

# 504 N Oak St, Roanoke, TX 76262



**\$3,499,000** | 238 days on market | Updated 0 days ago

8 Office/Retail Suites and Restaurant Space on 19,320 SF

## Details

Property Type	Retail, Office (+1)	Sub Type	Medical Office, Creative Office
Square Footage	9,452	Units	8
Occupancy	100%	Tenancy	Multi
Price per SqFt	\$370	Class	A
Lot Size (SqFt)	19,320	Zoning	Commercial

**100% occupancy. Restaurant property is owner occupied.**

### Marketing description

## Historic Downtown Roanoke Mixed-Use Investment Opportunity

504 N Oak Street | Roanoke, Texas

Positioned in the heart of Roanoke's thriving Oak Street entertainment district, this exceptional mixed-use investment offers a rare opportunity to acquire a fully leased commercial property in one of North Texas' fastest-growing markets. The property consists of two well-maintained buildings totaling **9,452 square feet** on approximately **19,320 square feet of land**, featuring **eight income-producing office and retail suites**, including a well-established owner-occupied restaurant.

Located within Roanoke's highly desirable **Oak Street Zone**, the property benefits from exceptional visibility, walkability, and convenient access to **Highway 377, SH 114, and I-35W**. Surrounded by popular restaurants, retail, and entertainment destinations, this location continues to attract businesses and visitors alike.

### Investment highlights


Investment highlights include:

- **100% occupied** multi-tenant property
- **Eight office and retail suites** generating stable income
- **Established restaurant** occupying the freestanding building
- Approximately **9,452 SF** across two buildings
- **19,320 SF** commercial site
- Zoned **Oak Street (OAK-ST)** allowing a variety of commercial uses
- Furniture, fixtures, and equipment included with the restaurant (excluding inventory, which is negotiable)
- Prime location in Roanoke's vibrant historic downtown district

- Opportunity for long-term appreciation in one of DFW's strongest suburban markets

This asset is ideal for investors seeking a stabilized income-producing property with future upside in a premier destination known for its dining, entertainment, and continued commercial growth.

### Listing Contacts

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### Valuation Calculator

Purchase Price \*

Net Operating Income \*

Loan Amount ⓘ  
**\$3,149,100.00**

Down Payment

Annual Debt Service ⓘ  
**\$226,565.35**  
\$18,880.45/mo

Interest Rate \*

 %

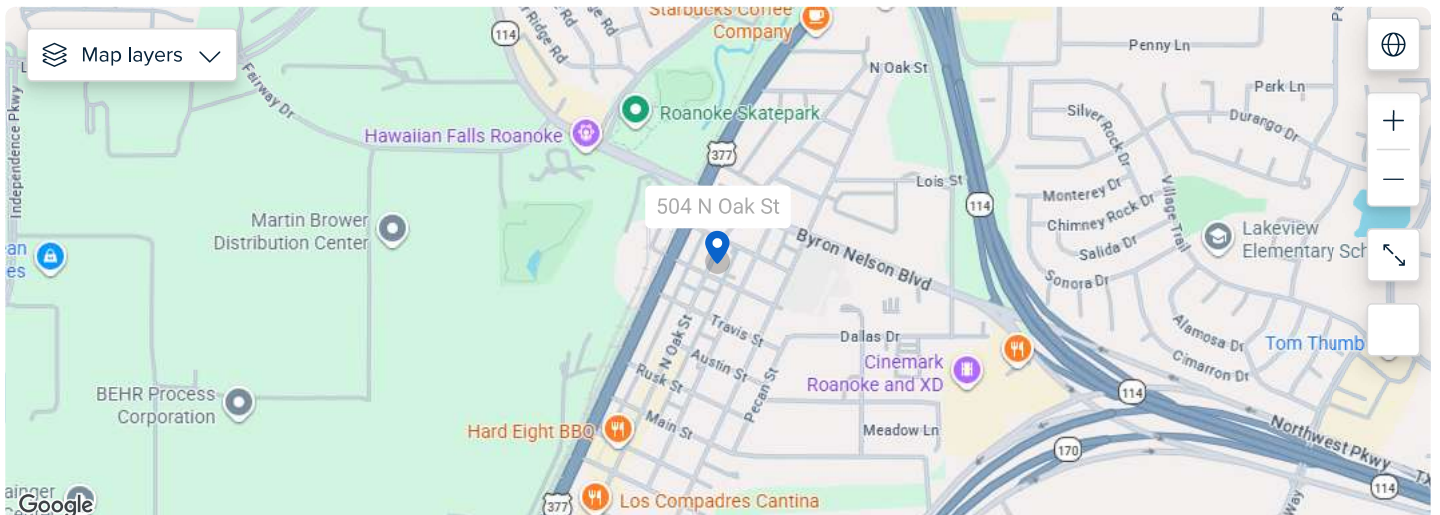
Term (years) \*

Annual Cash Flow ⓘ  
**\$--**  
\$--

### Valuation Metrics

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DSCR ⓘ	Cap Rate ⓘ	ROI ⓘ

### Map



## Zoning

### OAK-ST Special Oak Street Zone

View ([https://library.municode.com/tx/roanoke/codes/code\\_of\\_ordinances?nodid=PTIICOOR\\_CH12CIROTECOZOOR\\_ARTIIIIZODI](https://library.municode.com/tx/roanoke/codes/code_of_ordinances?nodid=PTIICOOR_CH12CIROTECOZOOR_ARTIIIIZODI)) municipality zoning documents

The Oak Street Zone is intended to preserve, enhance, and reestablish the historic character of Oak Street between Byron Nelson, Parrish Ave and Hwy 377.

Commercial
  General residential
  Industrial
  Multifamily
  ADU (local)
  ADU (state)
  Short term rentals
  Single family
  Two family

#### What can I build here?

Can I open a daycare center?

Last updated May 14, 2026

For deeper zoning details, reports are available at [Zoneomics \(https://www.zoneomics.com/zoning-maps?address=504%20N%20Oak%20St%2C%20Roanoke%2C%20TX%2076262&lat=33.0023846&lng=-97.2267814&resource=crexi\)](https://www.zoneomics.com/zoning-maps?address=504%20N%20Oak%20St%2C%20Roanoke%2C%20TX%2076262&lat=33.0023846&lng=-97.2267814&resource=crexi)

## Climate Risk for 76262

### Flood Zone

This property is located in Zone X (unshaded) ⓘ

### Flood Factor



This property has a minimal Flood Factor™.

### Flood Risk Over Time



Within the next 30 years, this property has a 0% chance of any flood water reaching the building at least once.

View more in-depth climate risk data on [First Street Technology, Inc](https://www.firststreettechnology.com)

### Fire Factor



This property has a minor Fire Factor™. Within the next 30 years, this property has a <1% chance of being in a wildfire and its risk of wildfire is increasing as conditions become hotter and drier.

### Fire Risk Over Time



Within the next 30 years, this property has a <1% chance of being in a wildfire. This could include low-intensity events such as brushfires.

View more in-depth climate risk data on [First Street Technology, Inc](https://www.firststreettechnology.com)

## Demographics

	1 Mile	3 Miles	5 Miles
<b>Age</b>			
2024 Median Age	41.5	39.3	38.9
Under 20	6,204	18,362	47,764
20 - 25	686	2,559	6,356
25 - 45	5,413	15,131	38,876
45 - 65	7,060	17,940	44,743
Over 65	2,507	5,627	15,529
<b>Employees</b>			

<b>Total 2024</b>	17,332	45,820	118,264
Agriculture	78	428	905
Construction	910	2,017	4,927
Manufacturing	1,448	3,348	9,478
Wholesale Trade	651	1,464	3,111
Retail Trade	1,905	4,228	10,463
Transportation, Warehousing	1,814	3,938	9,638
Information	690	1,129	2,211
Finance, Insurance	2,316	5,673	13,088
Professional Services	2,671	6,325	15,477
Educational, Health Care	3,418	7,525	20,174
Arts, Entertainment, Food	885	2,164	7,497
Management, Business, Science, Arts	10,154	23,043	58,855
Public Administration	1,164	1,664	3,697
Other Services	463	1,416	4,133
<b>Household Income</b> <span style="float: right;">^</span>			
2024 Median Income	\$157,226	\$160,690	\$147,322
Under \$25k	301	864	2,456
\$25k - \$50k	645	1,155	3,956
\$50k - \$100k	1,988	3,974	11,532
\$100k - \$150k	1,131	3,913	9,506
Above \$150k	4,389	11,043	26,541
<b>Housing Occupancy</b> <span style="float: right;">^</span>			
2024 Ratio	31:1	29:1	25:1
Occupied	8,190	20,257	51,918
Vacant	264	692	2,073
<b>Population</b> <span style="float: right;">^</span>			
2024	22,203	60,542	156,368

2023	21,344	59,687	152,155
2022	20,798	57,597	148,592
2021	19,840	55,013	143,831
2020	18,063	51,347	139,581

**Renter To Homeowner**



2024 Ratio	7:20	1:4	3:10
Renters	2,244	4,491	12,244
Homeowners	6,210	16,458	41,747

## Property Photos



## Similar Properties

[View All](#)

 Card

 Table



[For Sale](#)

**\$3,853,000**

361 W Byron Nelson Blvd.

Prime Investment Opportunity-Office Space For ...

361 W Byron Nelson Blvd., Roanoke, Denton, TX 76262



[For Sale](#)

**Unpriced**

380 PRINCETON

380 Princeton

900 E Princeton Dr, Princeton, Collin County, TX 75407



[For Sale](#)

**\$5,200,000**

Tropical Smoothie & UPS Value-Add Strip Cente

Tropical Smoothie & UPS Value-Add Strip

720 S Hwy 377, Fort Worth, Denton County, TX