



Anoo Ganesan

Phone No – 469 920 1313

Email ID – anooraadha@gmail.com



6748 Pecan Street, Frisco, TX - 75034

Freestanding commercial building

Retail / Office

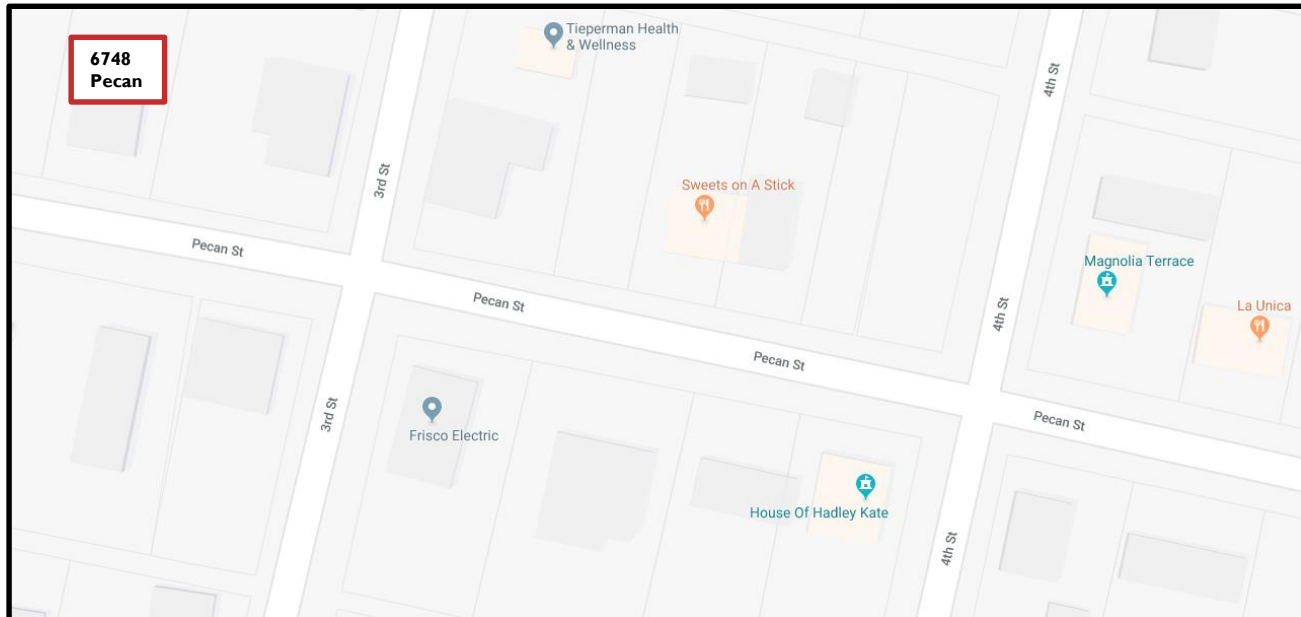
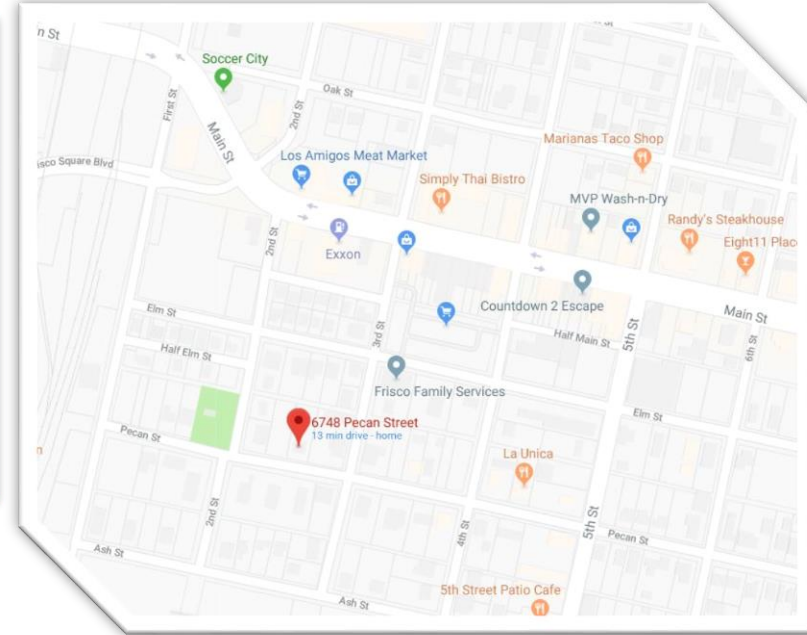
~0.25 acres / 10000 SQFT Lot & ~900 SQFT

Lease Price – 1695\$/month NNN

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- **Location**

- Close access - DNT & US121
- 0.25 miles from DNT
- Frisco downtown.
- Proximity to 5B\$ Mile and Shopping, Hospital, Banks, Restaurants, Businesses, & more
- Surrounded by trees



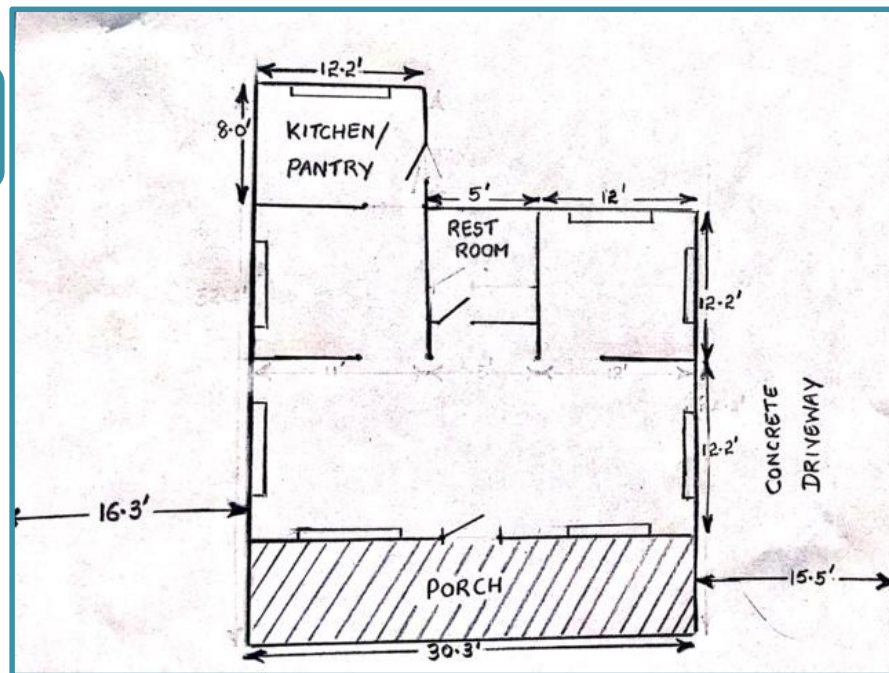
Zoning, Utilities and Layout

Zoning:

- Residential, commercial or a mix of residential and commercial use permitted.
- No known restrictions of commercial use - beauty salon, Insurance, Real estate, Attorney, Title company, small retail, restaurants, medical or dental.

Utilities / NNN:

- City - Water, Sewer and Trash
- Lawn Mowing - ~\$500/Yr
- Taxes - ~\$3000/Yr
- Insurance - ~\$1000/Yr



- Flexible owners
- Open to customize per business need – say restaurant or medical on acceptable lease terms.

Fully Renovated



Property Highlights

Property description

Rare Independent single story office or Retail space.

0.25 acres or 10000 SQFT of divisible land.

No shared expenses, low taxes, possibility for 20+ parking.

Property renovated in 2018 July

All New - HVAC, electrical, recessed lighting, walls, paint, flooring, roof, windows, insulation, doors and baseboards.

All New bathroom and kitchenette including plumbing vanities and appliances. ADA compliant bathroom not required as per city.

Exterior painting, landscaping and siding renovated.



Information About Brokerage Services

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

11/2/2015

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Citiwide Alliance Realty</u>	<u>0470469</u>	<u>info@citiwidealliance.com</u>	
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Josh Thai</u>	<u>0470469</u>	<u>info@citiwidealliance.com</u>	<u>(214)326-0399</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Anooradha Ganesan Muthaphan</u>	<u>0635204</u>	<u>Anooradha@gmail.com</u>	<u>(469)920-1313</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

Citiwide Alliance Realty, 3839 McKinney Ave, Suite 155-508 Dallas TX 75204
Anooradha Ganesan Muthaphan

Phone: 2142187467

Fax: (214)218-7467

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