



CUSTER STAR

For lease:
NWC Custer Rd
& Eldorado Pkwy
Frisco, TX

VENTURE

UCD
UNITED COMMERCIAL
DEVELOPMENT

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Metrics

NWC Custer Rd & Eldorado Pkwy
Frisco, TX

Location

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Frisco, TX

GLA

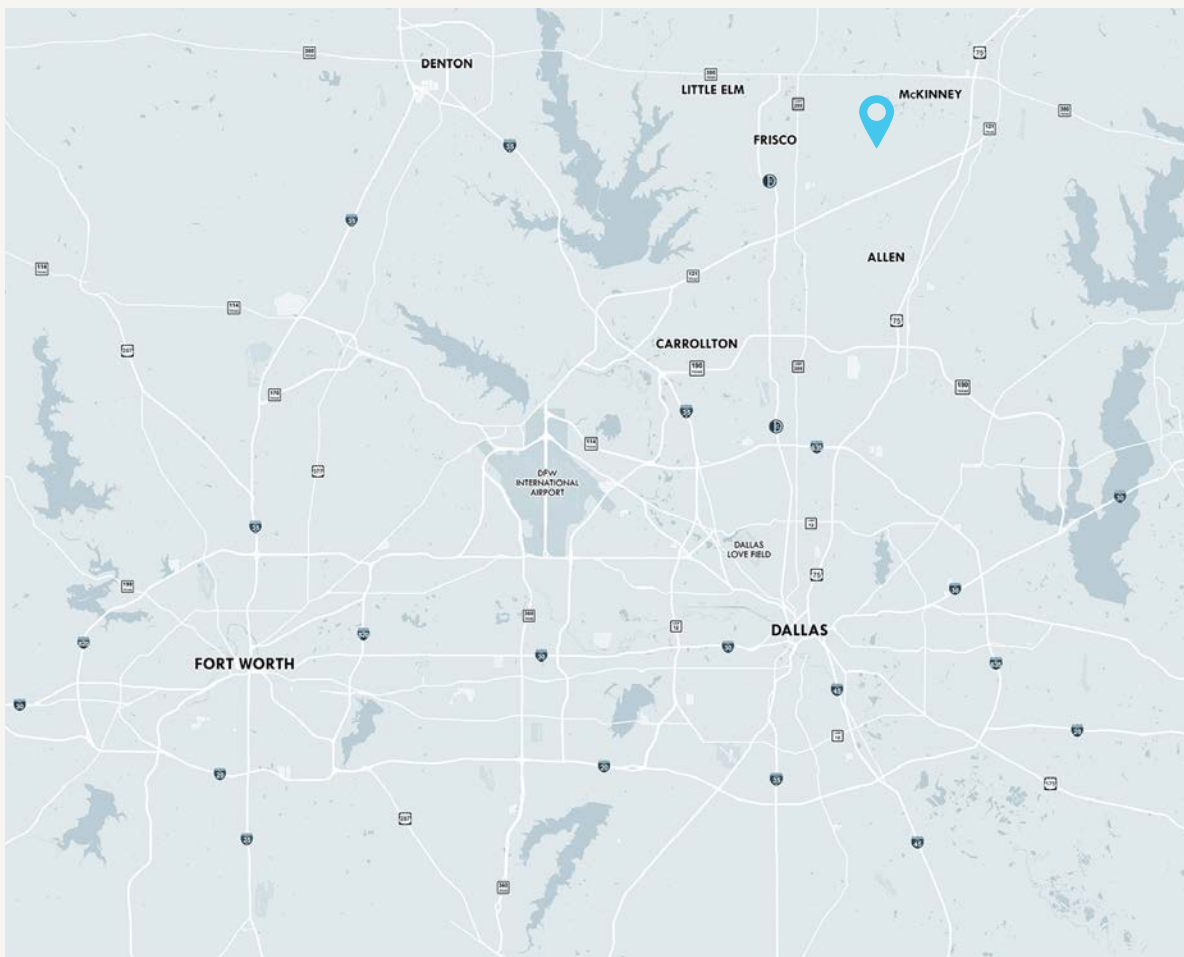
+/-200,000 SF

Available Spaces

Suite 700
4,200 SF 2nd Gen Restaurant

Traffic Counts

Custer Rd	Eldorado Pkwy
35,127 VPD	25,073 VPD



Area Attractions



Property Highlights

NWC Custer Rd & Eldorado Pkwy
Frisco, TX

1. Anchored by high volume Kroger Marketplace
2. HEB open on the NEC
3. Custer & Eldorado strong regional intersection connecting Frisco & McKinney with traffic counts over 35,000 VPD on Custer and over 25,000 VPD on Eldorado
4. 7.18 min trade area average drive time

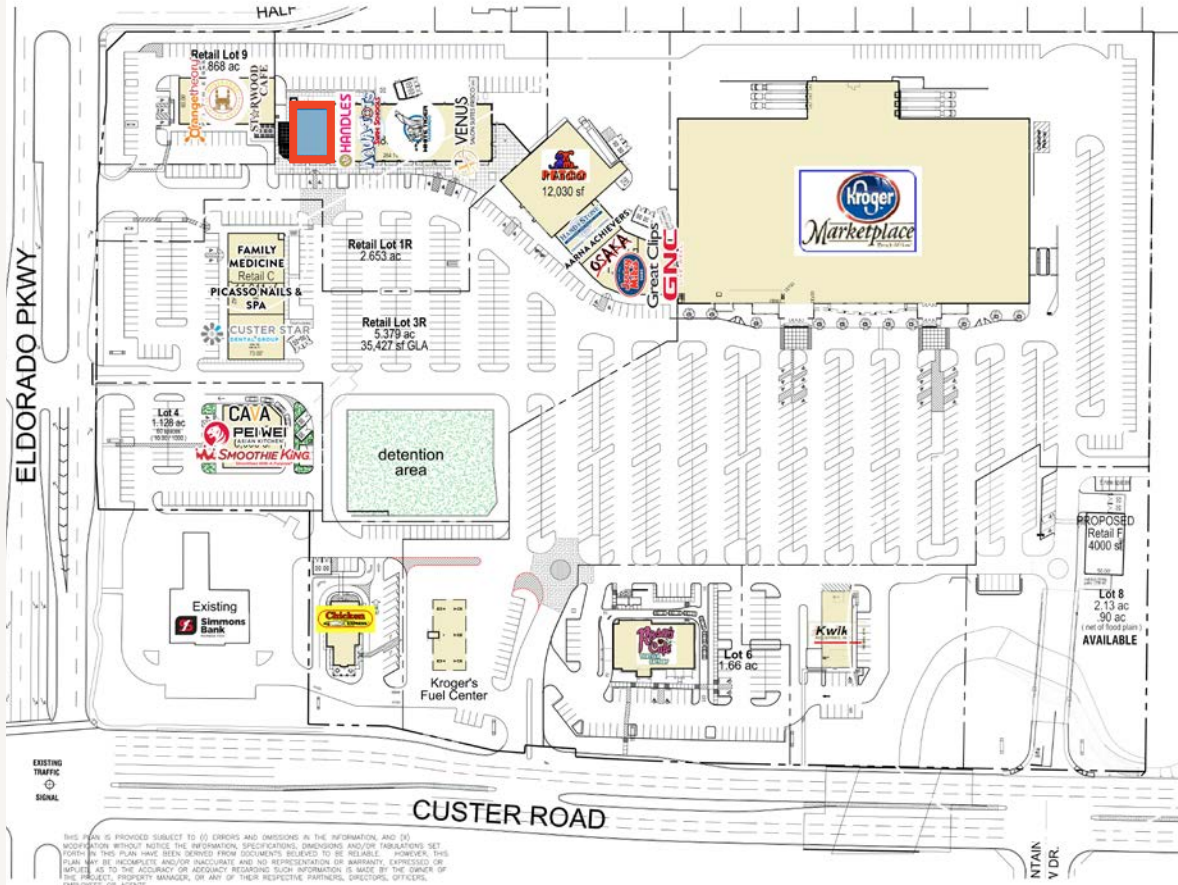
2026 Demographic Summary



	1 MILE	3 MILES	5 MILES	TRADE AREA
EST. POPULATION	14,679	135,770	300,968	101,088
EST. DAYTIME POPULATION	7,682	30,321	71,382	62,417
EST. AVG. HH INCOME	\$228,158	\$204,144	\$206,385	\$153,549

Site Plan

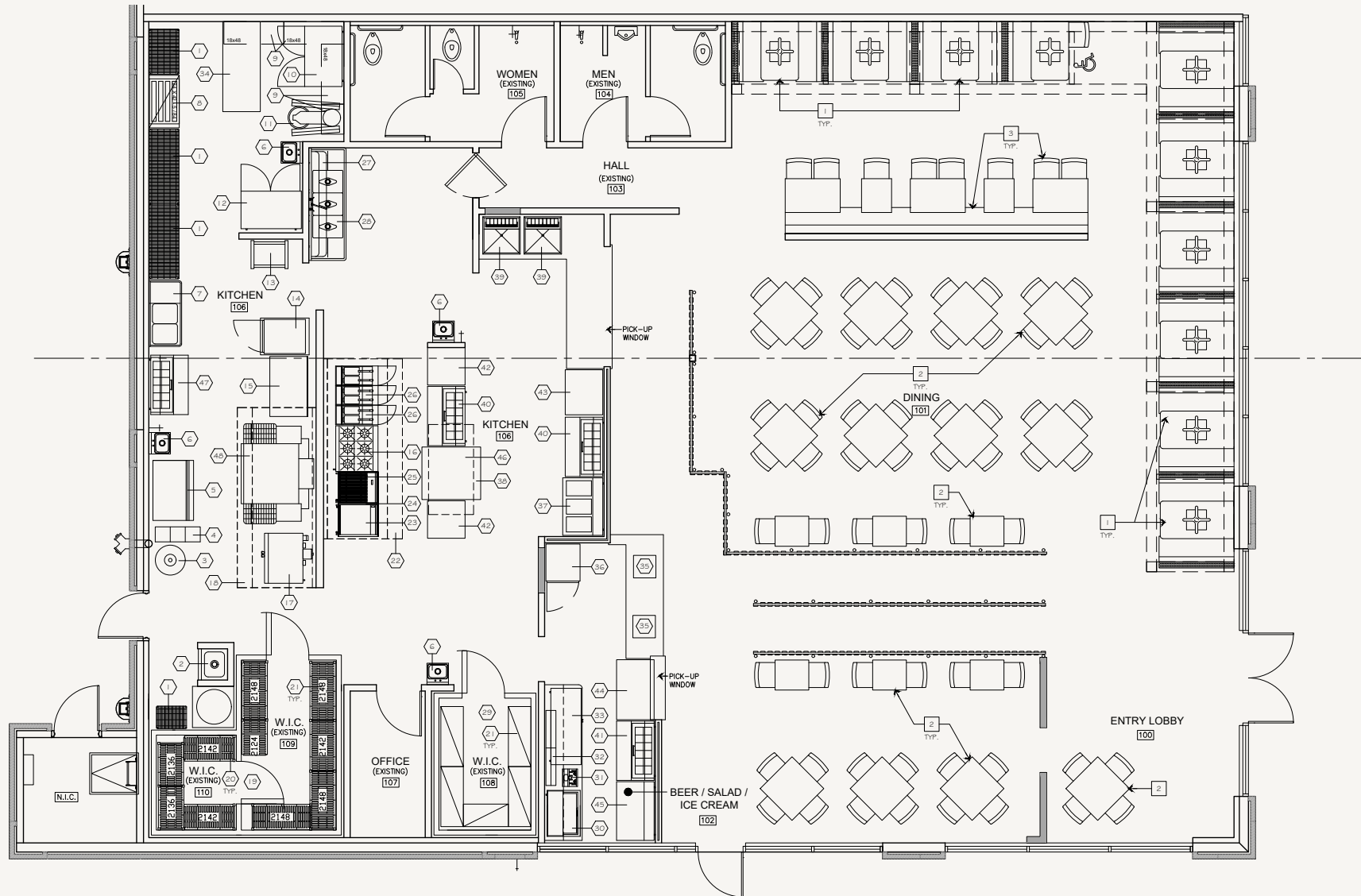
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Frisco, TX



SUITE	TENANT	SQUARE FEET
RETAIL A		
100	VENUS SALONS & SPA	6,500
300	FRISCO WHITE TIGER	3,404
400	AQUA TOTS SWIM SCHOOL	4,000
500	16 HANDLES	1,700
700	AVAILABLE	4,200
RETAIL B		
100	GNC	1,166
200	GREAT CLIPS	1,100
300	JERSEY MIKE'S	1,404
400	OSAKA SUSHI & HIBACHI	4,170
500	AARNA ACHIEVERS	1,137
600	HAND & STONE	2,479
	PETCO	12,000
RETAIL C		
100	CUSTER STAR DENTAL	4,285
200	PICASSO NAILS & SPA	3,000
300	FAMILY MEDICINE	4,656
RETAIL D		
100	STARWOOD CAFE	4,285
300	HYDERABAD BIRYANI AND MORE	1,800
500	ORANGETHEORY FITNESS	3,200
RETAIL E		
100	SMOOTHIE KING	1,300
200	PEI WEI	1,914
300	CAVA	2,800

Suite 700 Floor Plan

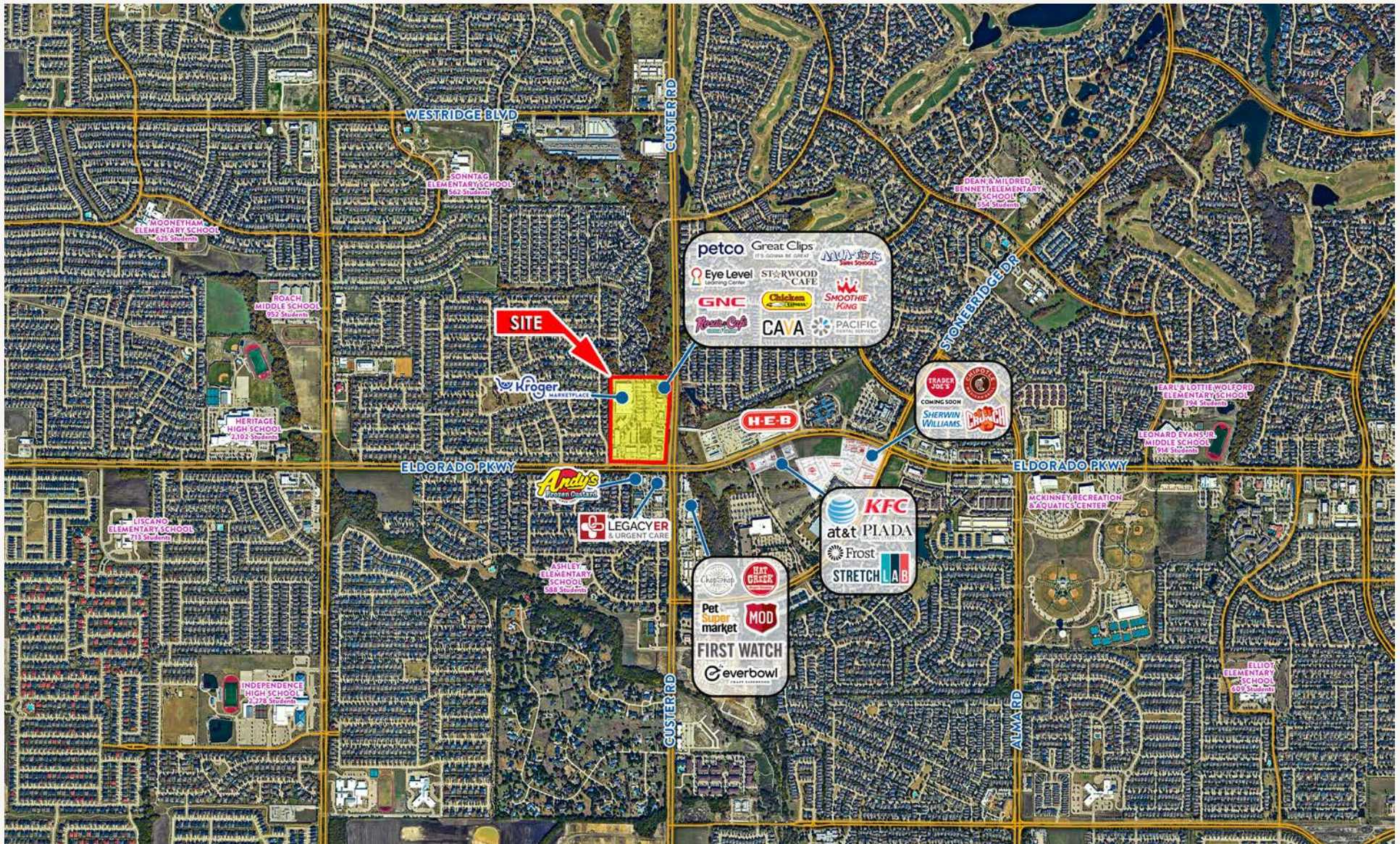
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1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

Aerial

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2nd Gen Restaurant

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VENTURE

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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