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**6748 Pecan Street, Frisco, TX - 75034**

**Freestanding commercial building**

**Retail / Office**

**~0.25 acres / 10000 SQFT Lot & ~900 SQFT**

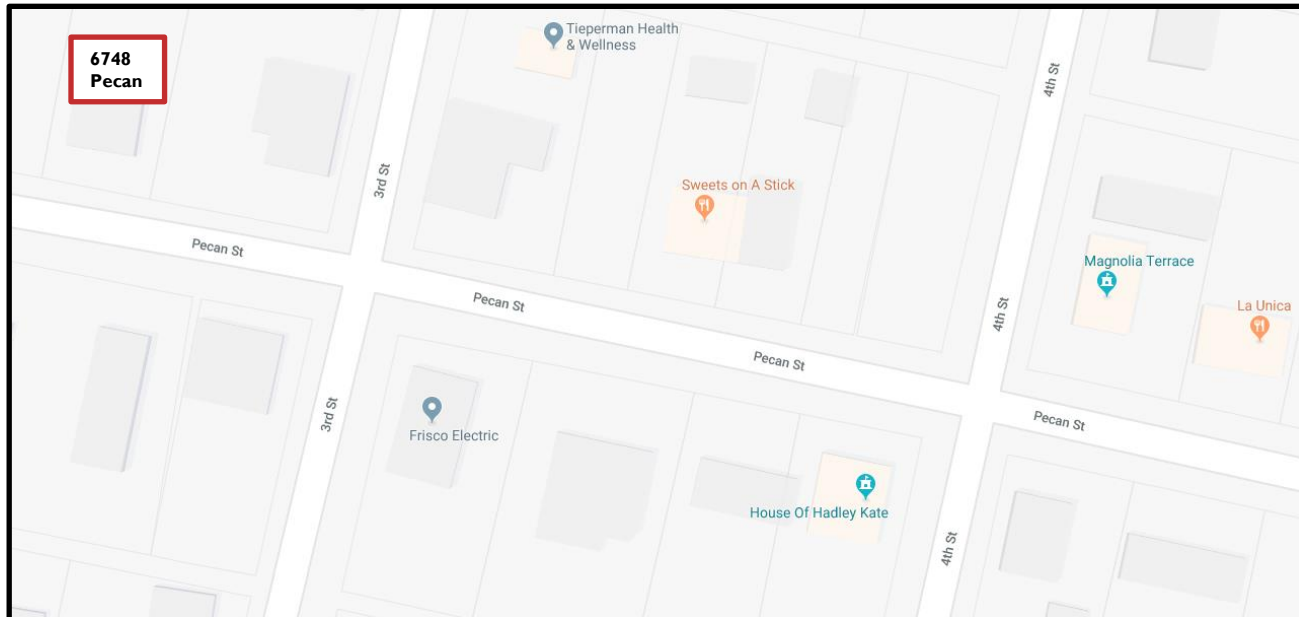
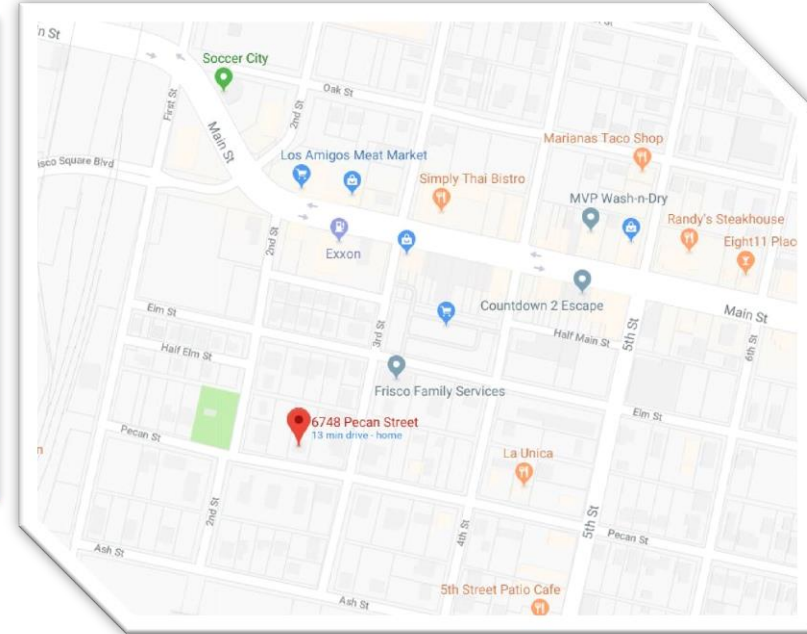
**Sale Price- \$349,990**

**Lease Price – 1695\$/month NNN**

# 6748 Pecan St, Frisco, TX -75034

- **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



# Frisco City Zoning Map

## 6748 Pecan – OTC Town Center Zoning

2015 COMPREHENSIVE PLAN  
Figure 4-2: Future Land Use Plan

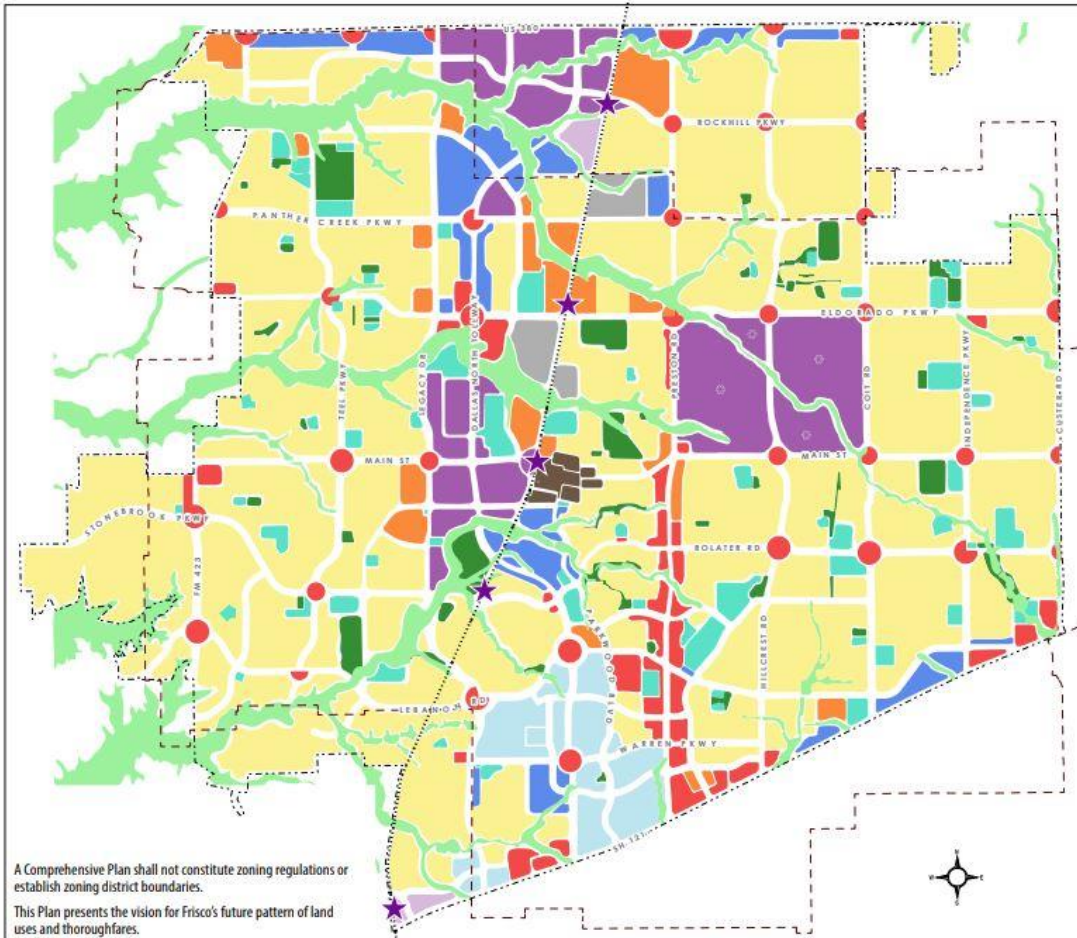
Figures



### 2015 Future Land Use Plan

Legend:

- Suburban Neighborhood
- Town Center
- Mixed-Use Neighborhood
- TOD
- Urban Center
- Suburban Regional Activity Center
- Commercial Node
- Business Park
- Industrial Park
- Public / Semi-Public
- Park
- Floodplain
- Future Rail Station
- Capped per Development Agreement
- Major Roads
- City
- FID



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries.

This Plan presents the vision for Frisco's future pattern of land uses and thoroughfares.

NOTE: Public and Semi-Public uses include civic and institutional uses, such as schools, police and fire stations, libraries, etc. Areas shown are those known at the time of analysis for this update.

NOTE: Parks and open spaces are intended to be developed throughout the city, and may be part of any land use. Areas shown are those known at the time of analysis for this update.

# 6748 Pecan St – Zoning by Frisco City as OTC Zoning

ORIGINAL DOWNTOWN ARCHITECTURAL DESIGN STANDARDS 10

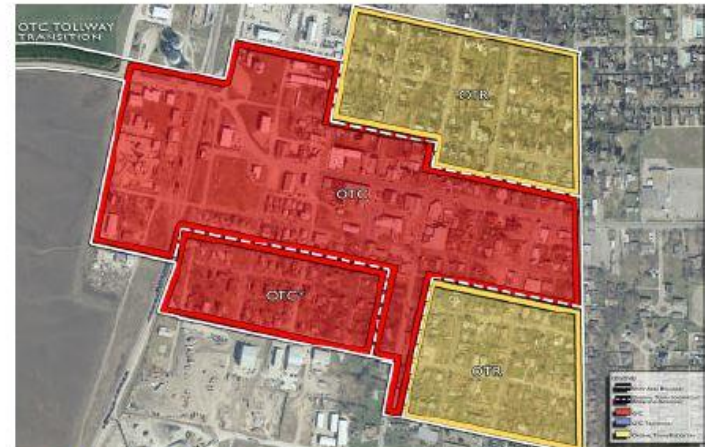
## 2. DESCRIPTION OF ORIGINAL TOWN COMMERCIAL

The development standards in the OTC District are designed to maintain and encourage development within the commercial section of the original town site commonly referred to as the Old Donation, a recognized subdivision of land. Standards for vehicle parking, building set-backs, and building height are similar to those existing on developed properties in this section of the City; therefore, these standards are only applicable to this section of Frisco.

The Original Town Commercial district is characterized by a variety of retail, commercial, and industrial buildings developed over a wide time period. Some buildings have already been renovated to reflect the architectural vernacular of the early 20th century. This includes the City facilities located on Main Street, as well as, some of the businesses located in what were previously residential structures.

The core of the Original Town Commercial District is defined by (See Image): Beginning at North County road to the east, the boundary runs west along the midblock between Elm Street and Pecan Street from north county road to 5th Street excluding the first parcel abutting the eastern side of 5th Street, it then proceeds north to Pecan Street where it runs west to midblock between 4th and 5th Street where it runs south to the midblock between Pecan and Elm Streets. From this point it runs west to 3rd Street. The boundary then runs north to Oak Street where it turns east and runs east to 5th Street. At 5th Street it goes south to the midblock between Oak and Main Street where it turns east and runs back to North County Road.

OTC\* is a special area within the district that can incorporate ground floor retail with residential above or be simply residential in character. As such, the area can follow both the OTC and OTR depending on the proposed development (i.e. whether it is retail, mixed use, or residential). This area is defined by the Ash Drive to the south, the rail right of way to the west, the midblock between Elm Street and Pecan Street to the north, and parallels 5th Street to the east excluding the first parcel abutting the western side of 5th Street. This area is characterized by predominantly small and dense shotgun style housing, supposedly originally built for railroad workers. This was historically, the lowest income housing in Frisco. Today, few of the original houses in this area remain having been replaced by predominately rental housing.



Original Town Center - Main Street



Existing commercial in the OTC

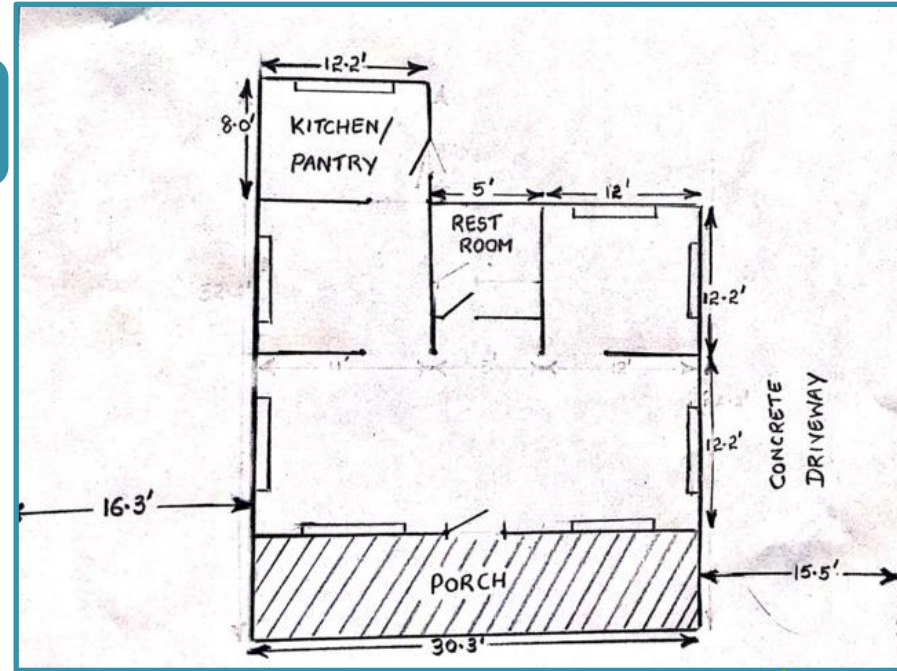
# Zoning, Utilities and Layout

## 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 valid contract and acceptable commercials

# 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.

Possibility to add another 4000 SQFT of commercial or residential building or even split the land.

## 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.

Foundation leveled with transferable warranty.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Anooraadha Ganesan Muthaphan</u>	<u>0635204</u>	<u>Anooraadha@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](http://www.trec.texas.gov)  
IABS 1-0 Date