

Lexington Phase I

By

Suniksha Ventures LP

Contact card

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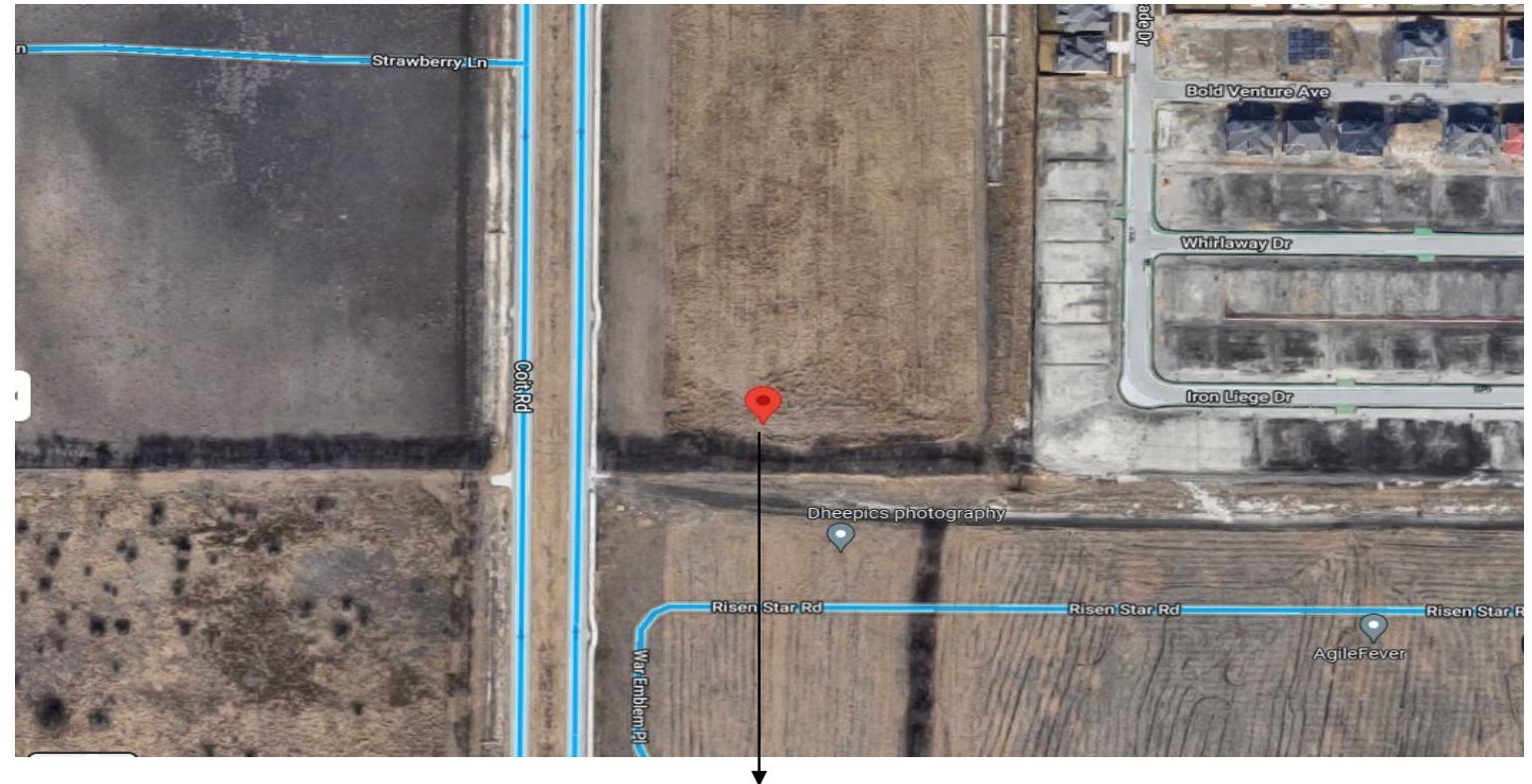
Construction Project Details:

→ 3 acres of Commercial (Retail & Office) space near Lexington Main Gate in city of Frisco, Tx.

→ Location: Coit Road, Frisco, TX

Coordinates: [33.160076, -96.767174](#)

Near by : Lexington Country Community, Landon Homes Estate



Lexington Phase-1 (Our Venture)

Why Lexington, Frisco, TX?

→ Lexington is located right in the Frisco, TX on the east side of Coit Road, between Main Street and Eldorado Parkway. The neighborhood is close to most of North Texas' best shopping, dining, and entertainment.

→ Lexington, Frisco, located just 30 miles north of Dallas, is one of the fastest growing cities in the United States. This close-knit, family-oriented community has excellent school systems, top class medical facilities, and an overall high quality of life—and our venture is right in the middle of it all.

→ In 2011, [Money magazine](#) named Frisco TX one of the "Top 100 Places to Live in the United States," and Forbes named Frisco one of the "America's 25 Best Places to Move."

Forbes



No. 7: Frisco, Texas

Population: 84,778

Big city: Dallas, 30 miles south

Airport: Dallas-Fort Worth, 28 miles southwest

Global employers nearby: Dr. Pepper Snapple Group, JC Penney, Frito-Lay, Fujitsu, T-Mobile, Perot Systems, Countrywide Financial (now part of Bank of America), Capital One

White: 82%, **Black:** 5.5%, **Asian:** 6.5%, **Hispanic:** 13.5%

Adults with bachelor's degree or higher: 57%

Born in different state or abroad: 57%

Came from out of state within five years, 2000 Census: 55%

Median family income: \$106,187

Median home value: \$231,300

[Read on](#) for more on real estate, including Forbes' home of the week and

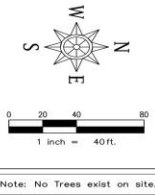
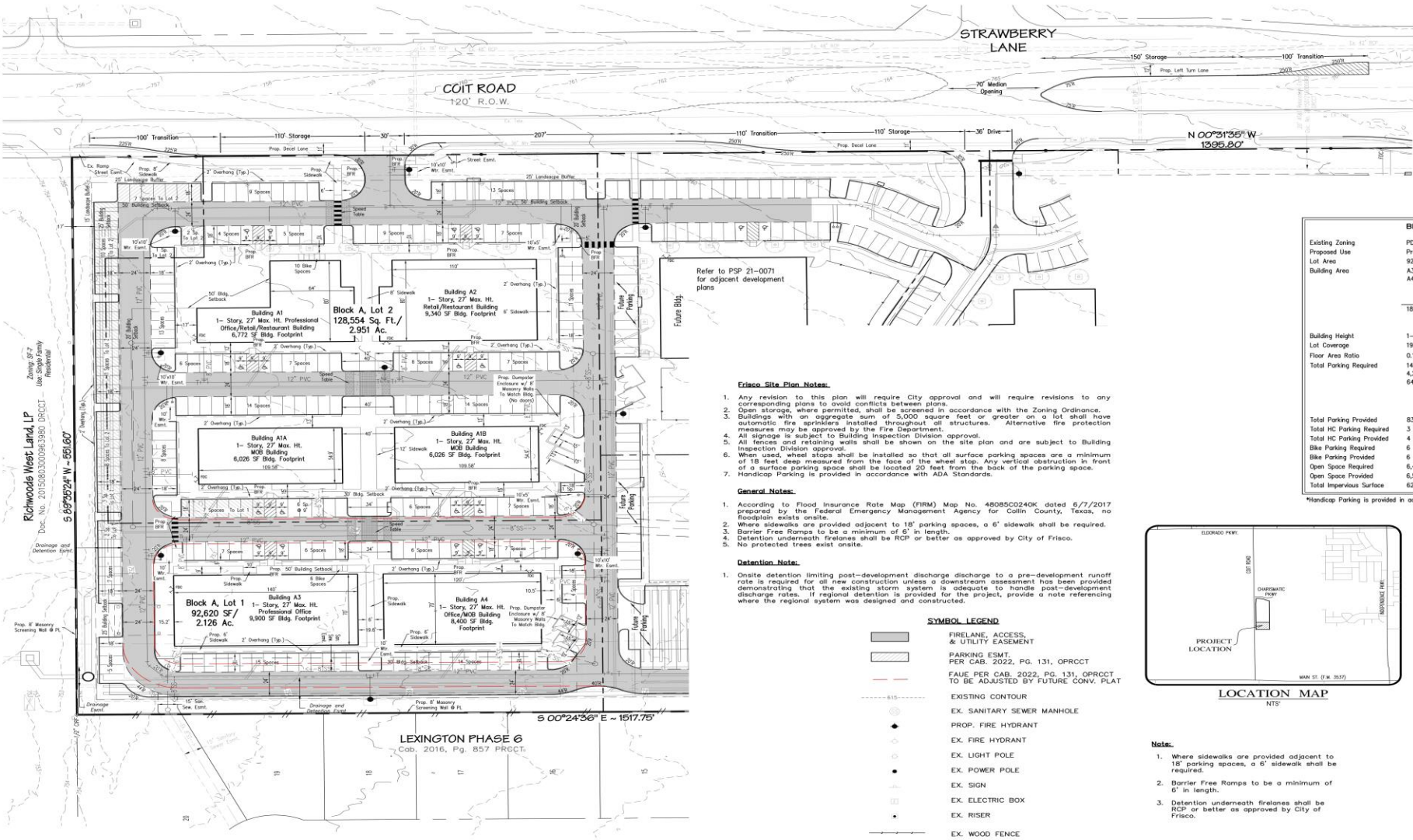
Investment Highlights

- Total Capital Raising – \$3.5M
- Land Size: 3 Acres
- Price Per Sq.Ft: \$17.5/Sq.Ft
- No of Shares: 35
- Acquisition Fee: \$50K
- Project Duration: 18 Months
- Expected Returns: 70-80%
- GP Fees: 20% on Profit remaining 80% to LP's
- Earnest Money : \$100,000.

Entity Structure

- Property will be on 1 single entity with all 35 share holders as owners with respective ownership percentages
- Entity Name : Suniksha Ventures LP
- A Legal operating partnership agreement will be prepared by attorney on the ownership
- GPs will be managing the property, communications, coordination work

Preliminary Site Plan:



	Block A, Lot 1	Block A, Lot 2
Existing Zoning	PD-6 Light Commercial	PD-6 Light Commercial
Proposed Use	Prof. Office/ Medical Office	Restaurant/Prof. Office/Retail
Lot Area	92,620 SF (2.126 Ac.)	128,554 SF (2.951 Ac.)
Building Area	A3 - 9,900 SF Professional Office A4 - 4,200 SF Professional Office A5 - 4,200 SF Medical Office	A1 - 6,772 SF Restaurant A2 - 9,340 SF Retail A1A - 6,026 SF Medical Office Bldg. A1B - 6,026 SF Professional Office Bldg.
	18,300 SF (18,300 SF Footprint) Total	28,164 SF (28,164 SF Footprint) Total
Building Height	1-Story, 27'-0"	1-Story, 27'-0"
Lot Coverage	19.8%	21.9%
Floor Area Ratio	0.198:1	0.219:1
Total Parking Required	14,100 SF Professional Office @ 1:300 = 47 Sp. 4,200 SF Medical Office @ 1:200 = 21 Sp. 64 Total Spaces	6,772 SF Restaurant @ 1:100 = 68 Sp. 9,340 SF Retail @ 1:200 = 47 Sp. 6,026 SF Prof. Office @ 1:300 = 21 Sp. 6,026 SF Med. Office @ 1:200 = 31 Sp. 167 Total Spaces
Total Parking Provided	83 Spaces	192 Spaces
Total HC Parking Required	3 Spaces	6 Spaces
Total HC Parking Provided	4 Spaces	12 Spaces
Bike Parking Required	6	10
Bike Parking Provided	6	10
Open Space Required	6,483 SF (7%)	8,999 SF (7%)
Open Space Provided	6,537 SF (7.1%)	9,563 SF (7.4%)
Total Impervious Surface	62,165 SF	114,897 SF

Handicap Parking is provided in accordance with ADA Standards

- Frisco Site Plan Notes:**
- Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
 - All signage is subject to Building Inspection Division approval.
 - All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.
 - When used, wheel stops shall be installed so that all surface parking spaces are a minimum of 18 feet deep measured from the face of the wheel stop. Any vertical obstruction in front of a surface parking space shall be located 20 feet from the back of the parking space.
 - Handicap Parking is provided in accordance with ADA Standards.

- General Notes:**
- According to Flood Insurance Rate Map (FIRM) Map No. 48085C0240K dated 6/7/2017 prepared by the Federal Emergency Management Agency for Collin County, Texas, no floodplain exists onsite.
 - Where sidewalks are provided adjacent to 18' parking spaces, a 6' sidewalk shall be required.
 - Barrier Free Ramps to be a minimum of 6' in length.
 - Detention underneath firelanes shall be RCP or better as approved by City of Frisco.
 - No protected trees exist onsite.

- Detention Note:**
- Onsite detention limiting post-development discharge to a pre-development runoff rate is required for all new construction unless a downstream assessment has been provided demonstrating that the existing storm system is adequate to handle post-development discharge rates. If regional detention is provided for the project, provide a note referencing where the regional system was designed and constructed.

- SYMBOL LEGEND**
- FIRELANE, ACCESS, & UTILITY EASEMENT
 - PARKING ESMT. PER CAB. 2022, PG. 131, OPRCCT
 - FAUE PER CAB. 2022, PG. 131, OPRCCT TO BE ADJUSTED BY FUTURE CONV. PLAT
 - EXISTING CONTOUR
 - EX. SANITARY SEWER MANHOLE
 - PROP. FIRE HYDRANT
 - EX. FIRE HYDRANT
 - EX. LIGHT POLE
 - EX. POWER POLE
 - EX. SIGN
 - EX. ELECTRIC BOX
 - EX. RISER
 - EX. WOOD FENCE



- Notes:**
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ACTION	
APPROVED	DENIED
STAFF _____	STAFF _____
DATE _____	DATE _____
P&Z _____	P&Z _____
DATE _____	DATE _____
Neighborhood # _____	
See the Staff Approval Letter or P&Z Result memo for any conditions associated with the approval of the project.	

PSP22-0025
PRELIMINARY SITE PLAN
BEST BRAINS ADDITION
Block A, Lots 1-2
5.078 Acres/221,174 Sq. Ft.
J. COX SURVEY, ABSTRACT NO. 180
IN THE CITY OF FRISCO, COLLIN COUNTY, TEXAS

Lot 1&2 Owner/Applicant
RS Coit Lexington 5, LLC
920 Old Stacy Road
Fairview, TX 75069
Telephone: (515) 988-9215
Contact: Srinivasa Siripurapu

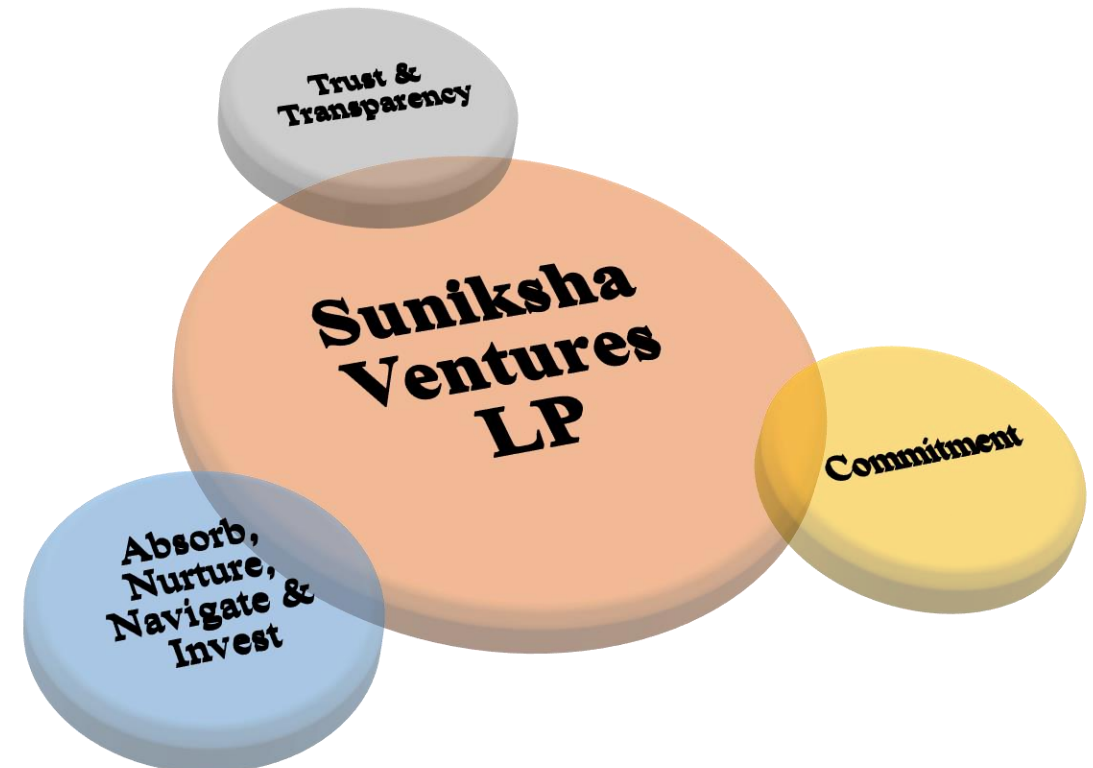
Engineer/Surveyor
Spiera Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TXPE No. 7-2121
Contact: David Bond

IMPORTANT DATES

- Option fee hard – **Nov 15th, 2022**
- Individual LLC Creation / Amount ready – **December 15th, 2022**
- Money Transfer deadline – **December 25th, 2022**
- Operating agreement delivery – **December 31st, 2022**
- Closing Date – **January 1st Week, 2023**

Early exit and selling shares

- Incase of any early exit, shareholder can find a replacement
- Or the managers can help selling the share
- Time value of the share can be determined based on project phase



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