



# THE PLAZA ON COIT FOR LEASE

214.378.1212

NEC COIT RD & PANTHER CREEK  
FRISCO, TX

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LOCATION

NEC COIT RD & PANTHER CREEK  
FRISCO, TX

SIZE

19,240 SF

AVAILABLE SPACES

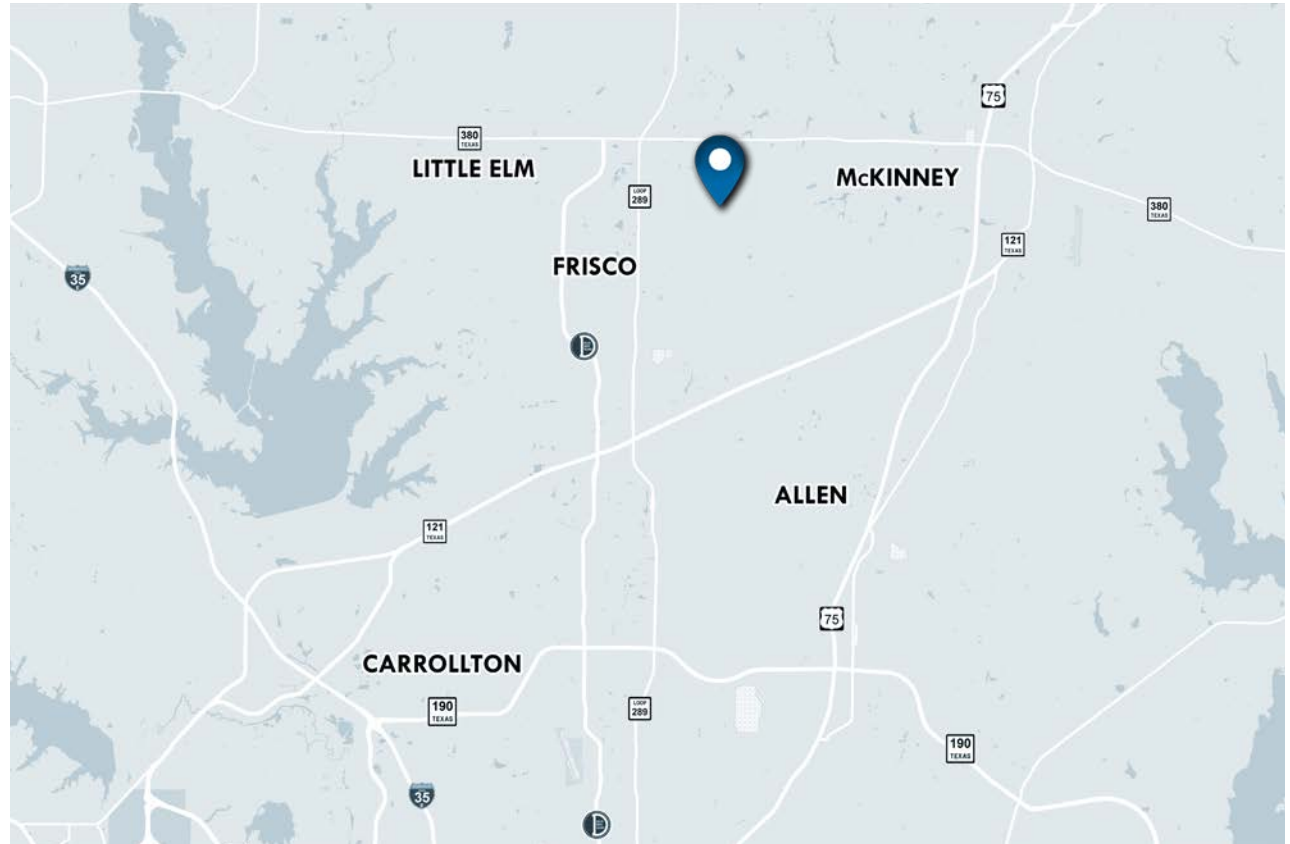
1,204 - 7,500 SF

TRAFFIC COUNTS

COIT RD                      WESTRIDGE BLVD  
23,779 VPD                      7,494 VPD

PROPERTY HIGHLIGHTS

- ★ DELIVERING Q1 2025
- ★ COIT FRONTAGE WHICH CARRIES OVER 23,000 VPD
- ★ AVERAGE HOUSEHOLD INCOME OVER \$206K WITHIN A 1 MILE RADIUS
- ★ STRONG POPULATION WITH OVER 99K IN A 3 MILE RADIUS
- ★ MINIMUM INTERIOR HEIGHT OF 17'10" (CEILING HEIGHT OF 19'6" ON FRONT AND 17'10" IN BACK)
- ★ PLENTY OF PARKING

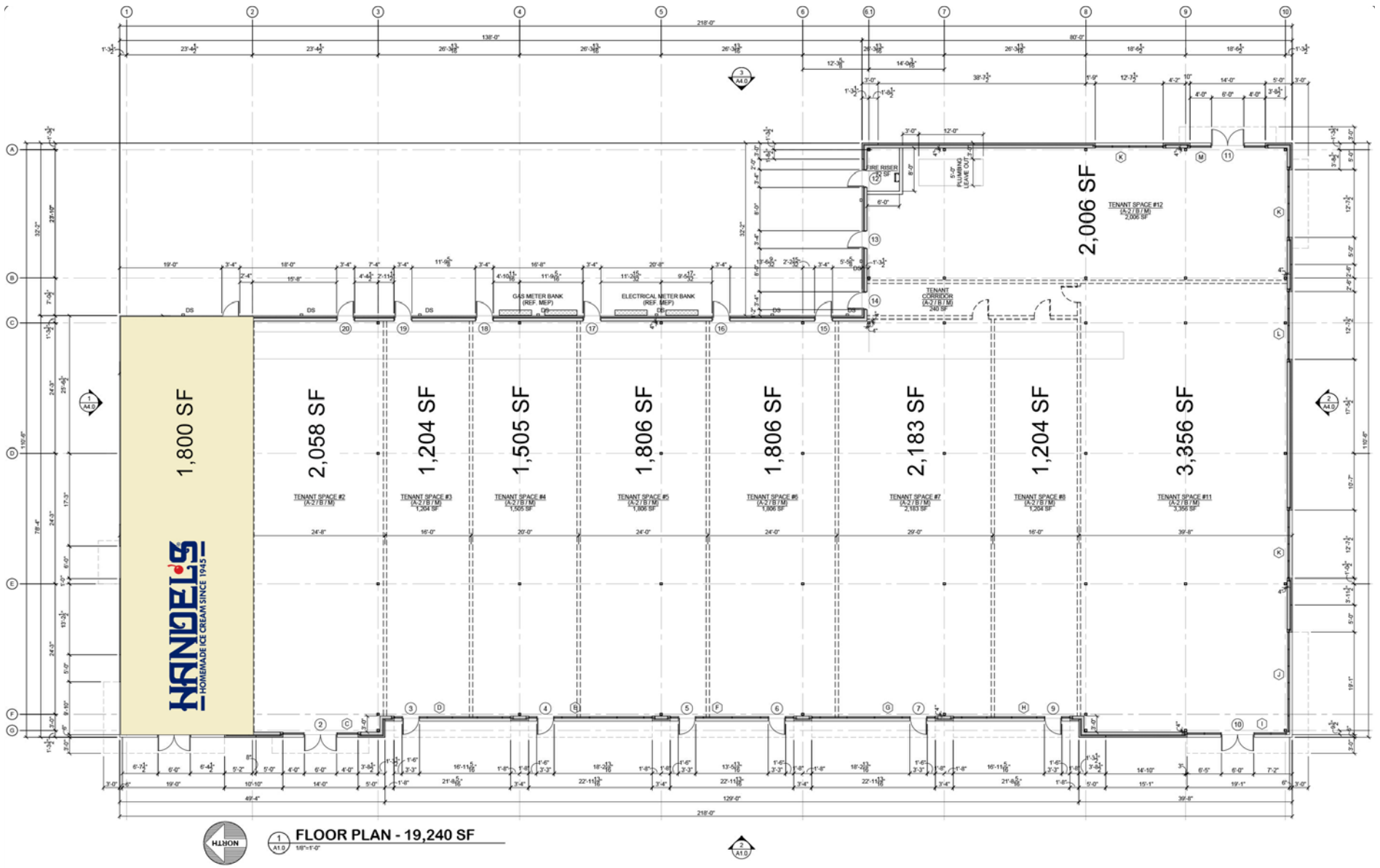


2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	21,025	99,780	257,000
EST. DAYTIME POPULATION	14,227	78,247	221,288
EST. AVG. HH INCOME	\$206,197	\$200,098	\$182,538

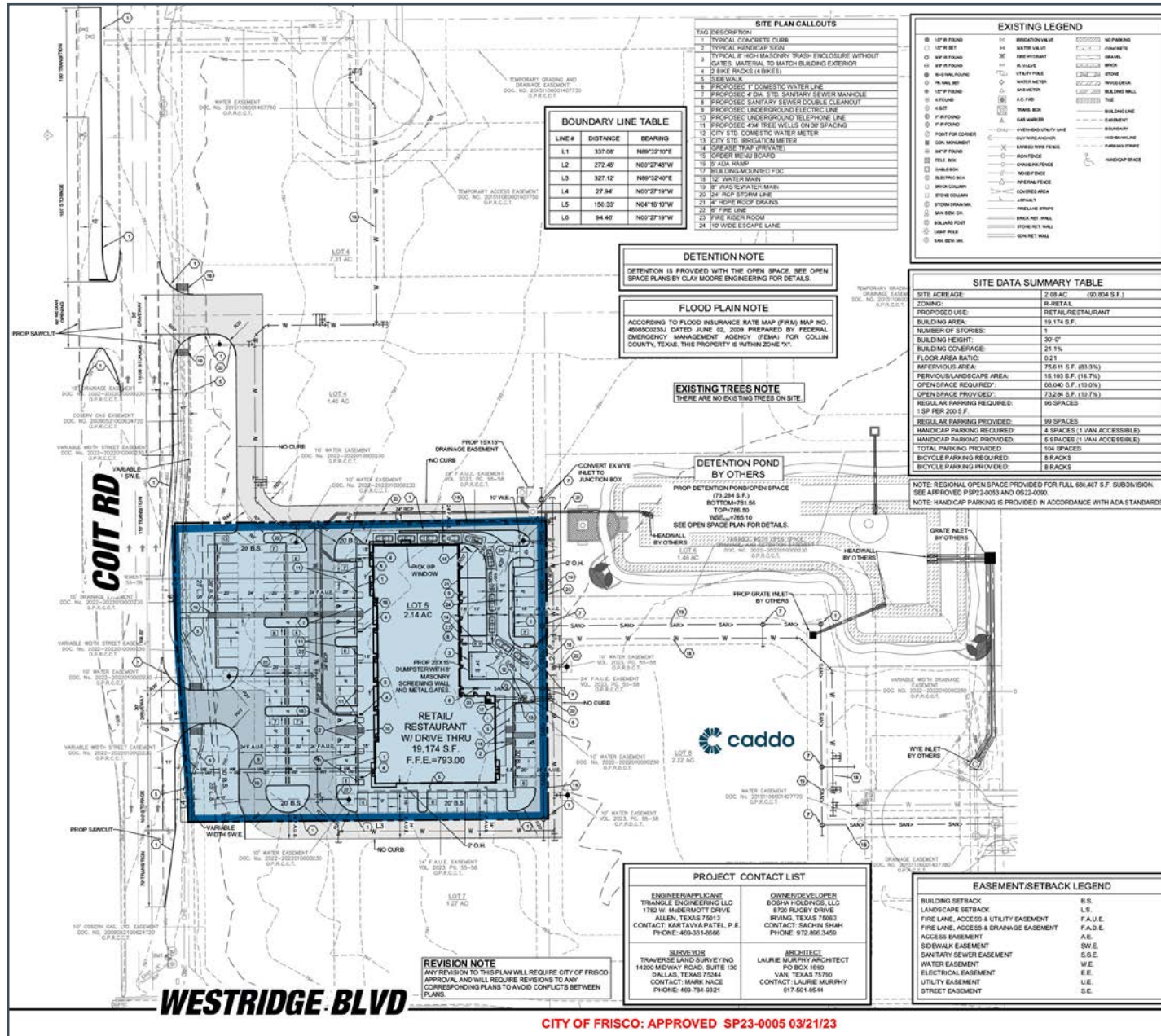
AREA ATTRACTIONS





1 FLOOR PLAN - 19,240 SF





LINE #	DISTANCE	BEARING
L1	337.08'	N89°32'10"W
L2	273.46'	N05°27'48"W
L3	327.12'	N89°32'40"E
L4	273.46'	N05°27'19"W
L5	156.32'	N84°18'19"W
L6	94.46'	N05°27'19"W

TAG DESCRIPTION
1 TYPICAL CONCRETE CURB
2 TYPICAL HANDICAP SIGN
3 TYPICAL 8" HIGH MASONRY BRUSH ENCLOSURE (WITHOUT GATES) MATERIAL TO MATCH BUILDING EXTERIOR
4 2" DEEP RACKS (4 BAY)
5 SIDE WALK
6 PROPOSED #1 CONCRETE WATER LINE
7 PROPOSED #2 DIA. 8" SANITARY SEWER MANHOLE
8 PROPOSED SANITARY SEWER DOUBLE CLEANOUT
9 PROPOSED UNDERGROUND TELEPHONE LINE
10 PROPOSED 4" X 4" TREE WELLS ON 20' SPACING
11 12" CITY STD. DOMESTIC WATER METER
12 CITY STD. IRIGATION METER
13 18" DIA. WATER MAIN
14 18" DIA. SEWER MAIN
15 24" RCP STORM LINE
16 2" FIRE LINE
17 2" FIRE RISER ROOD
18 10' WIDE ESCAPE LANE

10' R.F. FLOOD	11 BRIGADION LINE	12 NO PARKING
10' W.F. FLOOD	12 BRUSHY AREA	13 DRIVEWAY
10' P.F. FLOOD	13 TREE/VEGETAT	14 GRAVEL
10' M.F. FLOOD	14 ALIQUOT	15 BRICK
10' H.W. FLOOD	15 UTILITY TIE	16 ASPH
10' U.F. FLOOD	16 WATER METER	17 WOODEN DECK
10' A.C.F.	17 SHOWER	18 BUILDING WALL
10' C.F.	18 TRAIL BOX	19 TIE
10' P.F. FLOOD	19 GAS METER	20 EASEMENT
10' P.F. FLOOD	20 OVERHEAD UTILITY LINE	21 BOUNDARY
10' P.F. FLOOD	21 BRUSHY AREA	22 HOBBLELINE
10' P.F. FLOOD	22 EASEMENT	23 PARKING DRIVE
10' P.F. FLOOD	23 BRICK WALL	24 FLOOD SPACE
10' P.F. FLOOD	24 BRICK WALL	

SITE ACREAGE	2.08 AC (90,804 S.F.)
ZONING	R-RETAIL
PROPOSED USE	RETAIL RESTAURANT
BUILDING AREA	19,174 S.F.
NUMBER OF STORIES	1
BUILDING HEIGHT	30'-0"
BUILDING COVERAGE	21.1%
FLOOR AREA RATIO	0.21
IMPERVIOUS AREA	78,611 S.F. (83.3%)
PERVIOUS/LANDSCAPE AREA	16,103 S.F. (16.7%)
OPEN SPACE REQUIRED	69,045 S.F. (73.0%)
OPEN SPACE PROVIDED	73,208 S.F. (77.2%)
REGULAR PARKING REQUIRED	96 SPACES
1 SP PER 200 S.F.	
REGULAR PARKING PROVIDED	99 SPACES
HANDICAP PARKING REQUIRED	4 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED	8 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED	104 SPACES
BICYCLE PARKING REQUIRED	8 RACKS
BICYCLE PARKING PROVIDED	8 RACKS

**DETENTION NOTE**  
DETENTION IS PROVIDED WITH THE OPEN SPACE. SEE OPEN SPACE PLANS BY CLAY MOORE ENGINEERING FOR DETAILS.

**FLOOD PLAIN NOTE**  
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48050303M DATED JUNE 02, 2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE "X".

**EXISTING TREES NOTE**  
THERE ARE NO EXISTING TREES ON SITE.

**DETENTION POND BY OTHERS**  
PROF. DETENTION POND/OPEN SPACE (73,284 S.F.)  
807084781 SA  
TOP=786.50  
BASE=785.18  
SEE OPEN SPACE PLAN FOR DETAILS.

NOTE: REGIONAL OPEN SPACE PROVIDED FOR LOT 604/617 S.F. SUBDIVISION SEE APPROVED SP22-0055 AND 0522-0190.  
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

<b>ENGINEER/APPLICANT</b> TRIANGLE ENGINEERING LLC 1762 W. ANDERSON DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-313-1486	<b>OWNER/DEVELOPER</b> BOSH HOLDINGS, LLC 8720 RUGBY DRIVE IRVING, TEXAS 75038 CONTACT: SACHIN SHAM PHONE: 972-886-3459	<b>ARCHITECT</b> LAUREL MURPHY ARCHITECT PO BOX 1890 VAN, TEXAS 75760 CONTACT: LAUREL MURPHY 817-561-9544
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BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SEWER EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
STREET EASEMENT	S.E.

**REVISION NOTE**  
ANY REVISION TO THIS PLAN WILL REQUIRE CITY OF FRISCO APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

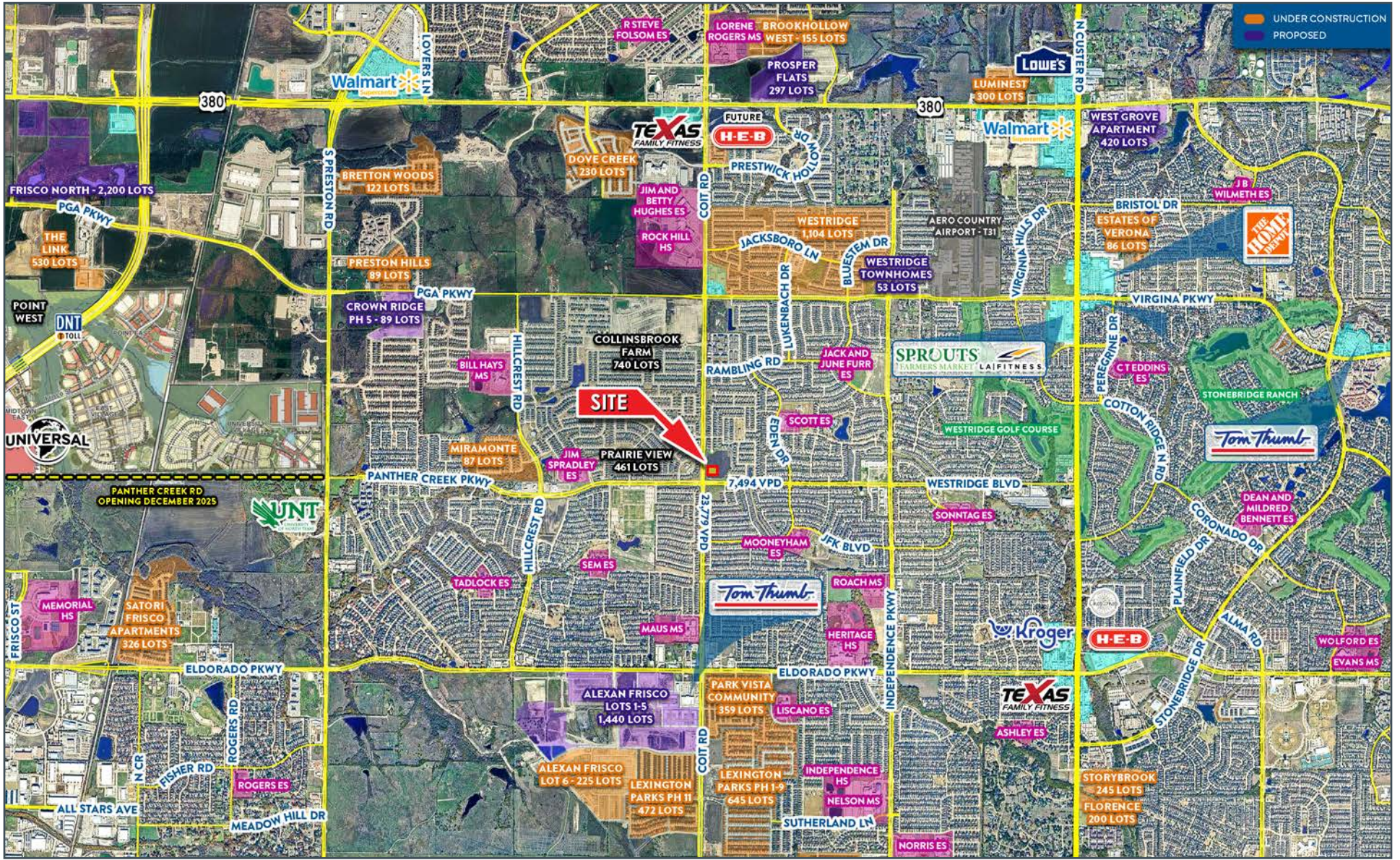
**WESTRIDGE BLVD**

CITY OF FRISCO: APPROVED SP23-0005 03/21/23















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**MIA UREÑA**

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[murena@venturedfw.com](mailto:murena@venturedfw.com)





## 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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:
    - That the owner will accept a price less than the written asking price;
    - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
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**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.

<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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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<b>Natalia Singer</b>	<b>617025</b>	<b>nsinger@venturedfw.com</b>	<b>214-378-1212</b>
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