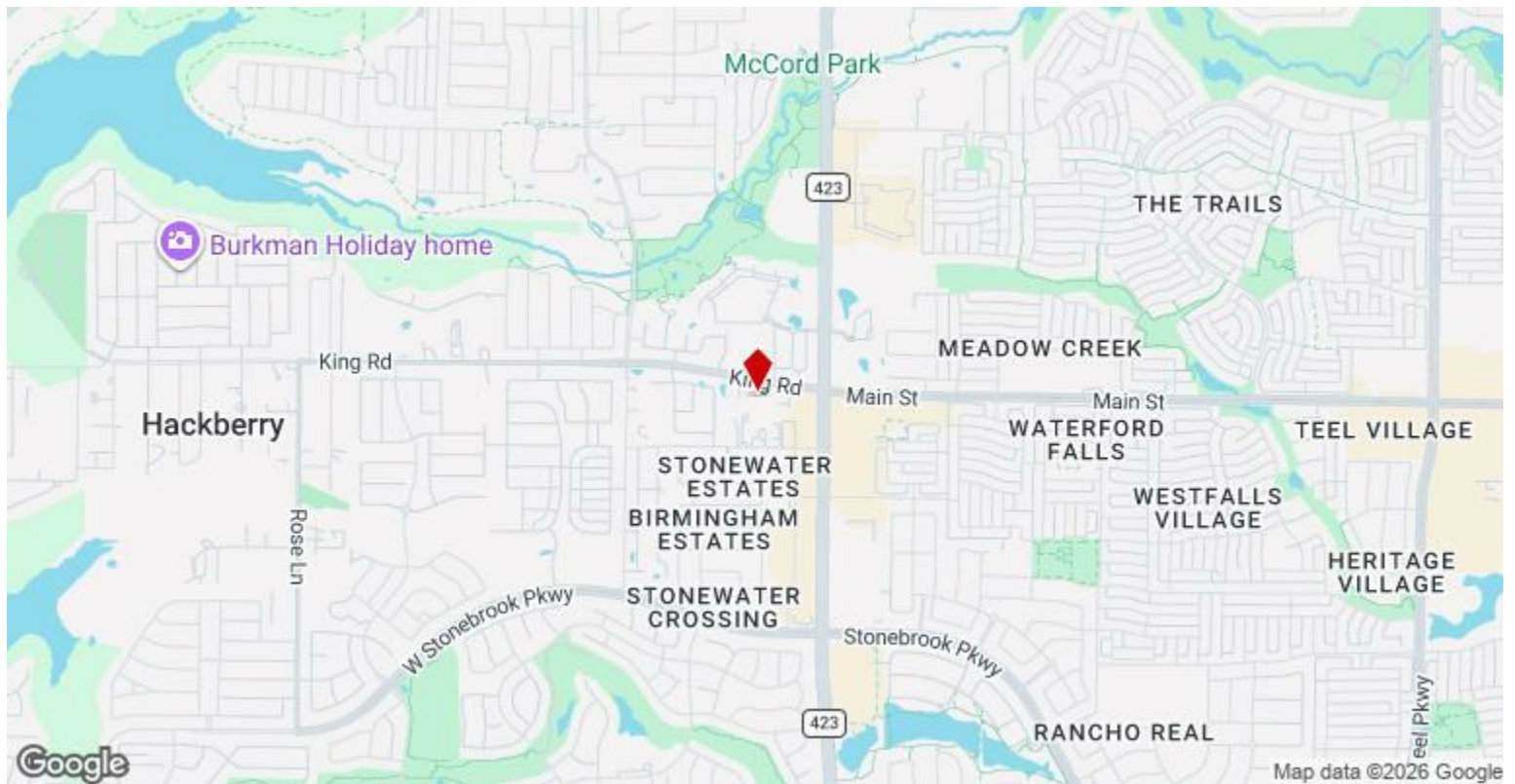
- Highly visible retail location positioned to capture strong daily traffic
- Surrounded by established neighborhoods and growing residential density
- Excellent signage opportunities that maximize brand presence
- Convenient access with customer-friendly ingress, egress, and parking
- Adaptable layout suited for a wide range of retail and service uses
- Located within a high-income, high-growth North Texas consumer market



Rental Rate:	\$28.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	13,865 SF
Year Built:	2021
Walk Score ®:	45 (Car-Dependent)
Rental Rate Mo:	\$2.33 /SF/MO

1st Floor Ste 1700/1800

Space Available	3,030 SF
Rental Rate	\$28.00 /SF/YR
Contiguous Area	3,030 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

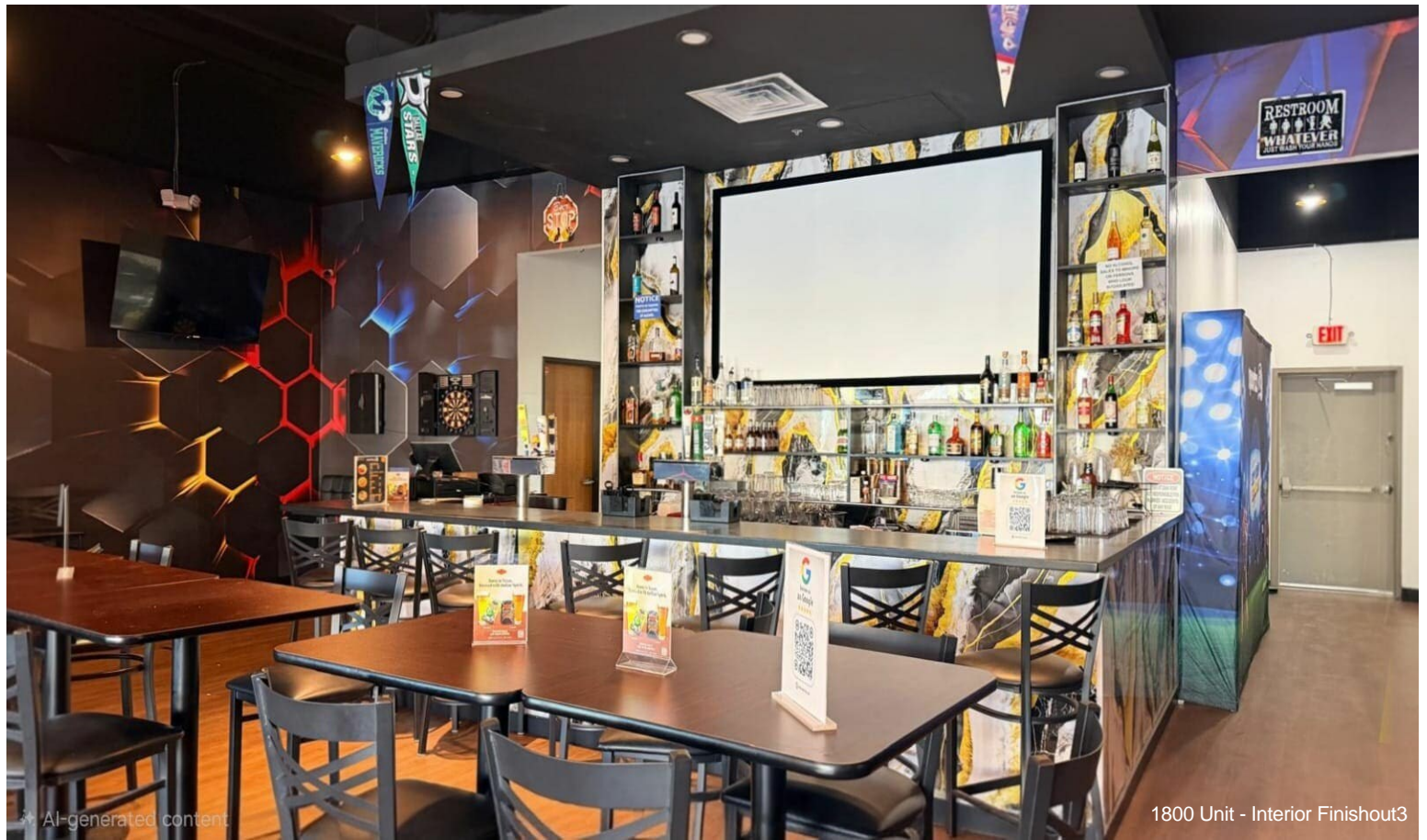


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This well-positioned retail offering delivers a compelling opportunity for operators seeking strategic placement within one of North Texas' fastest-growing trade areas. Surrounded by established neighborhoods, expanding residential development, and strong household incomes, the site is ideally suited for businesses aiming to capture consistent daily traffic and serve a loyal customer base. Its accessible location allows retailers to benefit from both local demand and broader regional activity driven by Frisco's thriving commercial and entertainment corridors. The property offers strong street visibility, convenient access, and a customer-friendly layout that supports a wide range of retail concepts. Operators can take advantage of prominent signage opportunities that enhance brand exposure and reinforce presence along a well-traveled thoroughfare. Ample parking, efficient ingress and egress, and a welcoming storefront environment make this location especially attractive to service-oriented uses, boutique retail, fitness, wellness, and neighborhood-convenience offerings. Frisco's continued expansion includes major corporate relocations, retail investment, entertainment attractions, and substantial new housing, all contributing to an ecosystem where retailers can succeed with long-term stability. The area attracts a diverse demographic drawn to strong schools, high quality of life, and a dynamic business environment. These factors combine to create consistent daytime and evening demand across categories.

With adaptable space, visibility, and proximity to major population growth, this retail opportunity aligns well with operators seeking a dependable, high-income customer base. Tenants will benefit from the property's location within a thriving community known for strong consumer spending and steady economic momentum. The offering presents a chance to secure a presence in a rapidly maturing retail node that continues to outperform peer submarkets in traffic, demographics, and overall activity.

Property Photos



* AI-generated content

1800 Unit - Interior Finishout3