Custer Oaks

Professional / Medical / Retail Space Available For Lease

1,200 SF – 9,478 SF

Location:

Custer Oaks

7101 S. Custer Road

Building 7 – First Floor

Frisco, Texas 75035

LEGACY
COMMERCIAL REALTY

Space Available:

Shell Space

Professional / Medical / Retail Office Available

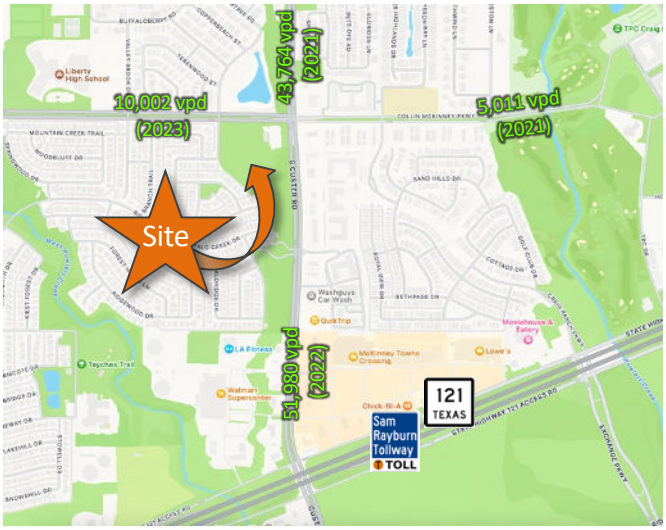
1,200 SF – 9,478 SF

$40 - $42 + NNN for Lease

- Dynamic Mixed-Use Development with adjacent Multi-Building Office Project
- Shell space ready for custom finish out with generous TI allowance
- New Construction – available November 2025
- Centrally located on the Frisco / McKinney border in Frisco
- Close proximity to the Dallas North Tollway & the Sam Rayburn
- Building Signage available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warrantees 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
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621
Martinez@LCRTexas.com / 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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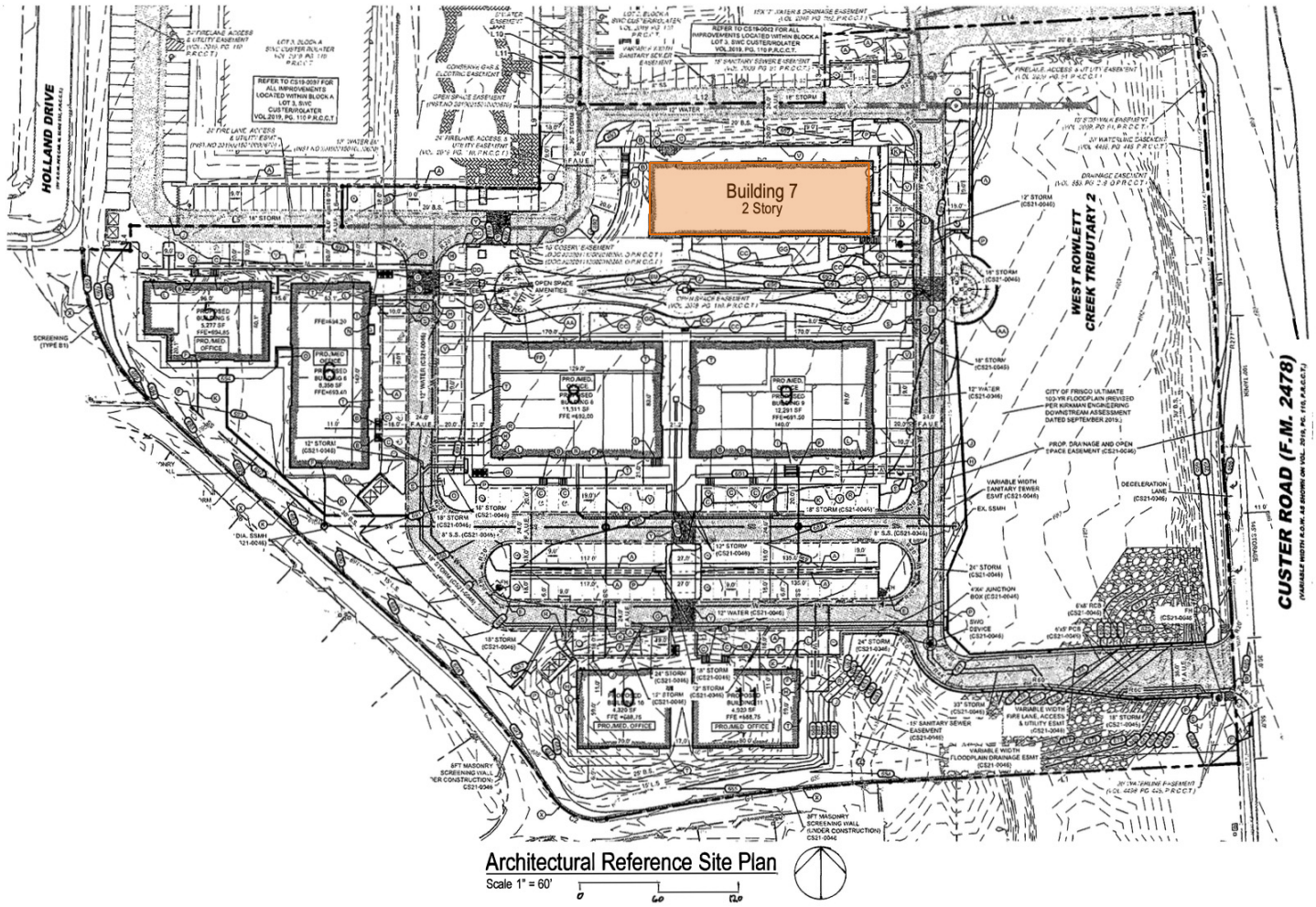
Site Plan



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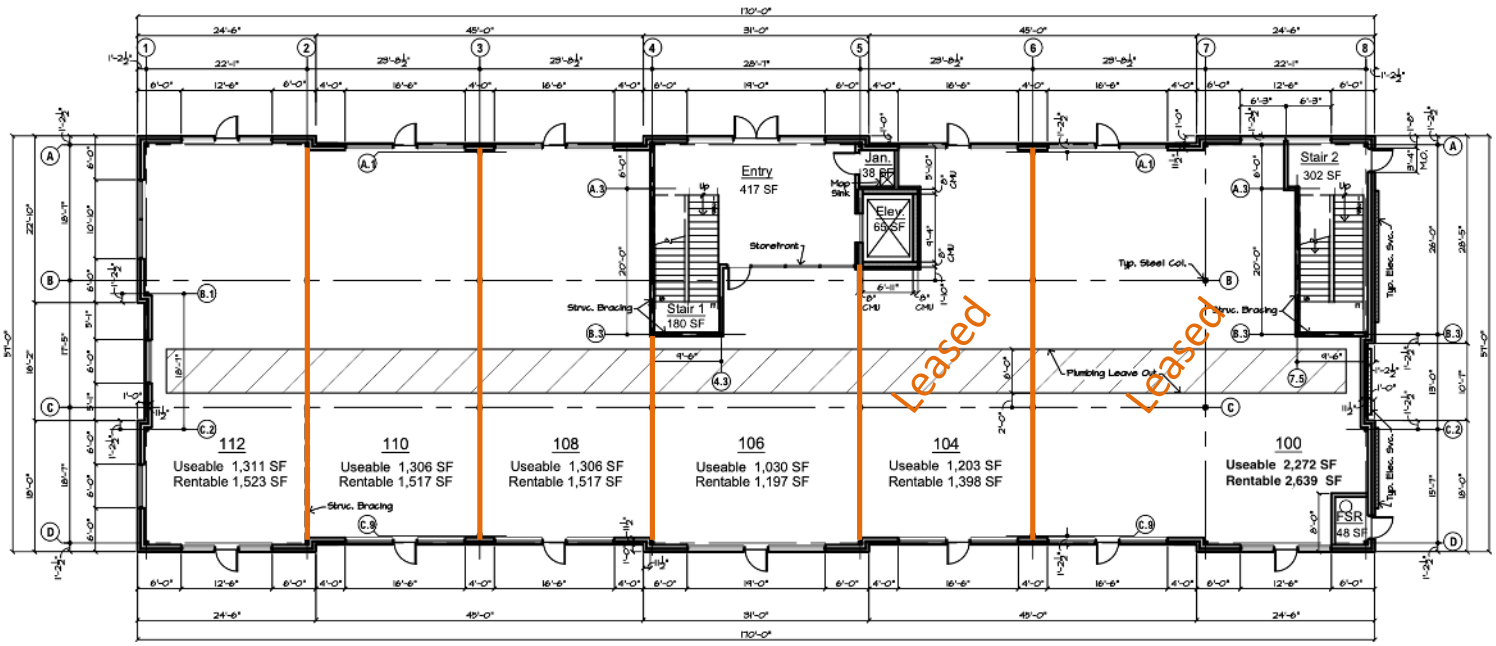
First Floor Building Plan



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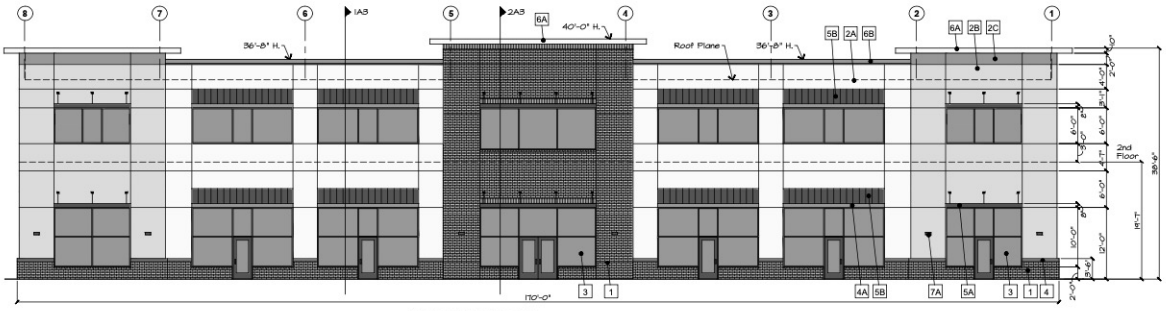
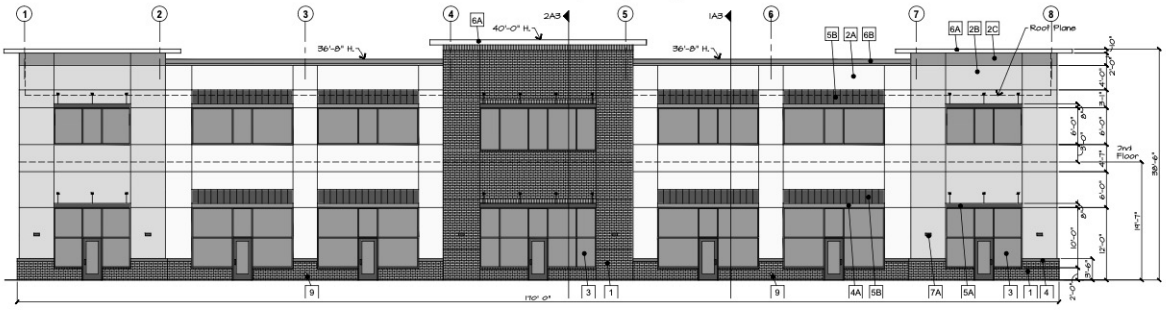
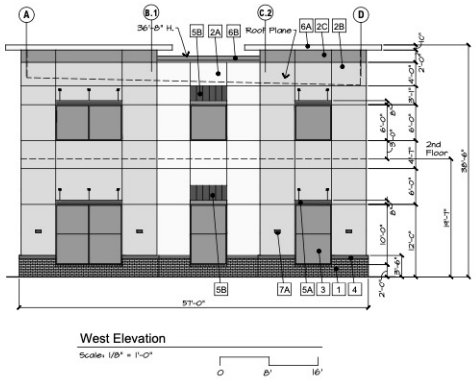
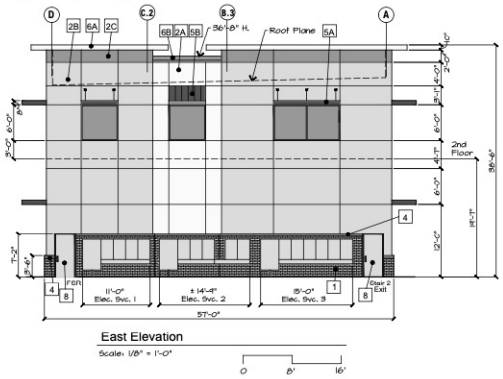
Elevations









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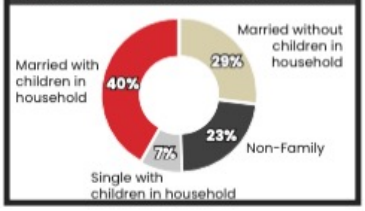
Frisco Demographics

FRISCO AT A GLANCE 2024

PEOPLE	
POPULATION*	236,483
MEDIAN AGE	39.3 yrs
UNDER 5 YRS	4.9%
SCHOOL-AGE (5-17 YRS)	22.2%
ADULTS (18-64 YRS)	63.8%
OVER 65 YRS	9.1%
WITH DISABILITY	7.1%
RACE & ETHNICITY	**%**
WHITE	50.4%
ASIAN	35.1%
BLACK OR AFRICAN AMERICAN	9.2%
TWO OR MORE RACES	4.7%
OTHER RACE	0.2%
AMERICAN INDIAN	0.3%
NATIVE HAWAIIAN/PACIFIC ISLANDER	0.1%
HISPANIC (ANY RACE)[1]	10.9%

HOUSING & FAMILY	
TOTAL HOUSEHOLDS*	84,068
TOTAL HOUSING UNITS*	89,264
SINGLE FAMILY UNITS*	60,636
MULTI-UNIT*	26,890
OTHER*[2]	1,738
VACANCY	5.5%
OCCUPIED	94.5%
OWNER-OCCUPIED	66.3%
RENTER-OCCUPIED	33.7%

PERCENT BREAKDOWN OF FAMILY TYPE



ECONOMICS			
MEDIAN HOUSEHOLD INCOME	$141,129	LABOR FORCE PARTICIPATION	70.6%
MEDIAN FAMILY INCOME	$173,721	UNEMPLOYMENT RATE	4.6%
PER CAPITA INCOME	$66,417	POVERTY RATE	4.1%
AVG ASSESSED HOME VALUE*	$678,660	AVG COMMUTE (MINUTES)	30
MEDIAN HOME VALUE	$687,900	WORK FROM HOME	34.2%
MEDIAN MONTHLY OWNER COSTS	$2,900	EDUCATIONAL ATTAINMENT (25 YRS AND OVER)	
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)		HIGH SCHOOL OR HIGHER	96.8%
OWNER-OCCUPIED	23.8%	BACHELOR'S DEGREE OR HIGHER	67.5%
RENTER-OCCUPIED	45.8%	GRADUATE DEGREE	28.2%

Source: *2023 American Community Survey 1-Year Estimates. Items with an asterisk(*) are City estimates as of October 1, 2024.*
Notes: *1 = Hispanic origin is considered as an ethnicity; therefore, it is not included in the total race percentage.*
2 = Other housing units includes senior living and mobile home units.

FRISCO

FOR MORE INFORMATION ON THIS OR ANY DEMOGRAPHIC DATA, CALL (972) 292-5357.

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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.

Legacy Commercial Realty, LLC	**0588681**		**(972)292-1220**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joe Martinez	**455942**	**martinez@LCRTexas.com**	**(214)535-1876**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tito Martinez	**788375**	**Tito@LCRTexas.com**	**(972)533-3621**
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**

TXR-2501 IABS 1-0 Date