



 **VENTURE**

214.378.1212

AMANDA T. WELLES  
AWELLES@VENTUREDFFW.COM

EASLEY B. WAGGONER, JR.  
EWAGGONER@VENTUREDFFW.COM

**CUSTER PARK** FOR LEASE

SWC PARKER RD & CUSTER RD  
PLANO, TX



LOCATION

**2929 CUSTER RD  
PLANO, TX**

GLA

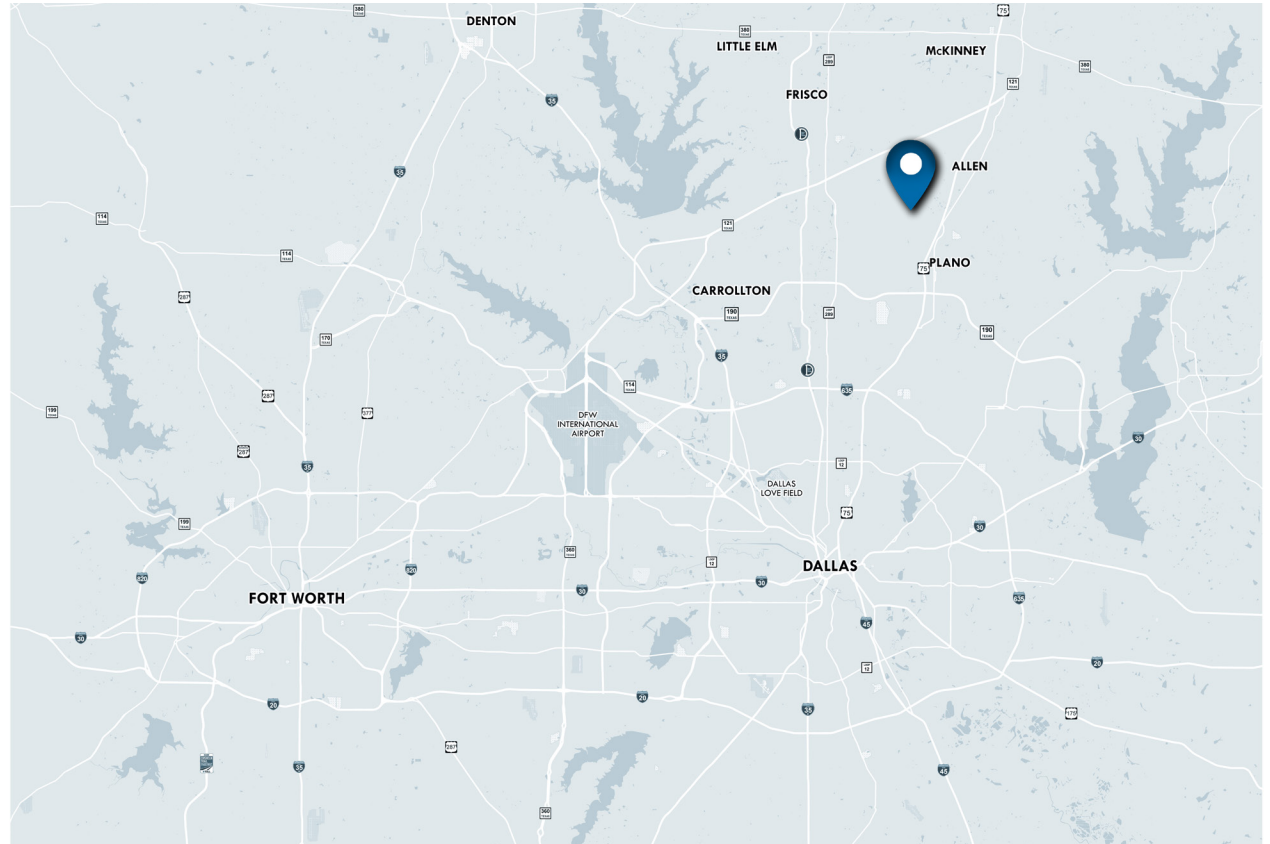
**121,068 SF**

TRAFFIC COUNTS

<b>CUSTER RD</b>	<b>PARKER RD</b>
25,894 VPD 2019	28,300 VPD 2022

PROPERTY HIGHLIGHTS

- ★ **KROGER ANCHORED SHOPPING CENTER**
- ★ **STRONG HOUSEHOLD INCOMES**
- ★ **HIGH TRAFFIC INTERSECTION**

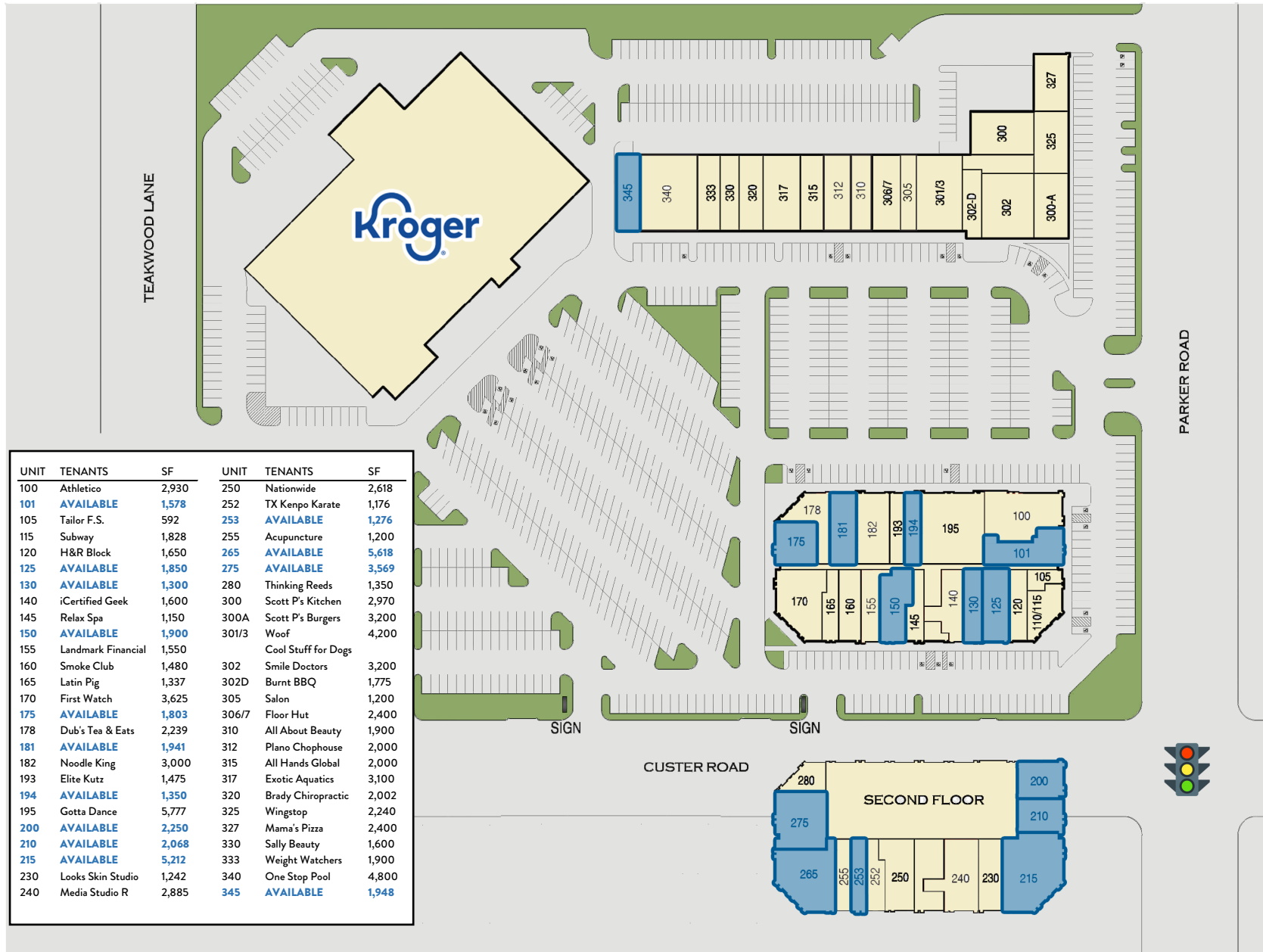


2023 DEMOGRAPHIC SUMMARY

AREA ATTRACTIONS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	<b>14,177</b>	<b>127,665</b>	<b>344,292</b>
EST. DAYTIME POPULATION	<b>4,174</b>	<b>58,750</b>	<b>180,400</b>
EST. AVG. HH INCOME	<b>\$167,359</b>	<b>\$142,220</b>	<b>\$149,396</b>





UNIT	TENANTS	SF	UNIT	TENANTS	SF
100	Athletico	2,930	250	Nationwide	2,618
101	AVAILABLE	1,578	252	TX Kenpo Karate	1,176
105	Tailor F.S.	592	253	AVAILABLE	1,276
115	Subway	1,828	255	Acupuncture	1,200
120	H&R Block	1,650	265	AVAILABLE	5,618
125	AVAILABLE	1,850	275	AVAILABLE	3,569
130	AVAILABLE	1,300	280	Thinking Reeds	1,350
140	iCertified Geek	1,600	300	Scott P's Kitchen	2,970
145	Relax Spa	1,150	300A	Scott P's Burgers	3,200
150	AVAILABLE	1,900	301/3	Woof	4,200
155	Landmark Financial	1,550		Cool Stuff for Dogs	
160	Smoke Club	1,480	302	Smile Doctors	3,200
165	Latin Pig	1,337	302D	Burnt BBQ	1,775
170	First Watch	3,625	305	Salon	1,200
175	AVAILABLE	1,803	306/7	Floor Hut	2,400
178	Dub's Tea & Eats	2,239	310	All About Beauty	1,900
181	AVAILABLE	1,941	312	Plano Chophouse	2,000
182	Noodle King	3,000	315	All Hands Global	2,000
193	Elite Kutz	1,475	317	Exotic Aquatics	3,100
194	AVAILABLE	1,350	320	Brady Chiropractic	2,002
195	Gotta Dance	5,777	325	Wingstop	2,240
200	AVAILABLE	2,250	327	Mama's Pizza	2,400
210	AVAILABLE	2,068	330	Sally Beauty	1,600
215	AVAILABLE	5,212	333	Weight Watchers	1,900
230	Looks Skin Studio	1,242	340	One Stop Pool	4,800
240	Media Studio R	2,885	345	AVAILABLE	1,948













8235 DOUGLAS AVE  
SUITE 720  
DALLAS, TEXAS 75225  
T 214.378.1212  
[VENTUREDFW.COM](http://VENTUREDFW.COM)

**AMANDA T. WELLES**

Partner  
214.378.1212  
[awelles@venturedfw.com](mailto:awelles@venturedfw.com)

**EASLEY B. WAGGONER, JR.**

Partner  
214.378.1212  
[ewaggoner@venturedfw.com](mailto:ewaggoner@venturedfw.com)

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amanda Throckmorton Welles</b>	<b>649514</b>	<b>awelles@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date





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<b>Easley B. Waggoner, Jr.</b>	<b>433572</b>	<b>ewaggoner@venturedfw.com</b>	<b>214-378-1212</b>
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