

## CUSTER MAIN PARK

NWQ CUSTER ROAD & MAIN STREET | FRISCO, TX 75034

## PROPERTY DETAILS

## **FOR LEASE**

Main Street & Custer Road Intersection

(adjacent to "Grove Master community")

**SIZE** 6.3 ACRES | Zoned Commercial

**AVAILABILITY** Retail Space

**DELIVERY** Estimated Completion – Q3 2026

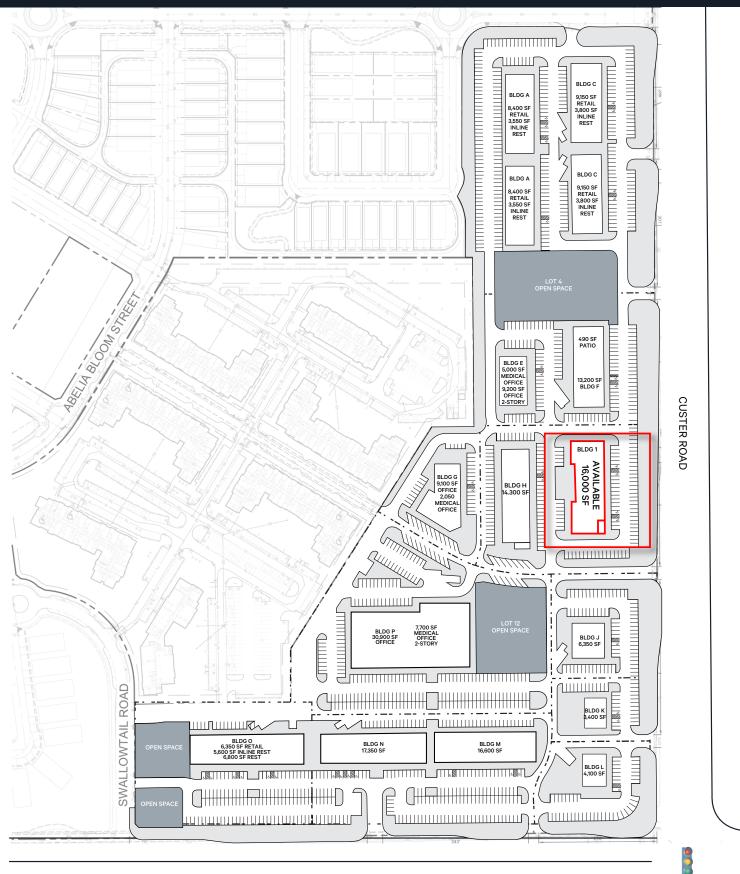
TYPE

New Construction | Tenant Improvement (TI)

Package Available

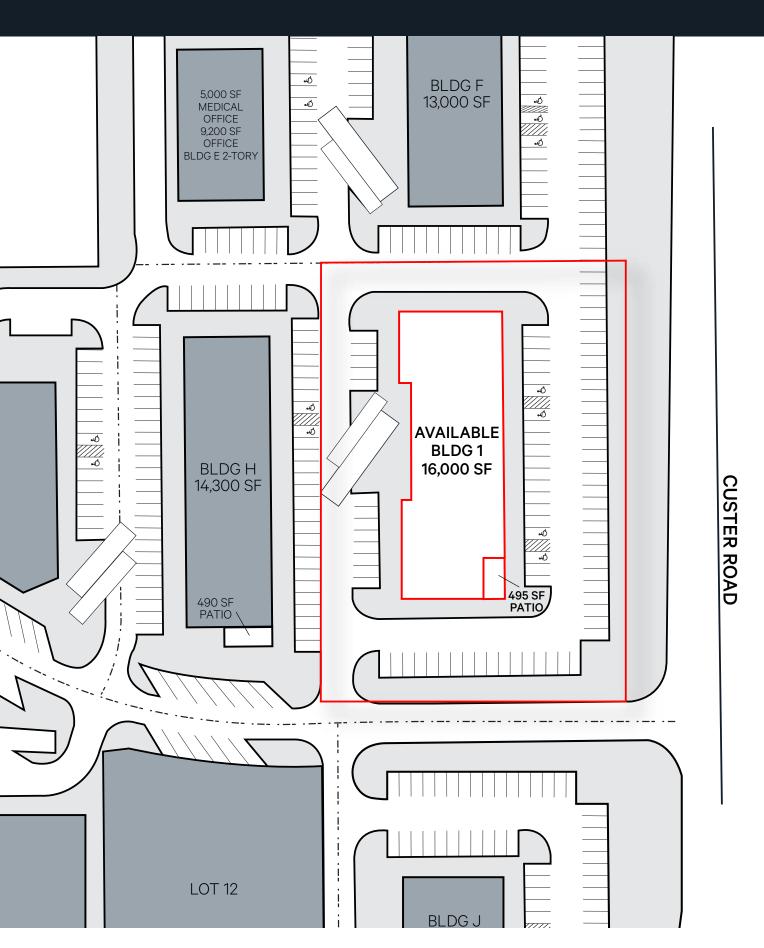


## **OVERALL SITE PLAN**



MAIN STREET

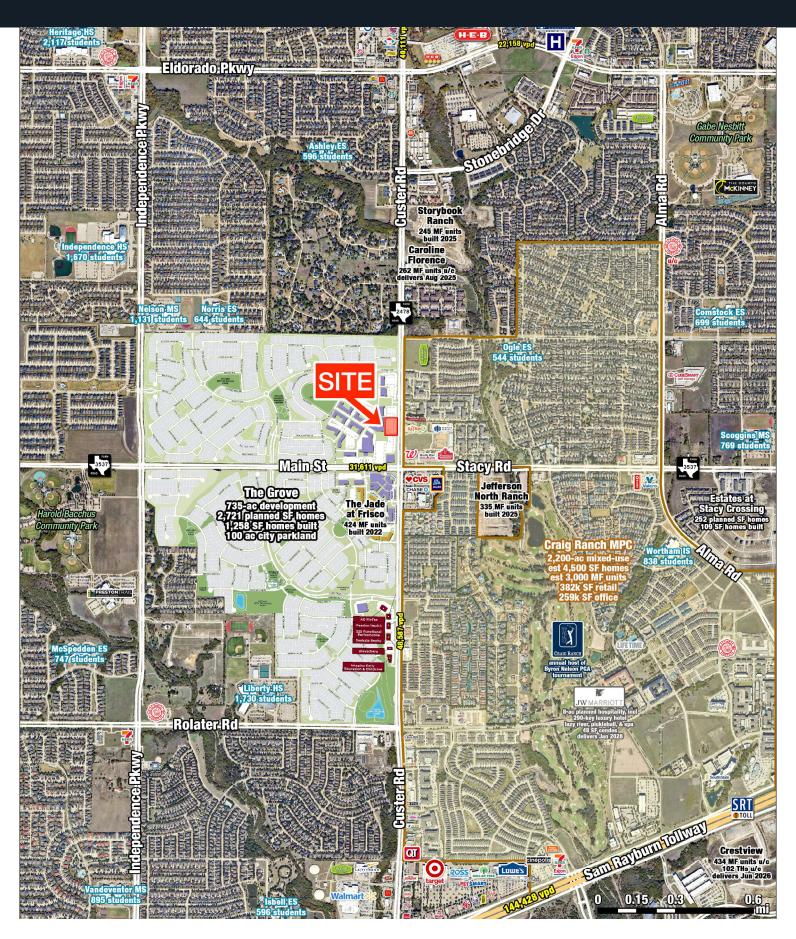




## AERIAL | 1.5 MILE



## AERIAL | 3 AND 5 MILE



## PROPERTY RENDERINGS







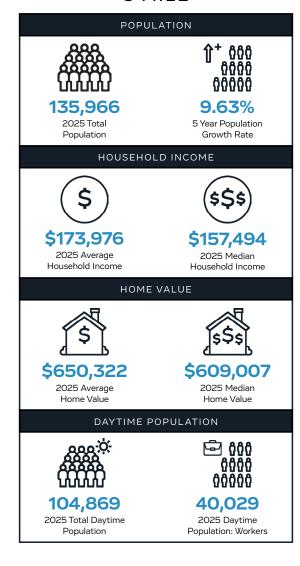


#### DEMOGRAPHICS

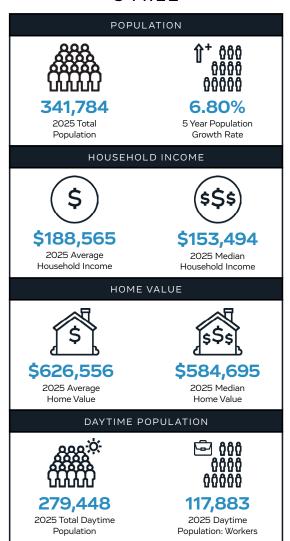
#### 1 MILE

#### POPULATION ប៉ូប៉ូប៉ូ ប្រកួត្តប ስስስስስ 17.33% 2025 Total 5 Year Population Population Growth Rate HOUSEHOLD INCOME \$162,794 \$153,016 2025 Average 2025 Median Household Income Household Income HOME VALUE \$673,247 \$609,865 2025 Average 2025 Median Home Value Home Value DAYTIME POPULATION $\Box$ 000ስስስስስ 10,302 3,520 2025 Total Davtime 2025 Davtime Population Population: Workers

#### 3 MILE



#### 5 MILE



FRISCO, TEXAS

# FASTEST GROWING

LARGE CITIES IN U.S. OVER THE LAST DECADE

U.S. Census Bureau, May 2020

**#1** 

PLACE TO DO BUSINESS IN TEXAS

HomeCity.com, October 2020

MOST RECESSION RESISTANT CITIES

Smart Asset. March 2020

25 MILES
TO DFW AND LOVE
FIELD AIRPORTS





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## 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 MALESTATE LICENSE HOLDERS

- A NOTION is responsible for all brokerage actives, including acts performed by sales agents sponsored by the broker.
- A SALES ASSIST must be appreciated by a broker and works with clients on behalf of the broker.

A BACKGRY'S MEMBRUM DUTTES REQUESTED BY LAW (A clost in the person or party that the broker regression).

- Put the interests of the client above all others, including the broken's own interests;
- Inform the client of any unleafed information about the property or immedian received by the broker;
- Asswer the client's questions and present any offer to or counter-offer from the client and
- Treat oil purifies to a neal estate transaction honestly and fairly.

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IN A REAL RETAIN TRANSACTION.
AS ASSENT FOR OWNER QUELLEYLANDLORD.
The broker becomes the property owner's agent

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AS ASSIST FOR INVIDE/THRAFT The broker becomes the buyes/terrents agent by agreeing to represent the buyes, usually through a written representation agreement. A buyer's agent must perform the broker's minimum dulies above and must inform the buyer of my material information about the property or transaction known by the agent, including information disclosed to the agent by the saler or seller's agent. A buyer/terrent's agent than one act withy law and a mitally negation in.

AS ASSETT FOR BOTH - INTERNITIONALY TO ust as un intermediary between the parties the broker must that obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in complicatus bodd or underlined paint, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary.

- Most treat all parties to the transaction imperintly and fairly;
- May, with the parties' wiftern consent, appoint a different license holder resociated with the broker to each party (lowner and bayer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the turneration.
- Most not, unless operationly nuthraized in wilting to do so by the party, disclose
  - that the owner will accept a price less then the written acking price;
  - that the buyer/terrent 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.

AB BUNASHATA A ficense holder acts as a subagent when alting a bayer in a frameaction without an agreement to represent the bayer. A subagent can aealst the buyer but does not represent the buyer and must place the interests of the owner that.

#### TO AVOID DEPUTES, ALL ASSESSMENTS BUTWING YOU AND A RESIDE SHOULD BE IN WRITING AND GLEARLY RETURNSH

- The broker's duffer 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 extended.

Licenses Houldes contract surcessories. This notice is being provided for information purposes. It does not create an obligation for you to use the broken's services. Please advisorietige receipt of this notice below and retain a copy for your records.

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Linearia Supervisor of Sales Agent/ Associate	Licenselle	E==	Plane
Bryn Carden	807178	bcarden@weitzmangroup.com	(214) 720-6601
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