



# NEC COIT & MAIN FOR SALE

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FRISCO, TX

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LOCATION

NEC COIT RD & MAIN ST

SIZE

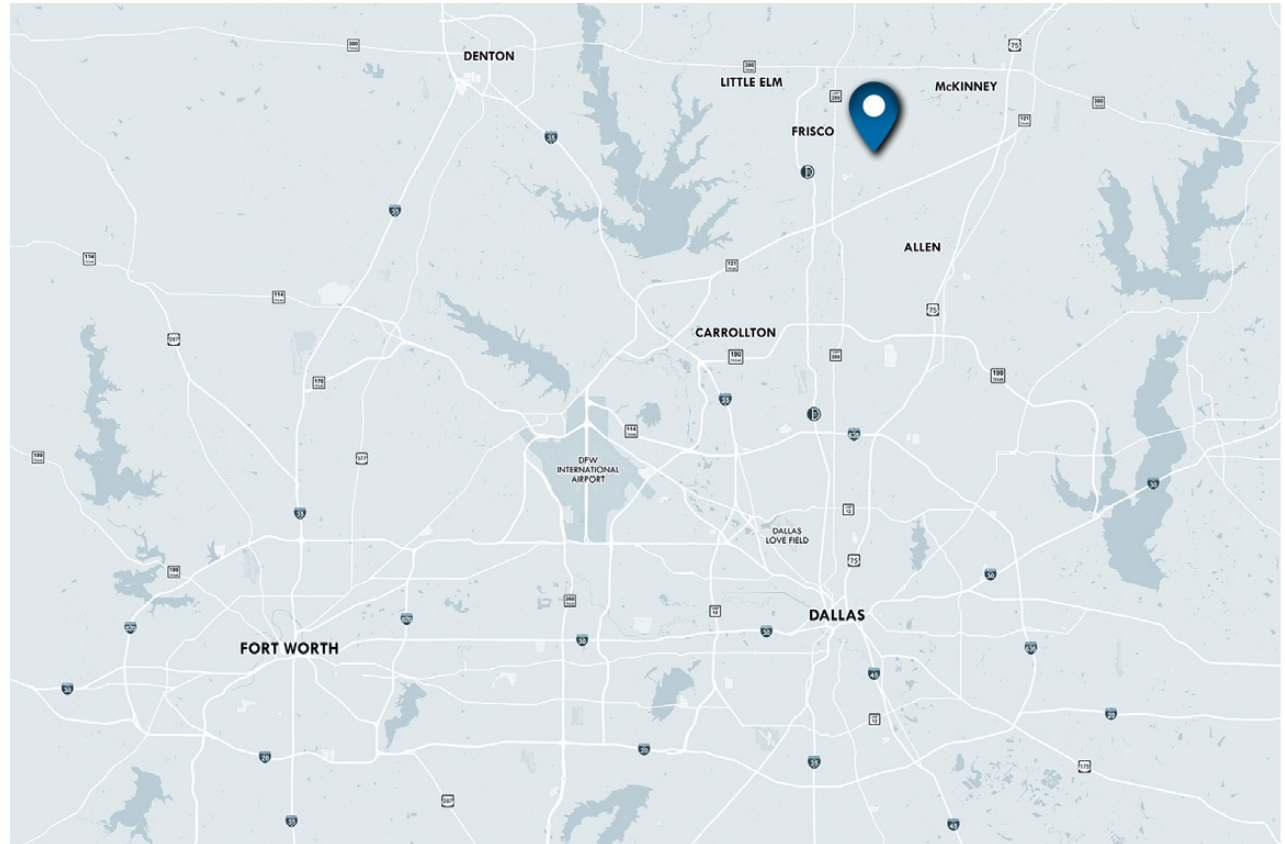
27.81 AC

TRAFFIC COUNTS

**COIT RD**                      **MAIN ST**  
21,151 VPD                      30,162 VPD

PROPERTY HIGHLIGHTS

- ★ PADS AVAILABLE FOR SALE
- ★ ACROSS FROM BRINKMANN RANCH. LANDON DEVELOPMENT WILL DEVELOP A \$1 BILLION RESIDENTIAL COMMUNITY ON 637 ACRES.
- ★ LEXINGTON PARKS WILL BE THE FIRST PORTION DEVELOPED NEAR THE INTERSECTION OF ELDORADO AND COIT WITH 183 SINGLE-FAMILY HOMES, 218 DUPLEXES, AND 77 PATIO LOTS WITH HOME PRICES \$400,000-\$700,000.
- ★ DIRECTLY ACROSS FROM A FUTURE FRISCO ISD SITE OF 84 ACRES.

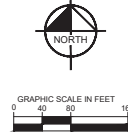


2021 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,992	121,474	316,038
EST. DAYTIME POPULATION	1,029	26,597	86,555
EST. AVG. HH INCOME	\$165,582	\$138,285	\$135,230

AREA ATTRACTIONS



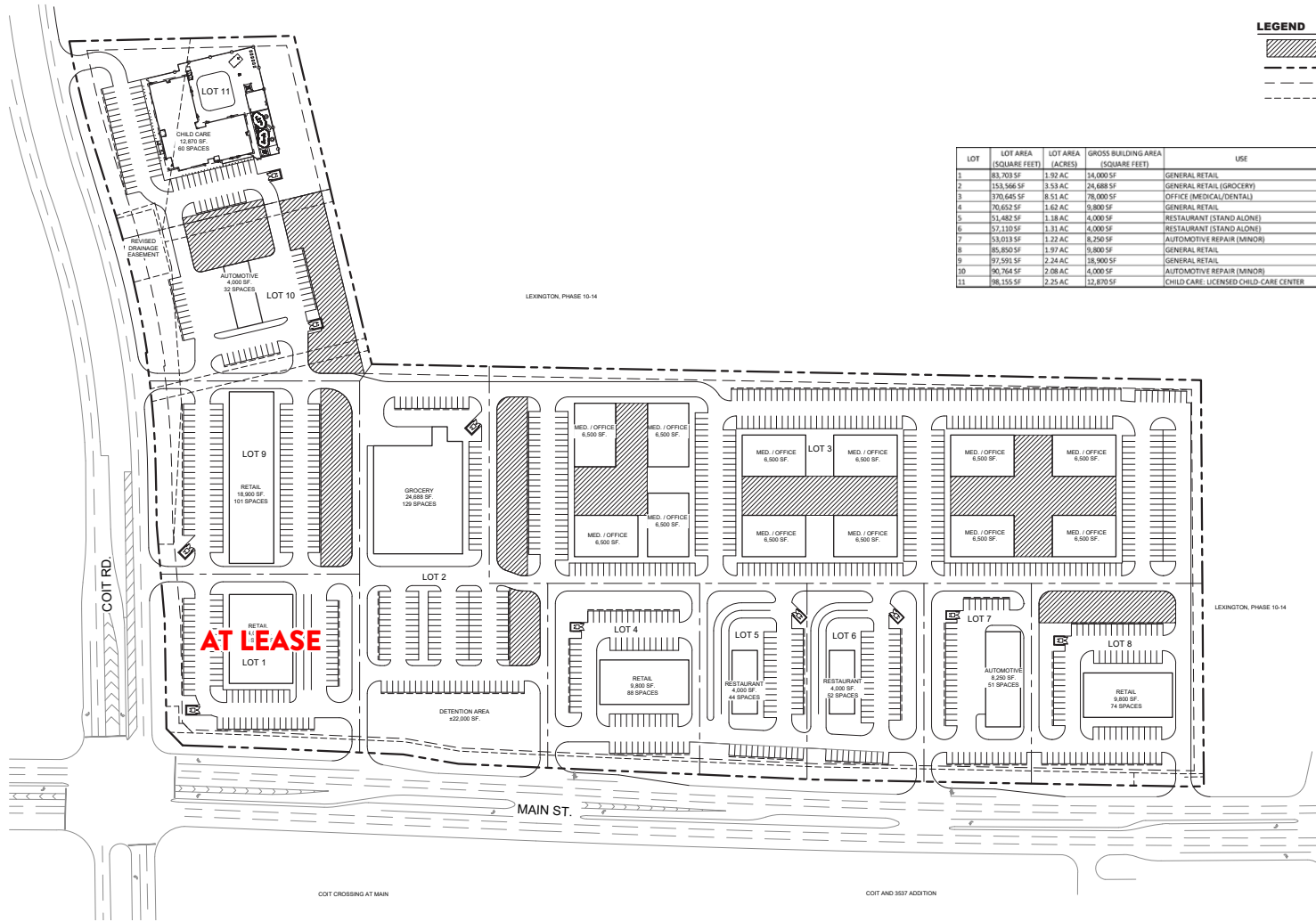


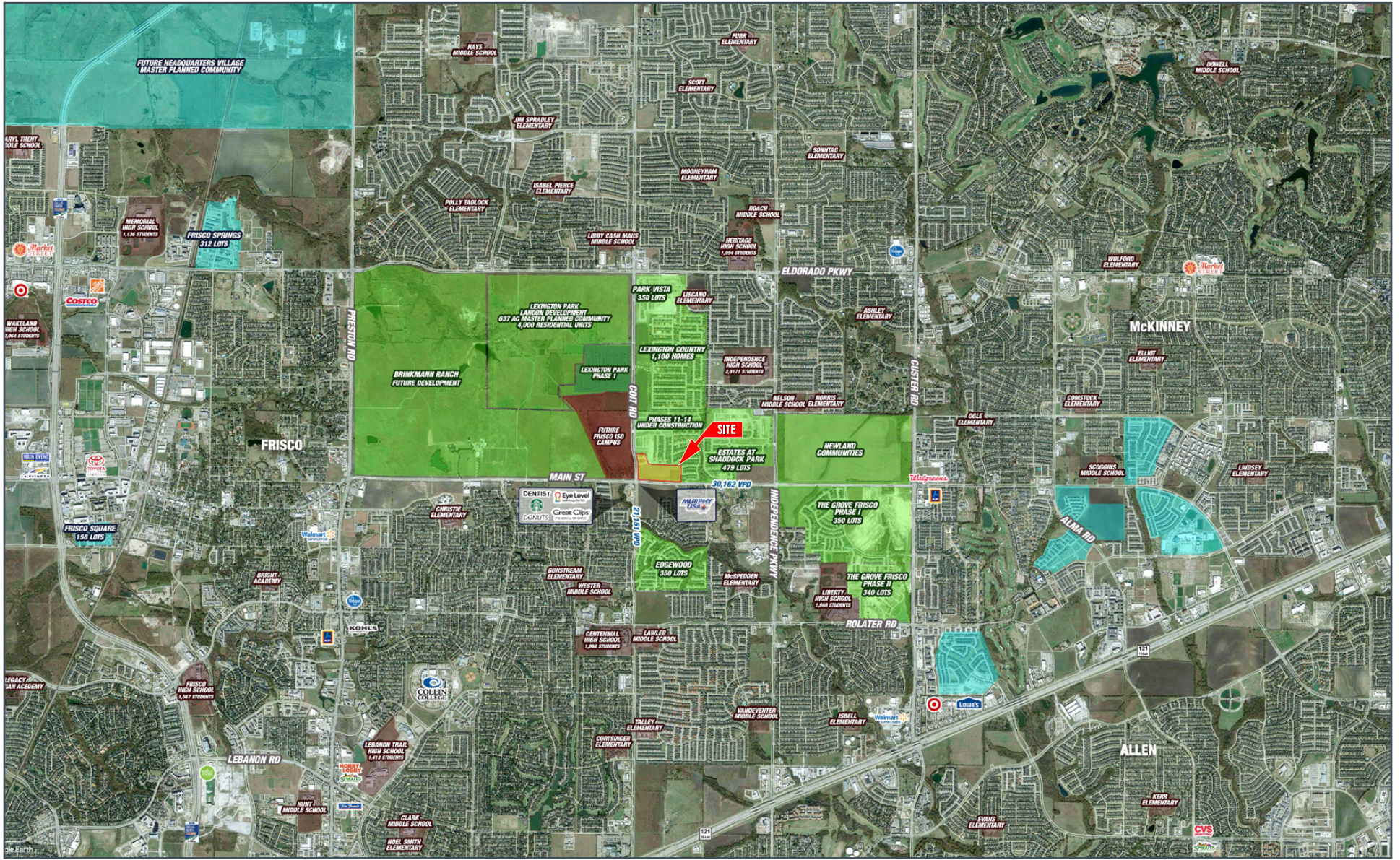
- NOTES**
- 37.81 ACRES OVERALL PROPERTY
  - OPEN SPACE REQUIRED (10% OF LOT): 121,163 SF (2.78 AC)
  - OPEN SPACE PROVIDED: 123,500 SF (2.84 AC)

**LEGEND**

- OPEN SPACE
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE

LOT	LOT AREA (SQUARE FEET)	LOT AREA (ACRES)	GROSS BUILDING AREA (SQUARE FEET)	USE	PARKING	
					RATIO	REQUIRED / PROVIDED
1	53,705 SF	1.22 AC	34,000 SF	GENERAL RETAIL	1 / 200 SF	70 / 76
2	153,566 SF	3.53 AC	24,688 SF	GENERAL RETAIL (GROCERY)	1 / 200 SF	124 / 129
3	370,645 SF	8.51 AC	78,000 SF	OFFICE (MEDICAL/DENTAL)	1 / 200 SF	390 / 428
4	70,652 SF	1.62 AC	9,800 SF	GENERAL RETAIL	1 / 200 SF	49 / 67
5	71,482 SF	1.58 AC	4,000 SF	RESTAURANT (STAND ALONE)	1 / 200 SF	40 / 43
6	57,110 SF	1.31 AC	4,000 SF	RESTAURANT (STAND ALONE)	1 / 300 SF	40 / 43
7	53,013 SF	1.22 AC	8,250 SF	AUTOMOTIVE REPAIR (MINOR)	3 / SERVICE BAY + 1 / EMPLOYEE	38 / 40
8	85,850 SF	1.97 AC	9,800 SF	GENERAL RETAIL	1 / 200 SF	49 / 74
9	77,971 SF	2.24 AC	18,900 SF	GENERAL RETAIL	1 / 200 SF	95 / 203
10	90,764 SF	2.08 AC	4,000 SF	AUTOMOTIVE REPAIR (MINOR)	3 / SERVICE BAY + 1 / EMPLOYEE	29 / 32
11	98,155 SF	2.25 AC	12,870 SF	CHILD CARE, LICENSED CHILD-CARE CENTER	1 / 8 PUPILS + 1 / EMPLOYEE	45 / 60
					TOTAL:	1969 / 2093









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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 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:
  - 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.

**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:**

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**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.

<u>Kenneth Edward Reimer</u>	<u>428933</u>	<u>kreimer@venturelandgroup.net</u>	<u>214-378-1212</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
XXXXXXXXXXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
<u>Licensed Supervisor of Sales Agent/Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
		<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>



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<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amy Pjetrovic</b>	<b>550374</b>	<b>apjetrovic@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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<b>Chris Janowski</b>	<b>740350</b>	<b>cjanowski@venturelandgroup.net</b>	<b>972-821-8182</b>
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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