

\$42 - Coit Road, Frisco

MLS® #21018902

\$42

0 Bedroom, 0.00 Bathroom, 12,800 sqft
Commercial Lease on 1.78 Acres

Nec Coit & Main Add, Frisco, TX

Pleased to offer a premier leasing opportunity in Frisco, Texas. This proposed 12,800 SF new construction retail building will offer excellent visibility along Coit Road, which sees over 25,000 vehicles per day. Scheduled for delivery by August 2026, the project is strategically positioned less than 3.5 miles from SH-121, providing strong accessibility within one of North Texas's fastest-growing retail corridors. Three suites are available for lease—Suite 102 (2,040 SF), Suite 103 (2,040 SF), and Suite 104 (2,040 SF)—totaling 6,120 SF of versatile space ideal for national retailers, fitness concepts, medical users, or service-based businesses. With over 465,000 residents within a 15-minute drive and average household incomes exceeding \$187,000, the area offers a strong and growing consumer base for long-term retail success. Frisco is rapidly expanding with new master-planned communities and commercial developments, including The Grove—a 735-acre residential community nearby—further driving demand and population growth in the area. Located less than 10 minutes from Collin College and multiple Frisco ISD high schools with a combined student population of over 25,000, the site benefits from strong daily traffic and consistent demand for retail, dining, and service-oriented businesses.

Built in 2026



Essential Information

MLS® #	21018902
Price	\$42
Bathrooms	0.00
Square Footage	12,800
Acres	1.78
Year Built	2026
Type	Commercial Lease
Sub-Type	Retail
Status	Active

Community Information

Address	Coit Road
Subdivision	Nec Coit & Main Add
City	Frisco
County	Collin
State	TX
Zip Code	75035

Amenities

Utilities	City Sewer, City Water, Electricity Available
Garages	On Site, Parking Lot

Interior

Heating	Central
# of Stories	1
Stories	1

Exterior

Roof	Other
Construction	Other
Foundation	Slab

Additional Information

Zoning	Retail
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Listing Details

Listing Agent	Ross Miller
Listing Office	M&D CRE, LLC

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Listing information last updated on November 20th, 2025 at 1:30am CST