

FOR SALE

7110 & 7126 ELM ST., FRISCO, TX

Located in the Rail District of Frisco

0.34 ACRES



Carley Keiser

(214) 395-5563

carley@nackrealty.com

Kelly Lyons

214.282.2763

Kelly@nackrealty.com

Alyssa Mitchell

214.649.2984

alyssa@nackrealty.com

NACK Realty



INFO@NACKREALTY.COM

AVAILABILITY:

7110 ELM STREET



- Land 0.17 Acres/7,248.38 SF
- 906 SF Main Building
- 340 SF Detached Garage
- Commercial (converted residence)
- Excellent visibility to Main St
- Zoned OTC

7126 ELM STREET



- Land 0.17 Acres/7,248.38 SF
- 1,253 SF Main Building
- Family residence
- Adjacent to public 40 car parking lot
- All utilities underground
- Zoned OTR (can be converted to OTC)

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
- \$70MM in downtown infrastructure improvements for roads and walkways
- Frisco is one of the fastest growing cities in America



AREA MAPS:



DEMOGRAPHICS & AREA MAP:

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2025 POPULATION	13,647	103,217	300,083
GROWTH 2025 - 2030	3.1%	2.8%	2.7%
2025 HOUSEHOLDS	5,998	38,630	105,569
2030 HOUSEHOLD PROJECTIONS	6,946	44,170	120,276
AVERAGE HOME INCOME	\$108,340	\$155,580	\$170,653





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.

2-10-2025



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.

Nack Realty	9014665	carley@nackrealty.com	214-395-5563
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Carley Keiser	709150	carley@nackrealty.com	214-395-5563
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	