

# Custer Oaks

Professional / Medical Space Available For Lease  
1,157 RSF – 4,770 RSF

**Location:**

Custer Oaks  
7101 Custer Road  
Building 11  
Frisco, Texas 75035

**Space Available:**

Shell Space  
Professional / Medical Office  
Available  
1,157 RSF – 4,770 RSF  
\$36 - \$38 + NNN for Lease

- Dynamic Mixed-Use Development with adjacent Multi-Building Office Project
- Shell space ready for custom finish out
- New Construction – available Spring 2026
- Centrally located on the Frisco / McKinney border in Frisco
- Close proximity to the Dallas North Tollway & the Sam Rayburn
- Building Signage & generous TI package available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

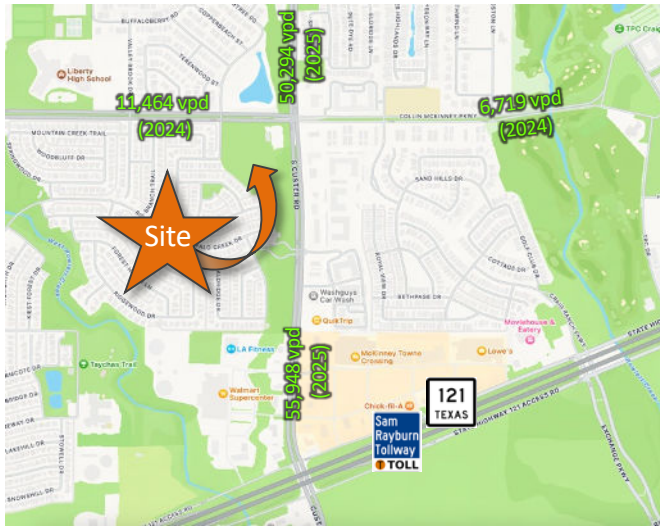
FOR MORE INFORMATION CONTACT

O: 972.292.1220 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)

Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621

[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)





- Service to growing communities of Frisco, Plano, Allen, & McKinney
- Nearby multiple Elementary, Middle, & High Schools
- Close proximity to Restaurant & Retail Amenities, including TPC Craig Ranch

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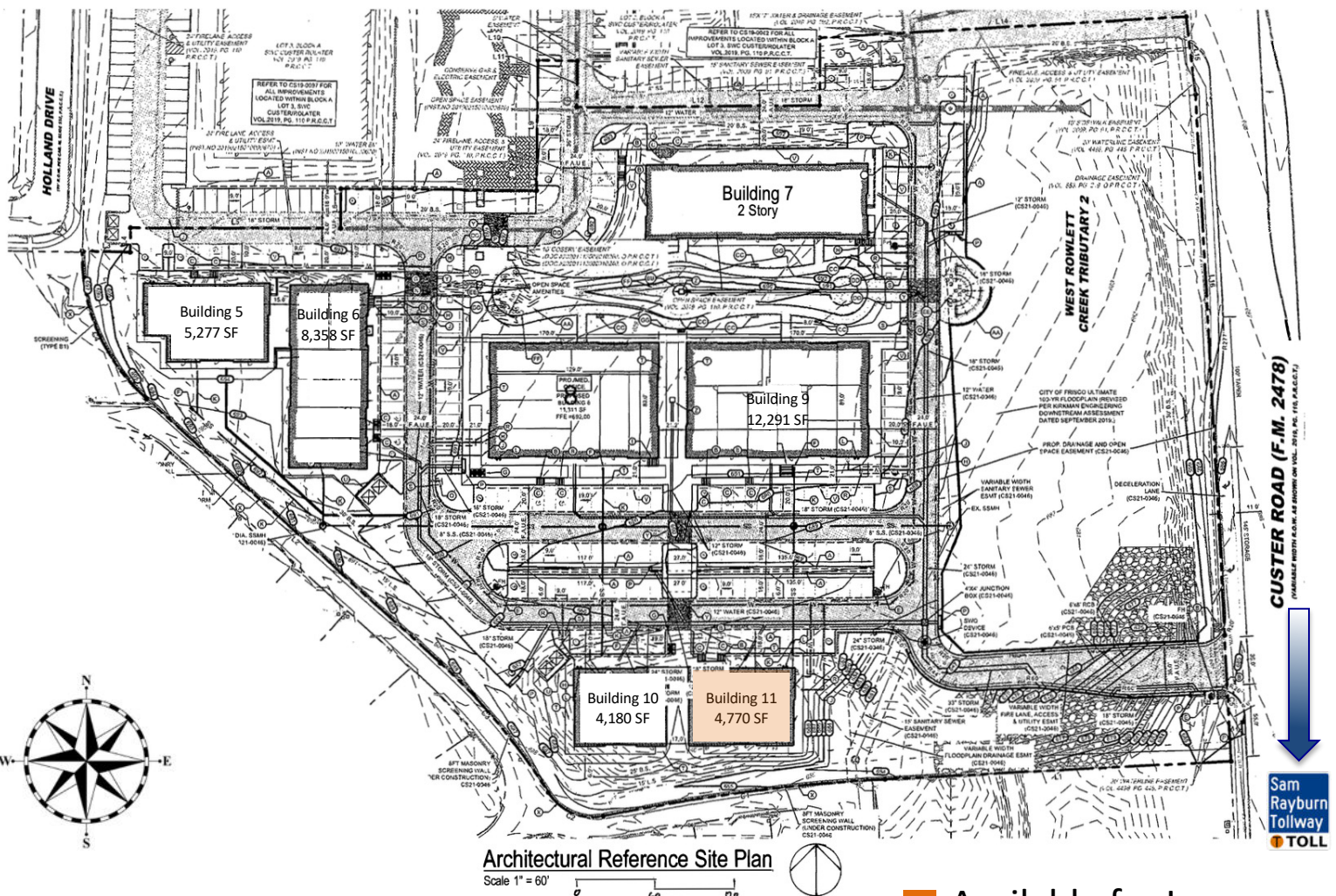


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## Site Plan



**Available for Lease**

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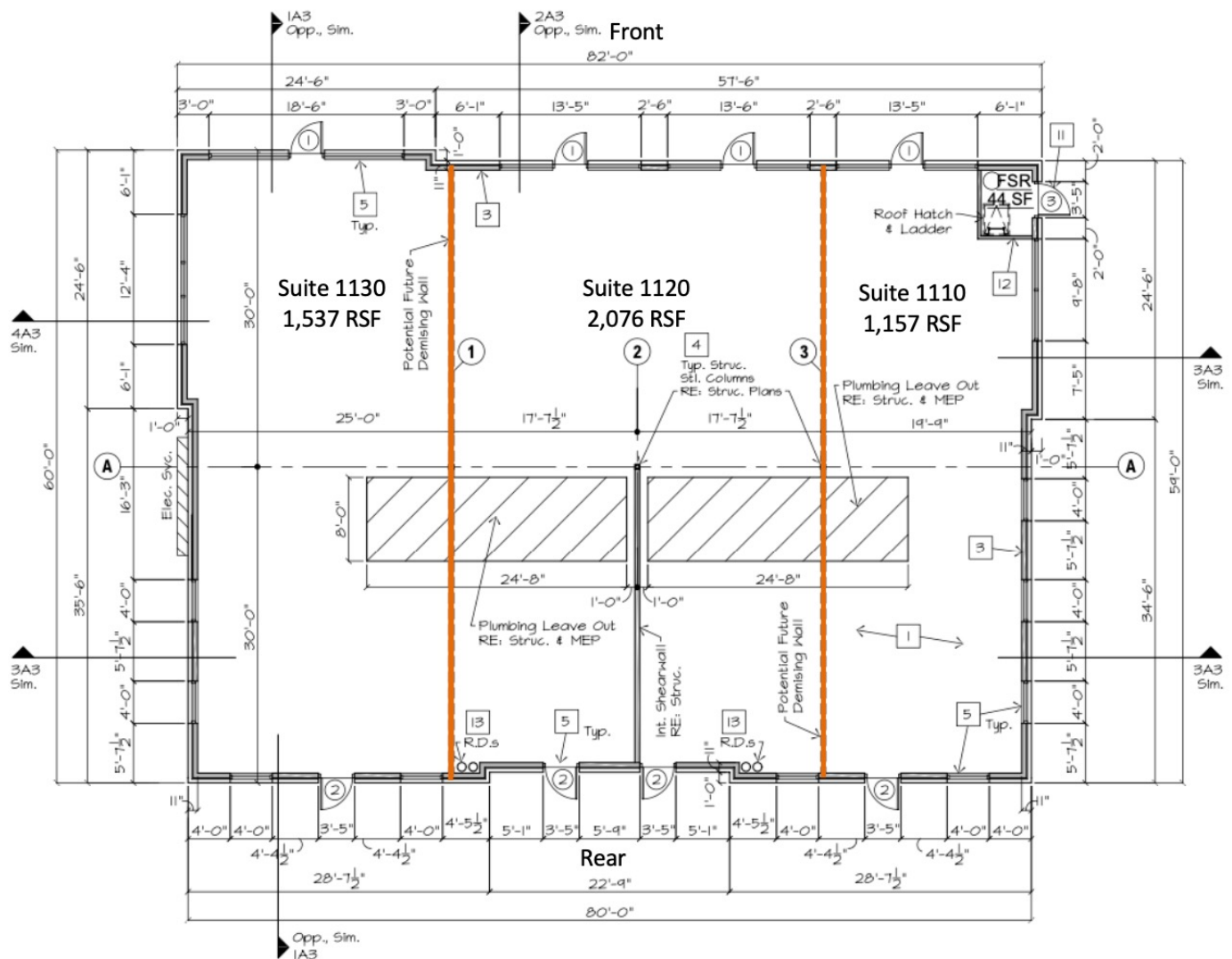
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## Building 11 Floor Plan



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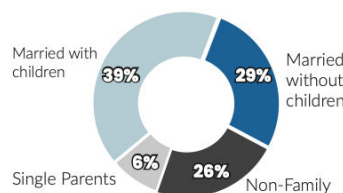
## Frisco Demographics

### FRISCO AT A GLANCE 2026

| PEOPLE                           |          |
|----------------------------------|----------|
| POPULATION*                      | 245,470  |
| MEDIAN AGE                       | 39.4 yrs |
| UNDER 5 YRS                      | 4.3%     |
| SCHOOL-AGE (5-17 YRS)            | 21.9%    |
| ADULTS (18-64 YRS)               | 63.9%    |
| OVER 65 YRS                      | 9.9%     |
| WITH DISABILITY                  | 6.7%     |
| RACE & ETHNICITY                 | %        |
| WHITE                            | 45.5%    |
| ASIAN                            | 33.6%    |
| BLACK OR AFRICAN AMERICAN        | 10.0%    |
| TWO OR MORE RACES                | 8.7%     |
| OTHER RACE                       | 2.0%     |
| AMERICAN INDIAN                  | 0.1%     |
| NATIVE HAWAIIAN/PACIFIC ISLANDER | 0.0%     |
| HISPANIC (ANY RACE) <sup>1</sup> | 10.4%    |

| HOUSING & FAMILY     |        |
|----------------------|--------|
| TOTAL HOUSEHOLDS*    | 87,651 |
| TOTAL HOUSING UNITS* | 93,139 |
| SINGLE FAMILY UNITS* | 62,257 |
| MULTI-UNIT*          | 29,144 |
| OTHER* <sup>2</sup>  | 1,738  |
| VACANCY              | 2.2%   |
| OCCUPIED             | 97.8%  |
| OWNER-OCCUPIED       | 63.7%  |
| RENTER-OCCUPIED      | 36.3%  |

#### PERCENT BREAKDOWN OF FAMILY TYPE



| ECONOMICS                                 |           |                                          |       |
|-------------------------------------------|-----------|------------------------------------------|-------|
| MEDIAN HOUSEHOLD INCOME                   | \$145,444 | LABOR FORCE PARTICIPATION                | 74.2% |
| MEDIAN FAMILY INCOME                      | \$175,668 | UNEMPLOYMENT RATE                        | 5.6%  |
| PER CAPITA INCOME                         | \$68,730  | POVERTY RATE                             | 3.4%  |
| AVG ASSESSED HOME VALUE*                  | \$736,094 | AVG COMMUTE (MINUTES)                    | 27.3  |
| MEDIAN HOME VALUE                         | \$735,300 | WORK FROM HOME                           | 33.7% |
| MEDIAN MONTHLY OWNER COSTS                | \$3,491   | SELF-EMPLOYED                            | 6.7%  |
| MEDIAN MONTHLY RENTER COSTS               | \$2,200   | EDUCATIONAL ATTAINMENT (25 YRS AND OVER) |       |
| HOUSING BURDEN (>30% OF HOUSEHOLD INCOME) |           | HIGH SCHOOL OR HIGHER                    | 97.7% |
| OWNER-OCCUPIED                            | 20.9%     | BACHELOR'S DEGREE OR HIGHER              | 69.3% |
| RENTER-OCCUPIED                           | 39.8%     | GRADUATE DEGREE                          | 31.5% |

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11/2/2015

## 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.*

### 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:
  - 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.

|                                                                       |                |                                                                         |                      |
|-----------------------------------------------------------------------|----------------|-------------------------------------------------------------------------|----------------------|
| <b>Legacy Commercial Realty, LLC</b>                                  | <b>0588681</b> |                                                                         | <b>(972)292-1220</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                                                                   | Phone                |
| <b>Joe Martinez</b>                                                   | <b>455942</b>  | <b><a href="mailto:martinez@LCRTexas.com">martinez@LCRTexas.com</a></b> | <b>(214)535-1876</b> |
| Designated Broker of Firm                                             | License No.    | Email                                                                   | Phone                |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.    | Email                                                                   | Phone                |
| <b>Tito Martinez</b>                                                  | <b>788375</b>  | <b><a href="mailto:Tito@LCRTexas.com">Tito@LCRTexas.com</a></b>         | <b>(972)533-3621</b> |
| Sales Agent/Associate's Name                                          | License No.    | Email                                                                   | Phone                |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date