



FRISCO PADS

For sale or ground lease:
Coit & Panther
Creek
Frisco, TX

Metrics

Coit & Panther Creek
Frisco, TX

Location

Coit & Panther Creek

Size

Pad 1
+/-0.64 AC

Pad 2
+/-0.51 AC

Traffic Counts

Coit Rd
23,779 VPD

Panther Creek Pkwy
7,494 VPD



Property Highlights

1. 40,000 SF office adjacent to the property
2. Population over 100k in a 3-mile radius
3. Average household income over \$214k within a 1 mile radius

2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	19,426	102,401	282,065
EST. DAYTIME POPULATION	1,821	17,750	63,211
EST. AVG. HH INCOME	\$214,781	\$219,733	\$201,704

Area Attractions



Coit & Panther Creek Frisco, TX

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