

\$47 - 10402 Coit Road, Frisco

MLS® #21088091

\$47

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 0.46 Acres

Lexington Commercial, Frisco, TX

Now Leasing: Grand Lexington commercial
Brand-New Mixed-Use Spaces Coming Dec
2025

This newly constructed retail shopping center offers a range of premium amenities tailored to meet diverse business needs. Ideally situated in a vibrant, central location right on Coit road in the heart of Frisco, it's just steps away from world-class shopping, dining, and entertainment. With easy access to major highways. Office, Medical, or Retail Secure a brand new shell space in a prime, high-growth Frisco location, immediately adjacent to the prestigious Lexington Country and Lexington Parks neighborhoods. Unmatched Location & Market Advantages Exceptional Visibility: Strategically located right on Coit Road (between Main St & Eldorado Pkwy), at the entrance of densely populated, high-end communities. High Growth & Built-in Clientele: Positioned to capture traffic from thousands of surrounding homes and apartments.

Surrounded by a vibrant commercial hub (Tom Thumb, CVS, India Bazaar, restaurants) plus the Balaji Temple and Montessori School, ensuring consistent daily foot traffic. Strategic Access: Superior connectivity via SH 121, Preston Rd, Dallas North Tollway (DNT), and US Hwy 380. Property Features & Flexibility Brand New Construction (2025): Customizable Shell Space: A blank slate to implement your precise layout and design without the constraints of previous tenants. Flexible Layouts: Retail spaces available from 1,500 SF



up to 9,000+ SF with excellent contiguous options. Ideal Uses Medical: Dental, Primary Care, Specialty Clinics, Physical Therapy. Professional Office: CPA, Law Firm, Financial Services, IT Consulting. Retail and Service: Educational Centers, Fitness Studios, Salons, Boutique Retail. Seize this rare chance to capitalize on the explosive growth of North Texas.

Built in 2025

Essential Information

MLS® #	21088091
Price	\$47
Bathrooms	0.00
Acres	0.46
Year Built	2025
Type	Commercial Lease
Sub-Type	Retail
Status	Active

Community Information

Address	10402 Coit Road
Subdivision	Lexington Commercial
City	Frisco
County	Collin
State	TX
Zip Code	75035

Amenities

Utilities	City Sewer, City Water, Individual Water Meter, Electricity Not Available
Garages	Additional Parking, Aggregate, Alley Access, Asphalt, Assigned, Common

Interior

Heating	Electric
# of Stories	1
Stories	1

Exterior

Roof	Shingle
Construction	Block
Foundation	Slab
Additional Information	
Zoning	commercial retail
Listing Details	
Listing Agent	Lilu David
Listing Office	Beam Real Estate, LLC



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