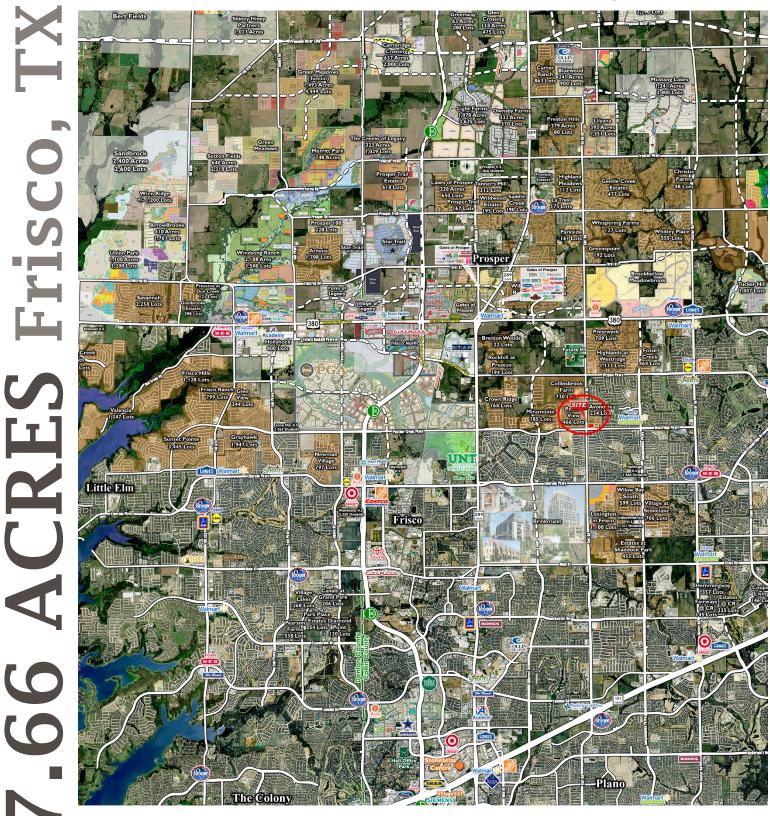
Northeast Corner of Coit Road & Westridge Boulevard





<u>Retail</u> Commercial

Northeast Corner of Coit Road & Westridge Boulevard

Pad Sites Available

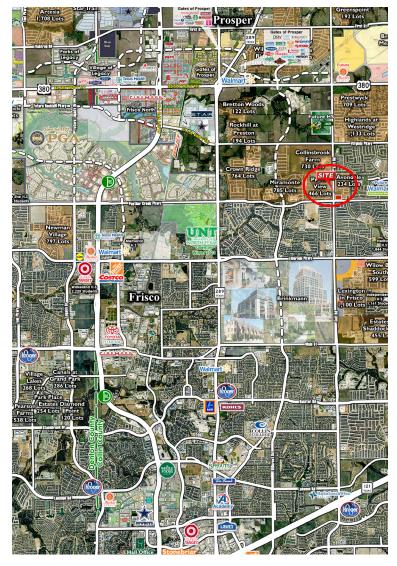
310+/- feet of rontage along Coit Road

747+/- feet of frontage along Westridge Boulevard

Utilities are available to the property

Frisco Independent School District

Collin County



Robert Wyman robert@rexrealestate.com

7.66 Acres Retail/Commercial



Frisco Demographics

March 2019 Population: 185,435

Cities Annual Growth Rate: 6.1%

City's Average Annual Growth Rate since 2010: 5.2%

Estimated Population at Buildout: +/- 297,800

As of January 2019 the City of Frisco is 72% developed

Median Household Income: \$122,302

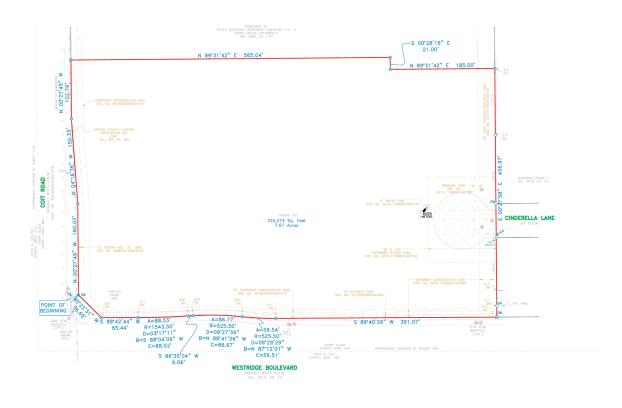
Adults with Advanced Degrees: 61.6%

Median Age: 36.6

Number of Households: 63,988

(972) 250-1263 rexrealestate.com

INFORMATION FURNISHED IS FROM SOURCES DEEMED TO BE RELIABLE, BUT IS NOT IN ANYWAY GUARANTEED BY US AND IS SUBJECT TO CHANGE IN PRICE, ERRORS AND OMMISSIONS, PRIOR SALES OR WITHDRAWAL WITHOUT NOTICE.



Westridge Boulevard

Being a tract of land situated in the Henry Slock Survey, Abstract No. 840 in Collin County, Texas, same being a potton of that tract of land conveyed to Frisco Westridge Investment Partners, L10. a Texas Limited Partnersib, by deed recorded in Document Number 2005-0022667, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds or follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being in the Northern portion of a corner clip at the intersection of the North line of Westridge Boulevard (Variable width right-of-way) and the East line of Colf Road (Variable width right-of-way);

THENCE North 00 degrees 27 minutes 45 seconds West, along the East line of sold Coit Road, a distance of 160.07 feet to a 1/2 inch iron rod set with a yellow cap, stamped "CBS Surveying" for corner;

THENCE North 04 degrees 16 minutes 36 seconds West, along the East line of said Coil Road, a distance of 150.33 feet to a 1/2 inch iron rod set with a yellow cap, stamped "CBS Surveying" for corner:

THENCE North 00 degrees 27 minutes 45 seconds West, along the East line of said Colt Road, a distance of 102.79 feet to a 1/2 inch iron rod set with a yellow cap, stamped "CBO Surveying" for corner, said corner being the Southwest corner of the remainder of said Frisco Westridge Investment tract;

THENCE South 00 degrees 28 minutes 18 seconds East, a distance of 21.00 feet to a 1/2 inch iron rod set with a yellow cap, stamped "CBG Surveying" for corner;

THENCE North 89 degrees 31 minutes 42 seconds East, a distance of 185.00 feet to a o 1/2 inch iron rod set with a yellow cap, stamped "C80 Surveying" for corner; sold corner being along the West lille of Avandle Phase 1, an Addilloin in Collin County, Texas, according to the Plot thereof recorded in Volume 2016, Page 751, Plot Records, Collin County, Texas;

THEMCE South 00 degrees 27 minutes 58 seconds East, long the West line of sold Accorded Phase 1, possing at a distance of 127, 1 cell on 1,97 hank lon more found on the large of 120,000 feet of 1,000 feet of 1,

THENCE along the following seven bearings and distances along the North line of said Westridge Boulevard as follows:

South 39 degrees 40 minutes 26 seconds West, a distance of 391.07 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "GB6 Surveying" for corner, sold corner being in a curve to the right, having a rodulus of 25.55 (feet, a delta of 16 degrees 29 minutes 29 seconds, a chord bearing and distance of North 87 degrees 12 minutes 01 seconds West, 59.51 feet;

THENCE along said curve to the right an arc length of 59.54 feet to a 1/2 inch iron rad set with a yellow plastic cap stamped "CBG Surveying" for corner, said corner being in a curve to the left, having a radius of 525.50 feet, a delta of 90 degrees 27 minutes 30 seconds, a chord bearing and distance of North 88 degrees 41 minutes 06 seconds West, 86.57 feet;

THENCE along said curve to the left an arc length of 86.77 feet to a 1/2 inch iron rod set with a yellow cap, stamped "CBG Surveying" for corner;

South 86 degrees 35 minutes 04 seconds West, a distance of 9.06 feet to a 1/2 inch Iron rod set with a yellow cap, stamped "CBS Surveying" for corner, sold corner being in a curve to the right, having a rodius of 154.55 of text, a datalo of 36 agrees 17 minutes 11 seconds, a chord bearing and distance of South 88 degrees 04 minutes 09 seconds West, 88.52 feet;

THENCE along said curve to the right an arc length of 88.53 feet to a 1/2 inch iron rod set with a yellow cap, stamped "CBG Surveying" for corner;

South 89 degrees 42 minutes 44 seconds West, a distance of 65.44 feet to a 1/2 inch iron rod set with a yellow cap, stamped "CBG Surveying" for corner, said corner being the Eastern corner of said corner clip;

THENCE North 45 degrees 22 minutes 31 seconds West, along the Northeast line of said corner clip, a distance of 56.65 feet to the POINT OF BEGINNING and containing 334,074 square feet or 7.67 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor Jonathan M. Quill hereby certifies to Christope Chri

FOR REVIEW ONLY

Jonathan M. Quill Registered Professional Land Surveyor No. 5882

(**) CHICAGO TITLE

oording to the F.I.R.M. in Map No. 48085C0235J DOES NOT lie within the 100 year flood zone. CONTROLING MONADOR CONTROLING TO THE PORT DATE BY ASPHALT PAVING CHAIN LINK FENC WOOD FENCE BANGED WIFE IRON FENCE PIPE FENCE LIDECK OR CARPORT NOTES

NOTE: Acc

1" = 50' 6/7/19 1911045-1 N/A BG

SCALE DATE JOB NO. G.F. NO. DRAWN

7.67 ACRES

HENRY SLACK SURVEY, ABST. NO. 840 COLLIN COUNTY, TEXAS

WESTRINGE BOLLEVARD

NOTES: BEARINGS ARE BASED ON DEED RECORDED IN VOL. 5862, PG. 1101.

