SHOPS AT CUSTER AND MAIN

FRISCO, TX | SWC CUSTER ROAD AND MAIN STREET



- New construction retail center located at the hard corner of Custer Road and Main Street
- Prominent corner visibility with exposure along two major thoroughfares
- Convenient access from both Custer Road and Main Street
- Building and monument signage opportunities available
- Well suited for restaurant, service, medical and neighborhood retail users
- Positioned within a growing trade area surrounded by established residential communities

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2026 Population	17,552	141,216	349,350
2026 Total Households	6,155	47,489	121,793
2026 Daytime Population	12,496	113,979	296,492
2026 Average HH Income	$196,704	$204,355	$201,066
2026 Median HH Income	$158,568	$163,808	$159,640

TRAFFIC COUNTS:

Custer Road: 52,000 VPD
Main Street: 36,500 VPD

AVAILABILITY: 15,730 SF

LEASE RATES:
PLEASE CALL FOR DETAILS

AREA RETAILERS:

Target, Lowe's, Walmart, H-E-B, ALDI, Freddy's, Kroger, Walgreens, Chase, CVS pharmacy, Sweetwaters Coffee & Tea, AutoZone

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

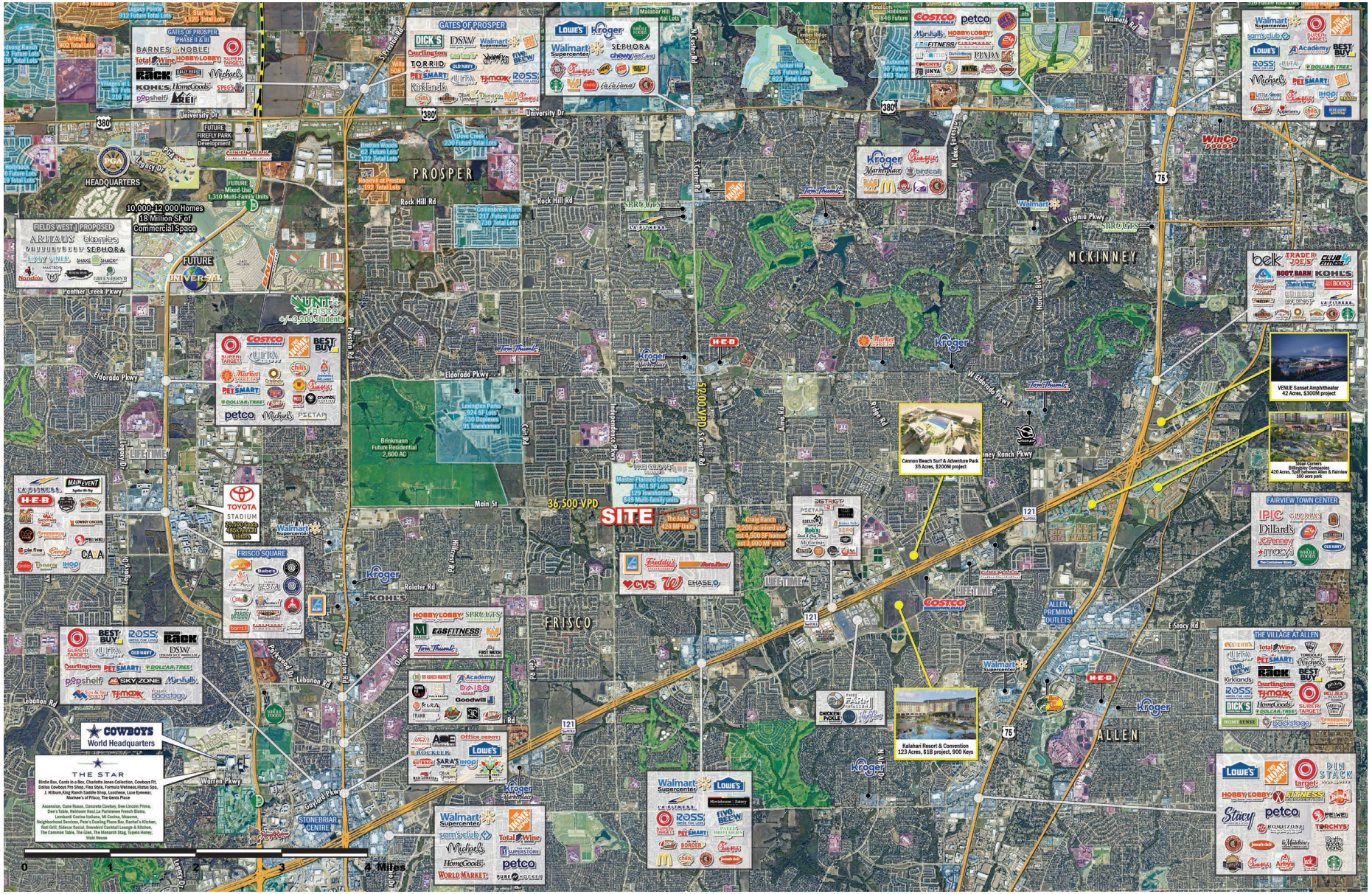
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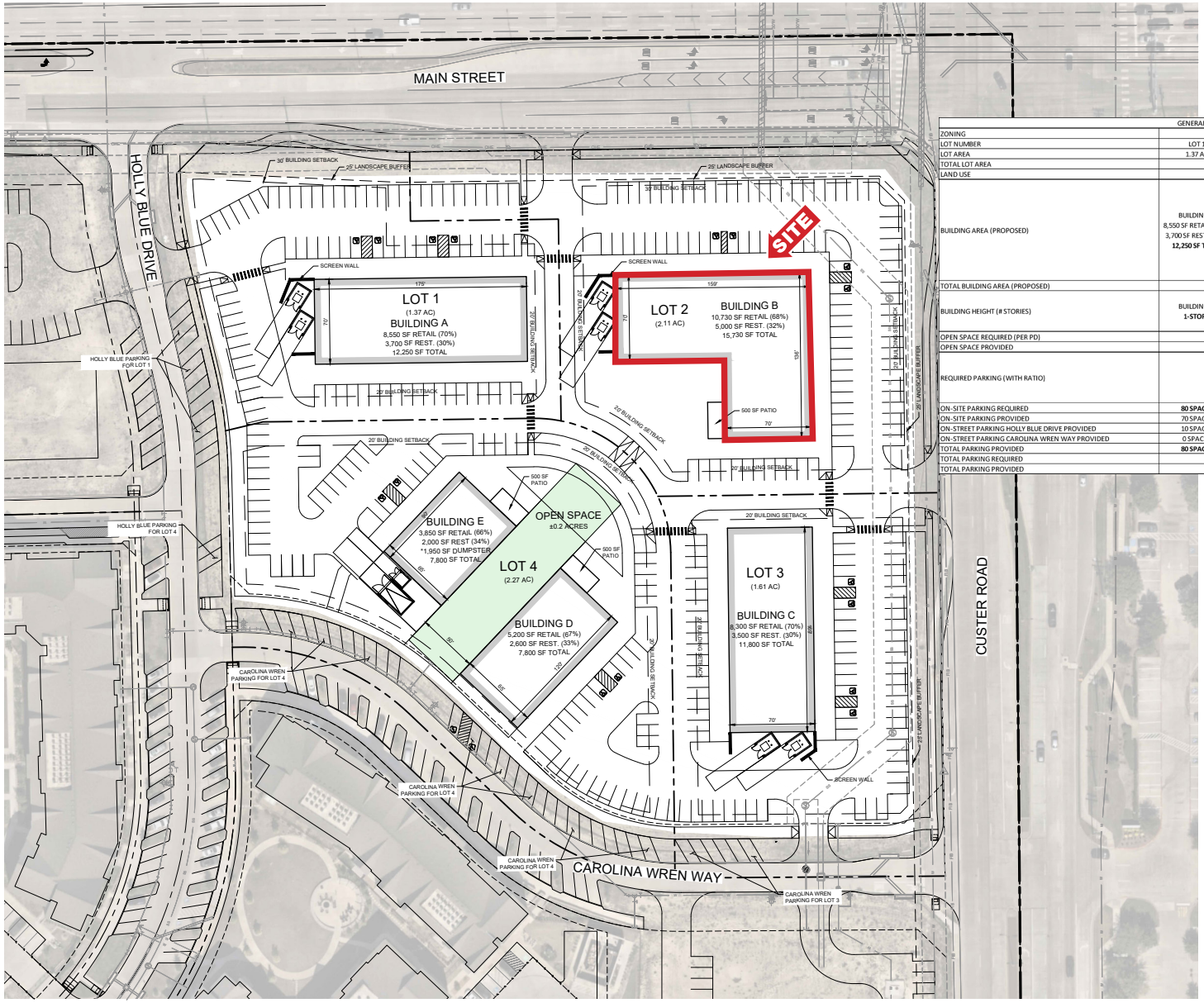
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GENERAL SITE DATA				
ZONING	PD			
LOT NUMBER	LOT 1	LOT 2	LOT 3	LOT 4
LOT AREA	1.37 AC	2.11 AC	1.61 AC	2.27 AC
TOTAL LOT AREA	7.37 AC			
LAND USE	RETAIL			
BUILDING AREA (PROPOSED)	BUILDING A 8,550 SF RETAIL (70%) 3,700 SF REST. (30%) **12,250 SF TOTAL**	BUILDING B 10,730 SF RETAIL (68%) 5,000 SF REST. (32%) **15,730 SF TOTAL**	BUILDING C 8,300 SF RETAIL (70%) 3,500 SF REST. (30%) **11,800 SF TOTAL**	BUILDING D 5,200 SF RETAIL (67%) 2,600 SF REST. (33%) **7,800 SF TOTAL** BUILDING E 3,850 SF RETAIL (66%) 2,000 SF REST (34%) *1,950 SF DUMPSTER **7,800 SF TOTAL**
TOTAL BUILDING AREA (PROPOSED)	**53,430 TOTAL BUILDING SF (EXCLUDING DUMPSTER)**			
BUILDING HEIGHT (# STORIES)	BUILDING A **1-STORY**	BUILDING B **1-STORY**	BUILDING C **1-STORY**	BUILDING D **1-STORY** BUILDING E **1-STORY**
OPEN SPACE REQUIRED (PER PD)	0.2 ACRES			
OPEN SPACE PROVIDED	0.2 ACRES			
REQUIRED PARKING (WITH RATIO)	RETAIL 1 SPACE PER 200 SF REST. 1 SPACE PER 100 SF			
ON-SITE PARKING REQUIRED	**80 SPACES**	**104 SPACES**	**77 SPACES**	**92 SPACES**
ON-SITE PARKING PROVIDED	70 SPACES	104 SPACES	72 SPACES	67 SPACES
ON-STREET PARKING HOLLY BLUE DRIVE PROVIDED	10 SPACES	0 SPACES	0 SPACES	2 SPACES
ON-STREET PARKING CAROLINA WREN WAY PROVIDED	0 SPACES	0 SPACES	5 SPACES	23 SPACES
TOTAL PARKING PROVIDED	**80 SPACES**	**104 SPACES**	**77 SPACES**	**92 SPACES**
TOTAL PARKING REQUIRED	353 SPACES			
TOTAL PARKING PROVIDED	353 SPACES			

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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.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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 _____