

FOR SALE

6711 OAK STREET, FRISCO, TX

Located in the Rail District of Frisco

4,000 SF
Freestanding



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PROPERTY INFORMATION:



- **4,000 SF**
- **.42 Acres**
- **Freestanding Building**
- **Zoned OTC**
- **30 Space Parking Lot**
- **Built 2020**



- In the heart of Frisco's revitalized Rail District
- Excellent Frontage on Oak Street, Visible from Main Street
- Highly walkable and in proximity to other retail, restaurant, & downtown residences
- Easy access to the Dallas North Tollway
- ½ Mile from Toyota Soccer Stadium, which is hosting the 2026 FIFA World Cup



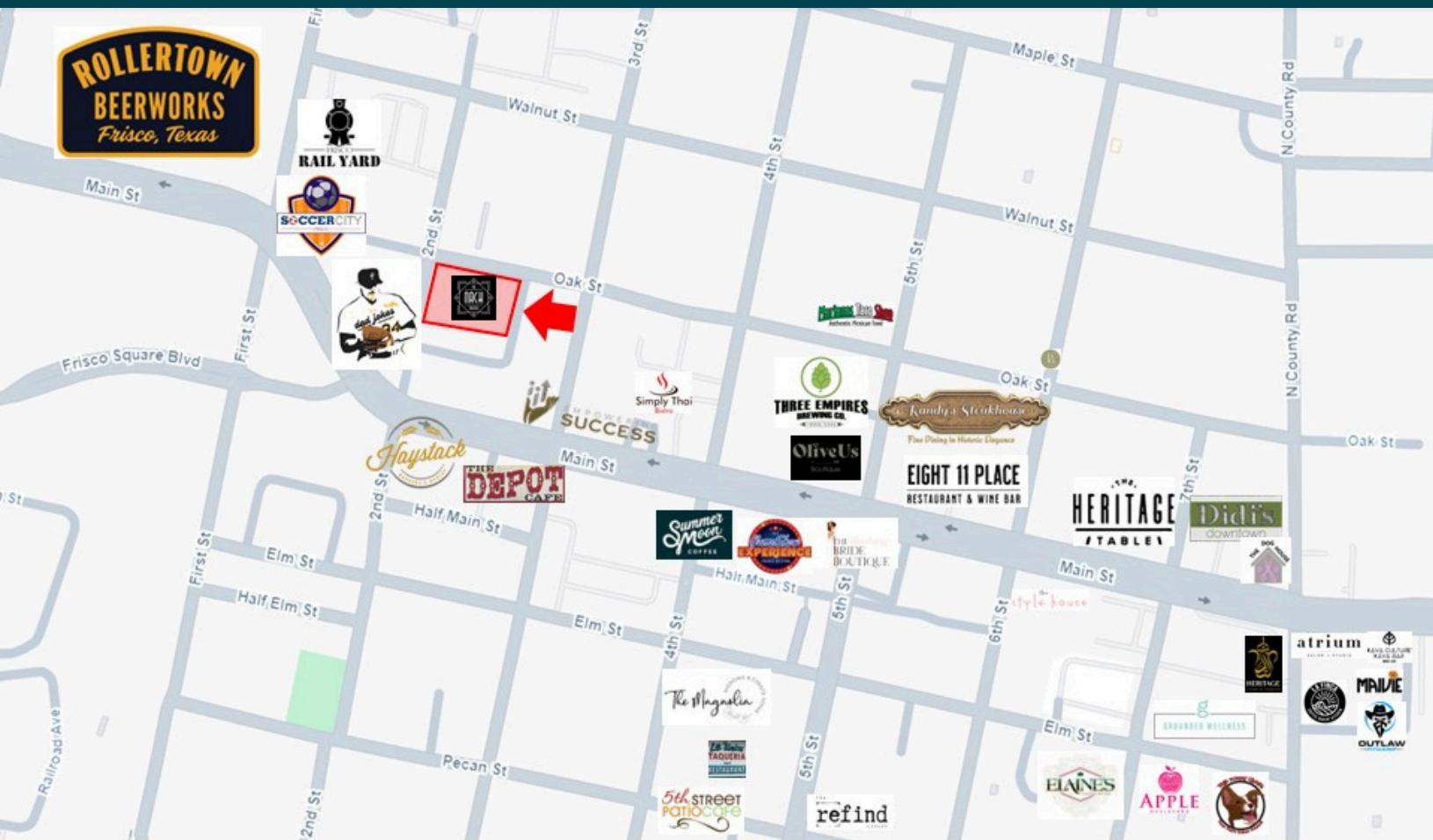
- Built in 2020, the building features throwback architecture with contemporary amenities to evoke a historical aesthetic
- The building is privately owned and operated by a local developer with roots and efforts in revitalizing the downtown area
- Currently serves as a performance theater and event venue serving the community, but has potential for alternative uses such as office, retail, restaurant, event center, or church

AREA INFORMATION:

- The Rail District is Frisco's historic downtown
- Walkable neighborhood with vibrant shops, restaurants, breweries, and cafes
- The Rail District hosts several community events every year
- \$70M in downtown infrastructure improvements for roads and walkways
- Frisco is one of the fastest-growing cities in America
- Frisco is hosting the World Cup summer 2026 at Toyota Stadium



AREA MAPS:



DEMOGRAPHICS & AREA MAP:

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	13,980	103,879	298,640
GROWTH 2024 - 2029	7.4%	4.8%	4.2%
2024 HOUSEHOLDS	6,244	39,278	104,656
2029 HOUSEHOLD PROJECTIONS	7,784	48,379	128,291
AVERAGE HOME INCOME	\$79,797	\$138,859	\$154,134



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.