



MONUMENT REALTY
CHENEY GROUP

945.217.6410

FOR SALE

±1.0 AC | ±13,075 SF

FRISCO DOWNTOWN FLEX

6737 WALNUT ST | FRISCO, TX

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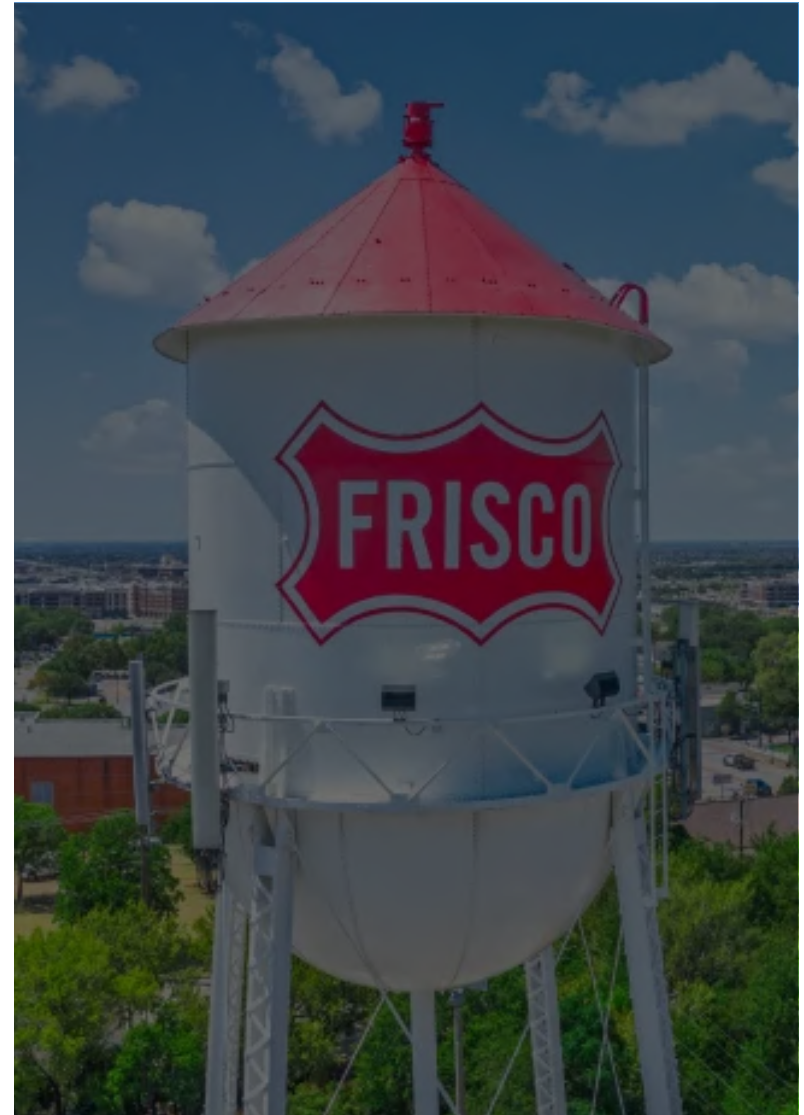


IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by The Cheney Group for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

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EXECUTIVE SUMMARY

A $\pm 13,075$ -square-foot, 12-unit flex property situated on ± 1.0 acre in Downtown Frisco, Texas — positioned along Walnut Street in the city's historic Rail District, within one of the fastest-appreciating urban cores in North Texas. The property is offered for sale as an income-producing investment and long-term redevelopment opportunity.

The asset consists of a single-story flex building divided into eleven demised units ranging from 800 to 2,400 square feet, each with grade-level access and flexible showroom/warehouse configurations. The property is currently leased to a diversified roster of local operators on NNN leases, with two units available for immediate lease-up. Staggered lease expirations give an incoming owner the ability to progressively reset rents to current downtown market levels as terms roll.

A defining characteristic of the offering is its land position. The ± 1.0 -acre site sits on a hard corner in the heart of Downtown Frisco, with a ± 0.25 -acre portion that can be cleared and repositioned for parking, outdoor use, or future vertical development — a rare, fully assembled acre in a submarket where developable land is increasingly scarce and values continue to climb.

The investment thesis is anchored by Frisco's exceptional growth trajectory and the deliberate, city-led revitalization of its downtown core. The property sits minutes from Main Street, The Star (Dallas Cowboys World Headquarters), the PGA of America headquarters, Frisco Station, and the forthcoming Universal Kids Resort. Recent land trades along Walnut Street underscore a compelling land basis beneath the in-place income — allowing an owner to collect current income while holding meaningful redevelopment optionality in one of Texas's premier growth cities.

FRISCO, TX



HIGHLIGHTS

LOCATION

- ★ Hard-corner position on Walnut Street between 2nd and 3rd, in the heart of Downtown Frisco's Rail District.
- ★ Walkable to Main Street; minutes from The Star, PGA of America HQ, Frisco Station, and Universal Kids Resort.
- ★ Direct access to the Dallas North Tollway corridor, roughly 30 minutes north of downtown Dallas.

THE OPPORTUNITY & MARKET

- ★ 13,075 SF flex building across 12 demised units (800–2,400 SF), with grade-level access and flexible showroom/warehouse configurations.
- ★ In-place income from a diversified roster of local operators on NNN leases, with two units available for immediate lease-up.
- ★ City-led revitalization of the historic Rail District driving downtown land appreciation

LAND & REDEVELOPMENT

- ★ Fully assembled ±1.0-acre corner — increasingly scarce in Downtown Frisco.
- ★ ±0.25-acre portion can be cleared for parking, outdoor use, or future vertical development.
- ★ Recent Walnut Street land trades of ~\$2.8M/acre underscore a compelling land basis beneath the in-place income.



PROPERTY OVERVIEW

The property consists of approximately 1.0 acre improved with a ±13,075-square-foot flex building, located at 6737 Walnut Street in Downtown Frisco, Texas. It is positioned on a hard corner within the city's historic Rail District, walkable to Main Street. The building is divided into eleven units currently leased to a diversified mix of local operators on NNN leases, with two units available for lease-up. A ±0.25-acre portion of the site can be cleared for parking, outdoor use, or future development. The surrounding area includes established downtown retail, service, and residential uses within an actively revitalizing core.

	2 mi	5 mi	10 mi
2025 Population	9,294	45,761	297,671
2030 Projection	10,819	52,300	337,850
2025 Households	4,078	18,425	104,507
Avg HH Income	\$112,099	\$140,432	\$168,957
Median HH Income	\$87,172	\$107,187	\$139,882
Median Home Value	\$499,253	\$680,341	\$649,460

PROPERTY DETAILS

Location	6737 Walnut Street, Frisco, TX (Collin County)
Land Use / Zoning	Original Town Commercial — Downtown Frisco
Property Size	± 1.0 Acre
Building Size	±13,075 SF
Type	Investment / Redevelopment
Frontage	Walnut St., Second nd St., Third rd St.

M
MONUMENT REALTY
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Being the South 1/2 of Lot(s) 13, 14, 15, 16, 17 and 18 and being all of Lot(s) 19, 20, 21, 22, 23 and 24, Block 63, of OLD DONATION TO THE CITY OF FRISCO, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 113, Page 74, of the Deed Records of Collin County, Texas.

[illegible]

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 30th day of October, 2025.

Registered Professional Land Surveyor

[illegible]

TEXAS LAND TITLE SURVEY

WILLIAM B. WATKINS SURVEY, ABSTRACT NO. 1004
JAMES BOWEN SURVEY, ABSTRACT NO. 31

CITY OF FRISCO, COLLIN COUNTY, TEXAS

6737 WALNUT STREET

NOTE: PROPERTY SUBJECT TO TERMS,
CONDITIONS, AND EASEMENTS
CONTAINED IN INSTRUMENTS RECORDED IN
VOL. 113, PG. 74

NOTE: BEARINGS SHOWN ARE BASED
ON NAD 83 TEXAS NORTH CENTRAL ZONE

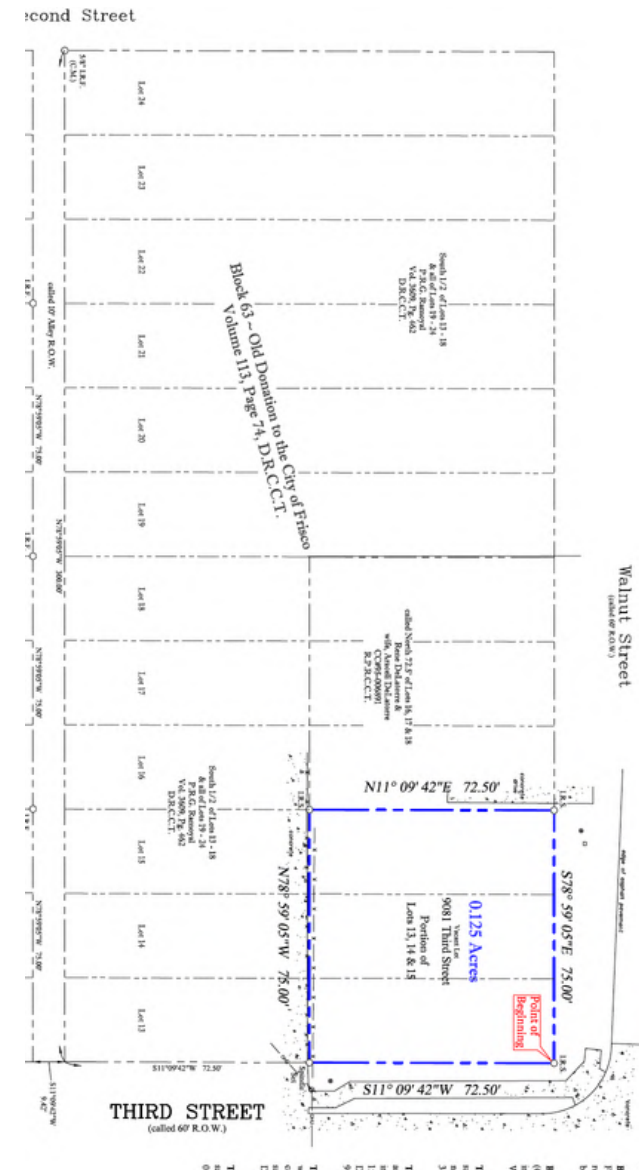
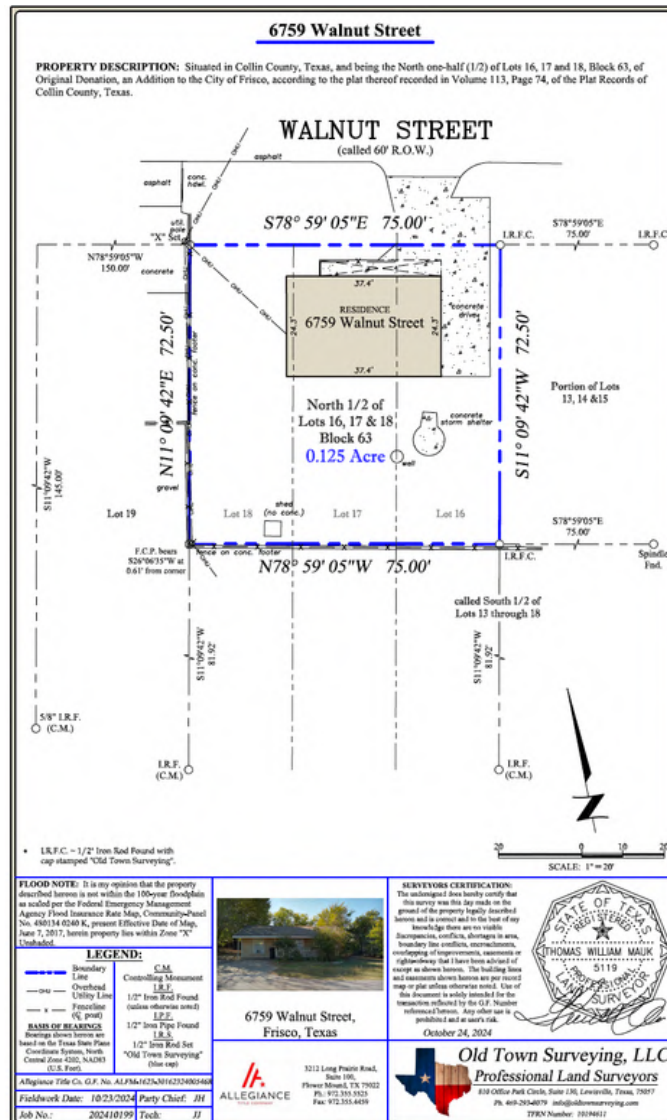
NOTES:
Easements and building lines are by recorded plat
unless otherwise noted.

SURVEY



MONUMENT REALTY

CHENEY GROUP



FULL SITE



FULL SITE



FRISCO DOWNTOWN FLEX



FRISCO DOWNTOWN



FRISCO, TX

Frisco is among the fastest-growing cities in the United States. The city's population has more than tripled since 2010, positioned along the Dallas North Tollway corridor roughly 30 miles north of downtown Dallas. Frisco offers a business-friendly municipal environment, a top-ranked school district, and one of the strongest household-income profiles in North Texas — driving sustained demand across retail, office, flex, and residential product.

The city is anchored by a remarkable concentration of destination assets: The Star, the Dallas Cowboys World Headquarters and practice facility; the PGA of America headquarters and its two championship golf courses; the Frisco Station mixed-use district; and the forthcoming Universal Kids Resort, opening in 2026. Together these have positioned Frisco as one of the premier live-work-play destinations in the country.

Downtown Frisco — the city's historic Rail District — is undergoing a deliberate, city-led transformation. Investment in adaptive reuse, new mixed-use development, and public infrastructure continues to drive land appreciation along Main Street and the surrounding blocks. The subject property sits directly within this appreciation corridor, offering an owner both current income and long-term participation in the ongoing revitalization of the downtown core.

The broader Frisco market continues to attract major corporate and residential investment, reinforcing long-term demand and appreciation prospects for well-positioned commercial land.



FRISCO - IN THE NEWS

Frisco breaks ground on massive Grand Park aiming for New York Central Park status



Published: April 2026

PGA of America CEO Talks Record Frisco Sales, Ryder Cup Future



Published: September 2026

Universal Kids Resort: A sneak peek at the new Frisco theme park for families



Published: June 2026

Frisco's \$3 Billion 'The Mix' Is Taking Shape, Here's What's Coming



Published: April 2025

Frisco's Firefly Park Officially Breaks Ground On Multi Billion Dollar Development



Published: May 2024

Here's Everything Coming To Frisco's \$800 Million Fields West



Published: July 2025

OUR TEAM



AKASH KHANNA
COMMERCIAL LEAD



JEFF CHENEY
BROKER/TEAM LEAD

INVESTMENT SALES | ACQUISITION | LEASING | TENANT REPRESENTATION

*The information contained herein was obtained from sources deemed reliable; however, Cheney Group, Monument Realty, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

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