

FOR SALE

6711 OAK STREET, FRISCO, TX

Located in the Rail District of Frisco

4,005 SF
Freestanding



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PROPERTY INFORMATION:



- **4,005 SF**
- **0.42 Acres**
- **Freestanding Building**
- **Zoned OTC**
- **22 Space Parking Lot**
- **Built 2020**



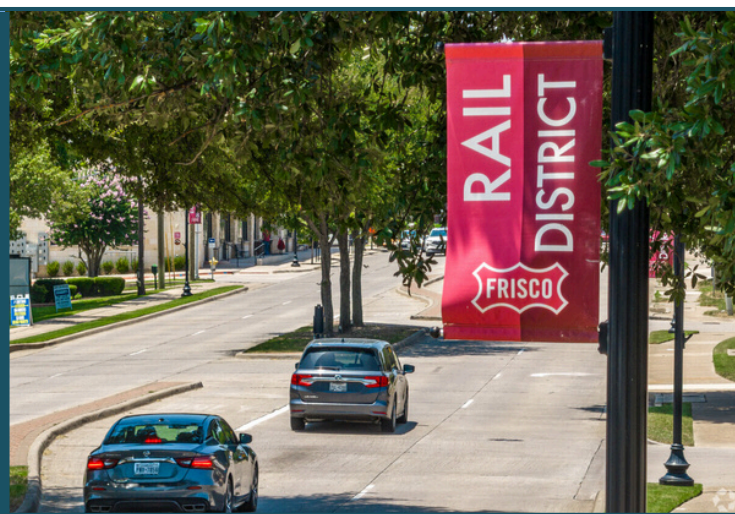
- In the heart of Frisco's revitalized Rail District
- Excellent Frontage on Oak Street, Visible from Main Street
- Highly walkable and in proximity to other retail, restaurant, & downtown residences
- Easy access to the Dallas North Tollway
- ½ Mile from Toyota Soccer Stadium, which is hosting the 2026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



