PROPERTY OVERVIEW

UNIT E16

GARAGES OF TEXAS FRISCO
6767 ALL STARS AVENUE #E16 · FRISCO, TEXAS 75033

Unit E16 is a **fully finished, move-in ready luxury commercial garage condominium** in the original sold-out Frisco Phase I community at Garages of Texas. Extensively upgraded by the owner with premium finishes throughout, this 1,033 SF two-story unit is a rare resale opportunity for car collectors, enthusiasts, and business owners seeking a space built with intention.

THE COMMUNITY

COMMUNITY AMENITIES

- 24/7 Private Owners Clubhouse with full bathroom, shower, lounge, TV and WiFi
- 24/7 Controlled Access Gates
- Security Cameras throughout
- Security Fencing
- 50-Foot Wide Drive Aisles
- Trash Enclosure
- RV Dump Station
- Condominium Association dues cover water

THE UNIT

STANDARD UNIT FEATURES

- 1,066 SF over two floors — 800 SF main floor, 266 SF loft mezzanine
- 22-26 ft ceiling height
- Structured steel mezzanine with plywood deck and steel support I-beam
- 14-18 ft wide by 14 ft tall insulated overhead door with opener
- 3 ft pedestrian door
- 125 Amp, 240 Volt electrical — individually metered
- Fire sprinklers throughout
- Interior LED lighting
- Insulated overhead doors, walls and roof
- Dual lock master key system
- Phone, cable and internet accessible
- Commercially zoned

PREMIUM FINISHES

OWNER UPGRADES

LOFT AND ENTERTAINMENT

- Wet bar with rich wood detail, dark custom cabinetry, open shelving and LED accent lighting
- Bar sink with faucet
- Luxury vinyl plank flooring throughout loft
- Custom cable railing on stairs and loft perimeter
- Haiku 60" smart ceiling fan
- Well-appointed private half bath with marble-top vanity

MAIN FLOOR

- Full-width garage door screen
- Big Ass Fans E7 premium industrial high bay fan
- High bay lighting
- Bold red and black accent striping throughout
- Finished utility room
- LG washer and dryer
- Utility sink

MECHANICAL AND SMART SYSTEMS

- Tankless water heater
- HVAC throughout
- Ecobee smart thermostat
- Smart controlled lighting and fans

THE LOCATION

WHAT'S NEARBY

The Star — Dallas Cowboys World Headquarters
Toyota Stadium — FC Dallas — Major League Soccer
PGA Frisco — 5.9 miles
Legacy West — 7.1 miles
Stonebriar Centre — 5.6 miles
Dallas North Tollway — Minutes away
Addison Airport — 16 miles
Cottonwood Creek Greenbelt — Adjacent trail access
DFW International Airport — Proximity to DFW Airport

All information deemed reliable but not guaranteed. Buyer and buyer's agent to verify all details.

6767ALLSTARS.COM