

South Custer Creek Plaza Suite B - Retail For Lease



PROPERTY FLYER

EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS

- Custer Creek Plaza is a 9,440 square foot retail center located in the affluent, high-growth city of McKinney, Texas.
- Constructed in 2019, the Property is positioned along Custer Road, off the intersection with Rolater Road/Collin McKinney Parkway and moments north of TX-121 (Sam Rayburn Tollway) and 8 minutes south of Highway 380.
- Integrates professional offices, medical spaces, and retail opportunities alongside a multi-building office project.
- Located on Custer Road Near the Signalized Intersection of Rolater Road | 52,470 Vehicles Per Day at the Intersecon | Easy Access to State Highway 121
- Liberty High School is Directly Across Rolater Road | Current Enrollment is Around 1,846 Students
- Close Proximity to Many Corporate Headquarters, Including Toyota, Addus Homecare, Careington International, National Breast Cancer Foundation, Keurig Dr. Pepper, and PGA of America
- The population is 344,950 Residents Within Five Miles | Serves a Employment 90,000+ People Within a Five-Mile Radius
- Extremely Surrounding Area | One-Mile Average Household Income is \$165,281; Three-Mile Average Household Income is \$153,725; and Five-Mile Average Household Income Exceeds \$140,283
- Frisco is Home to The Star, the Dallas Cowboys World Headquarters, Toyota Stadium, the FC Dallas Soccer Team, and Dr. Pepper Ballpark, the Home Field for the Frisco Roughriders



LOCATION DESCRIPTION

- This prime location is less than half a mile from State Highway 121, providing exceptional accessibility to the Dallas North Tollway and Sam Rayburn Tollway.
- **Dynamic Mixed-Use Development:** Integrates professional offices, medical spaces, and retail opportunities alongside a multi-building office project.
- Cumulative traffic counts at the intersection of Custer and Rolater Roads exceed 52,470 vehicles per day.
- Custer Rolater Square is in close proximity to many national and regional retailers including Tropical Smoothie Cafe, Texas Health Breeze Urgent Care, PNC Bank, NTB - National Tire & Baery, QuikTrip, Walmart Supercenter, Raising Canes, Mattress Firm, Jason's Deli, Starbucks, Subway, Target, Ross Dress for Less, Patel Brothers, PetSmart, Dollar Tree, Lowe's Home Improvement, Great Clips, Chick-I-A, and many more.
- Liberty High School, with a current enrollment of approximately 1,846 students, is located directly across Rolater Road, providing additional track. The surrounding area is highly affluent, with an average household income of \$165,281 within one mile; \$153,725 within three miles; and \$140,283 within three miles.
- Frisco is located in the Dallas-Fort Worth metroplex, approximately 30 miles north of downtown Dallas. Frisco is constantly ranked as one of the fastest-growing cities in the United States and is noted for having an excellent school district and future residents in the area.
- The city is home to The Star, the Dallas Cowboys World Headquarters, Toyota Stadium, FC Dallas soccer team, and Dr. Pepper Ballpark, the home field for the Frisco Roughriders.
- North Texas is home to many corporate headquarters including Toyota, Addus HomeCare, Careington International, and the National Breast Cancer Foundation has become the sought-after location for many corporations to relocate, including Keurig Dr. Pepper and PGA of America.
- The population is approximately 344,950 residents within a five-mile radius.

LOCATION HIGHLIGHTS



| | 1-mile | 3-mile | 5-mile |
|---------------------------|-----------|-----------|-----------|
| 2024 Population | 13,283 | 139,907 | 362,511 |
| 2029 Projected Pop | 15,230 | 153,718 | 379,854 |
| Daytime Pop | 12,935 | 108,764 | 306,316 |
| Avg HH Income | \$185,688 | \$187,642 | \$177,815 |

BUILDING DETAILS

| | |
|----------------------|---|
| LOCATION | : 6675 S Custer Road, McKinney, TX 75070 |
| PROPERTY TYPE | : Retail |
| UNITS | : Multi-Tenant |
| SUB-TYPE | : Retail/Medical/Office Space |
| VACANT SQFT | : 1,290 Sq Ft |
| LAND SIZE | : 1.11 Acres |
| YEAR BUILT | : 2019 |
| LEASE TYPE | : NNN |
| CURRENT LEASE EXPIRE | : 03/31/2025 |
| CURRENT TENANT | : My Homedia |
| PROPERTY VISIBILITY | : Custer Road |
| SIDE OF STREET | : Rolater Road |





SOUTH CUSTER CREEK PLAZA

CONTACT INFO

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SANKALP

REALTY



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Date