



— 3009 S. CUSTER ROAD | MCKINNEY, TEXAS 75070

Shops on Custer



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PROPERTY HIGHLIGHTS

- 14,848 SF shopping center located in the affluent, high-growth area of McKinney, Texas.
- Located at the hard corner of Custer Road and Eldorado Parkway.
- Highly visible with access to site from both Custer Rd & Eldorado Pkwy.
- National retailers at this intersection include Kroger Marketplace, Verizon, Starbucks, Smoothie King, Zoe’s Kitchen, Petco, Jersey Mike’s, Great Clips, Cici’s Pizza & GNC with HEB proposed directly across Eldorado.

AVAILABILITY

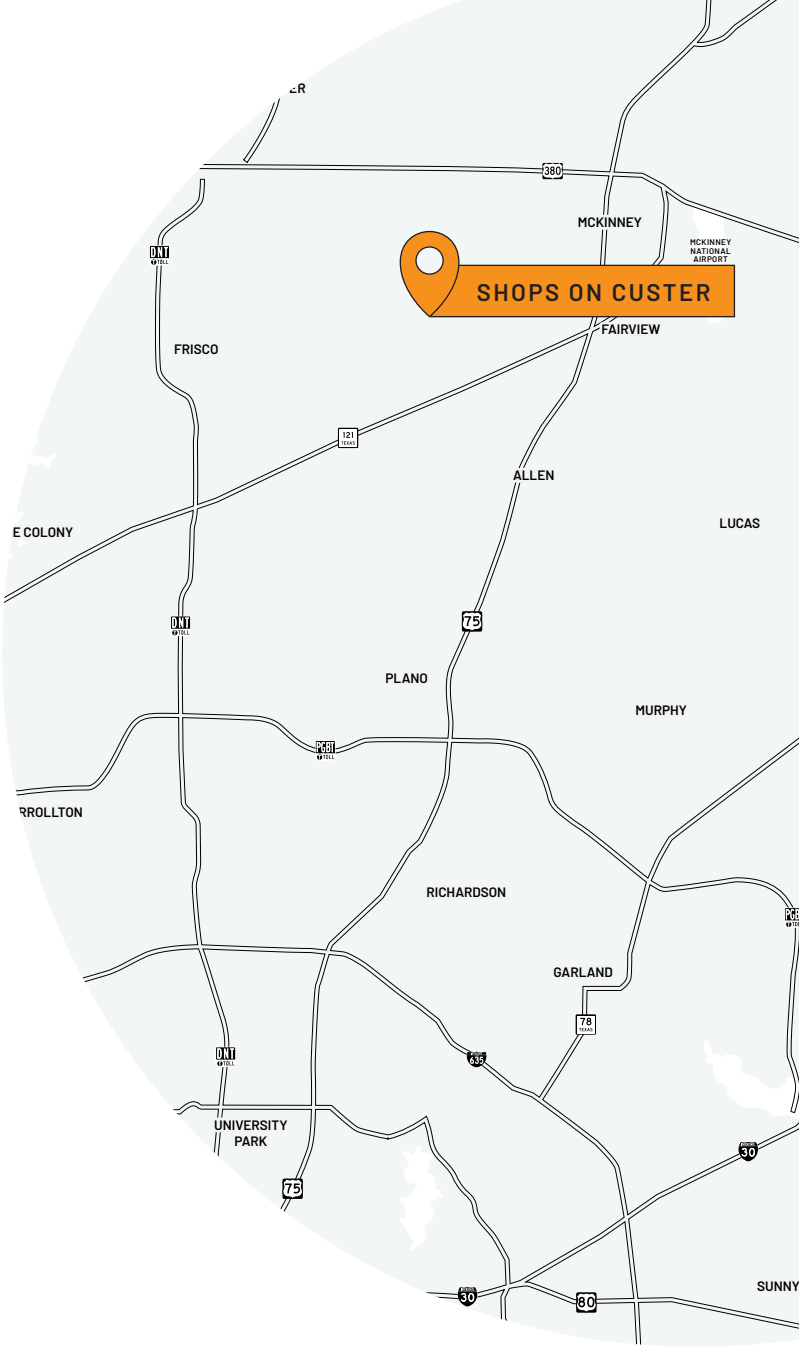
100% Leased

LEASE RATES

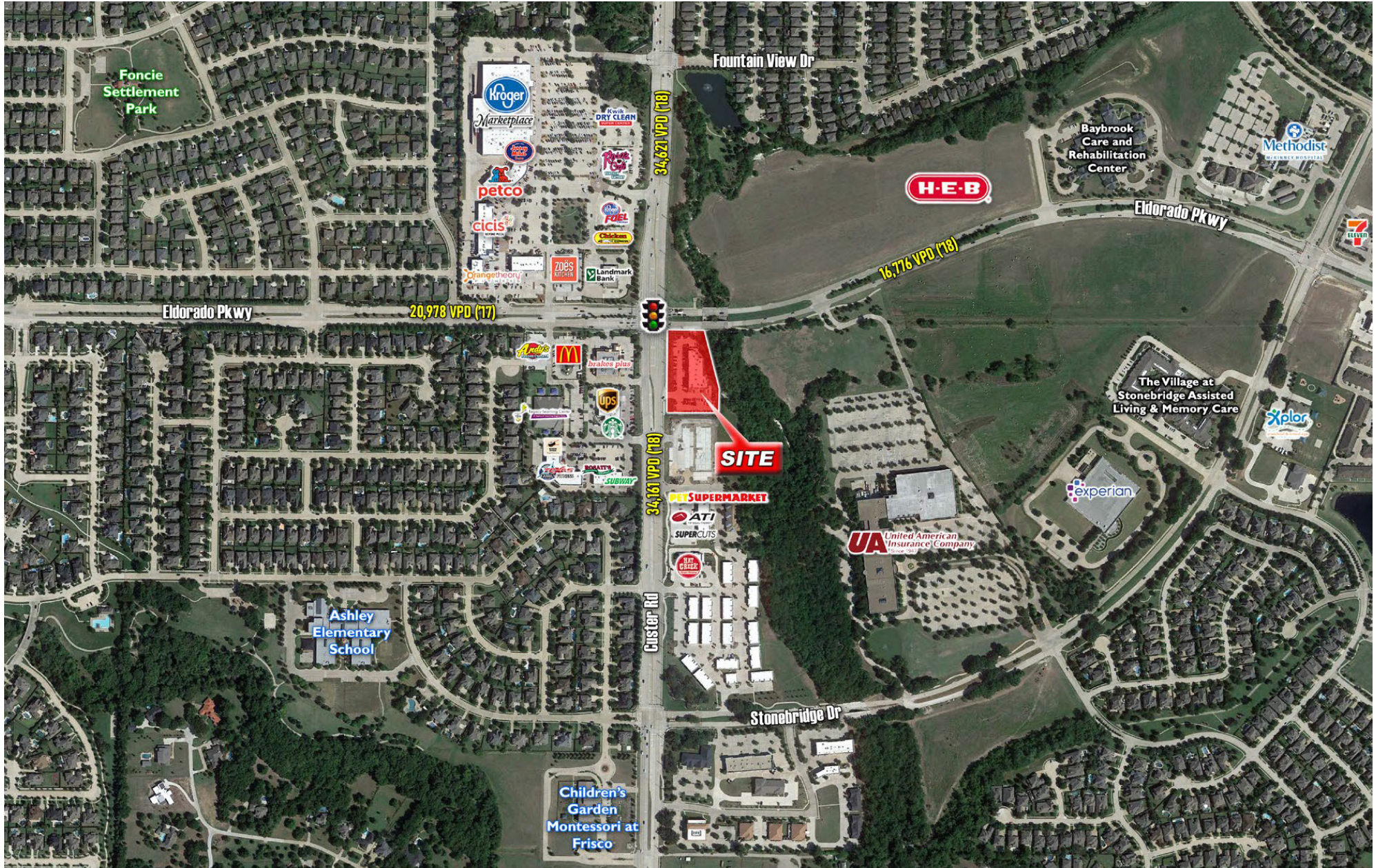
Please Call for Rates

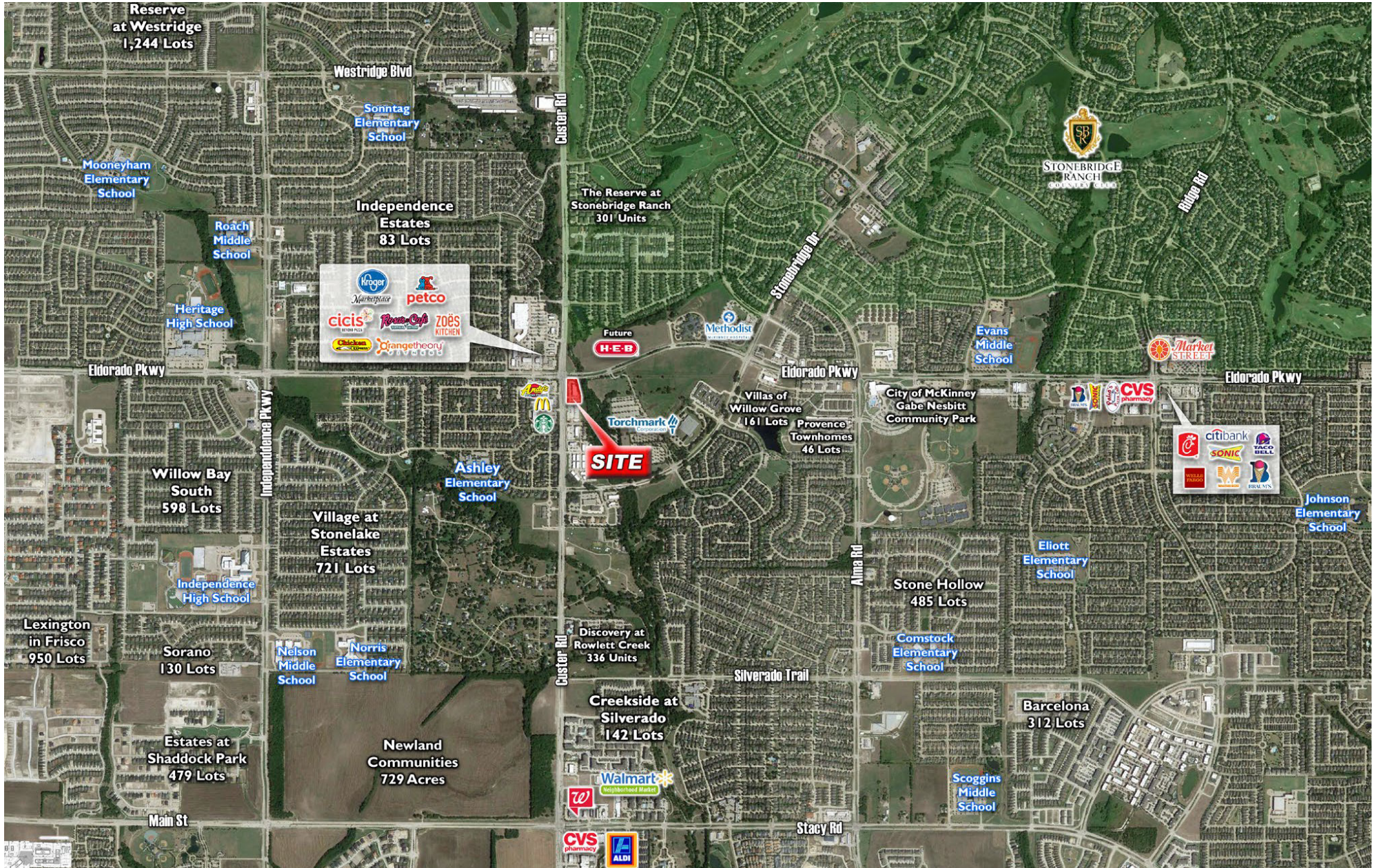
DEMOGRAPHICS

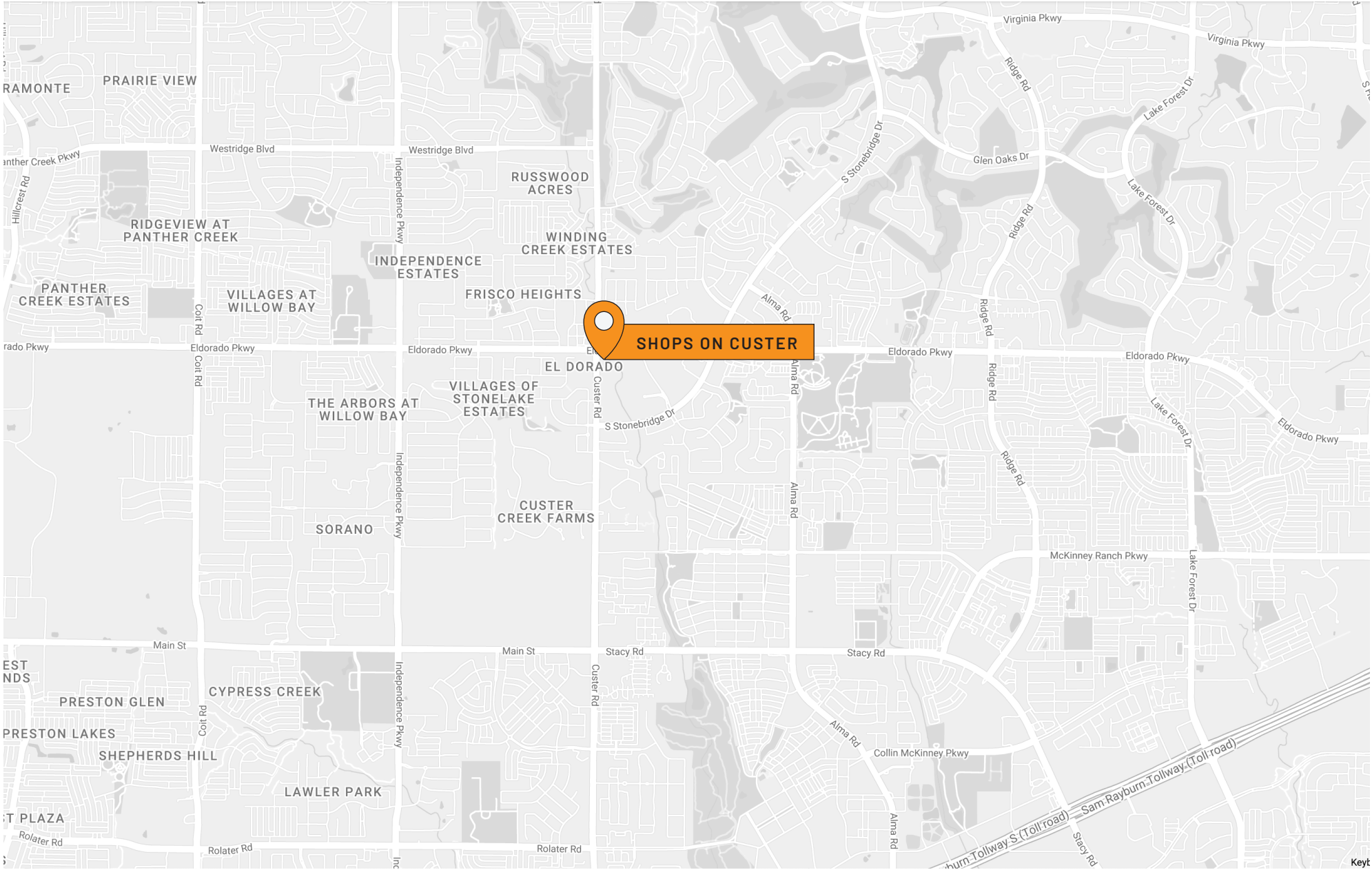
	1 mile	3 miles	5 miles
2019 Population	20,178	122,178	276,614
2024 Population	23,636	142,795	324,217
Average Household Income	\$135,925	\$123,017	\$126,557
Traffic Counts	Custer Rd: 34,161 VPD Eldorado Pkwy: 16,776 VPD		











	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	17,414	128,746	288,229
2028 Projected Population	19,192	143,675	322,657
2020 Census Population	16,084	119,327	268,046
2010 Census Population	9,777	68,697	169,351
Projected Annual Growth 2023 to 2028	2.0%	2.3%	2.4%
Historical Annual Growth 2010 to 2023	6.0%	6.7%	5.4%
2023 Median Age	34.5	34.8	35.6
HOUSEHOLDS			
2023 Estimated Households	5,337	44,390	100,153
2028 Projected Households	6,216	52,306	118,398
2020 Census Households	4,899	40,697	91,952
2010 Census Households	3,129	22,656	57,840
Projected Annual Growth 2023 to 2028	3.3%	3.6%	3.6%
Historical Annual Growth 2010 to 2023	5.4%	7.4%	5.6%
RACE AND ETHNICITY			
2023 Estimated White	53.6%	52.5%	54.0%
2023 Estimated Black or African American	13.2%	12.3%	11.7%
2023 Estimated Asian or Pacific Islander	22.8%	24.9%	23.5%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2023 Estimated Other Races	10.1%	10.0%	10.4%
2023 Estimated Hispanic	9.7%	10.2%	10.8%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	\$195,732	\$175,331	\$177,379
2023 Estimated Median Household Income	\$165,050	\$150,183	\$154,236
2023 Estimated Per Capita Income	\$60,010	\$60,464	\$61,645
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.4%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.4%	1.6%
2023 Estimated High School Graduate	11.4%	10.6%	10.2%
2023 Estimated Some College	13.7%	15.3%	15.8%
2023 Estimated Associates Degree Only	7.3%	7.8%	7.4%
2023 Estimated Bachelors Degree Only	36.9%	38.9%	38.4%
2023 Estimated Graduate Degree	28.5%	24.7%	24.8%
BUSINESS			
2023 Estimated Total Businesses	784	4,643	11,336
2023 Estimated Total Employees	6,232	25,294	58,913
2023 Estimated Employee Population per Business	8.0	5.4	5.2
2023 Estimated Residential Population per Business	22.2	27.7	25.4

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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 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date