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FOR LEASE / SALE

Lakes Retail @ Custer

7875 Custer Road, Frisco, Texas 75035.



8125 Sq Ft of Premium Retail Space fronting Custer Road in Frisco, Texas – 75035.

- Size: 8125 Sq Ft
- Zoned: Retail (R)
- Divisible (first preference would be for a Single Lessee).
- Building fronts Custer Road, one of the highest VPD traffic in Collin County.

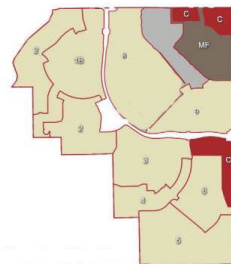
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Lakes Retail @ Custer

- ✓ The Retail neighbors award winning, master planned “The Grove” community spanning 735 acres with about 2000 homes.
- ✓ The Retail is across “Craigs Ranch”, compassing approximately 2,200 acres with over 3,700 single-family homes and about 3,000 apartments.
- ✓ The Retail sits between Frisco & McKinney. The top two fastest growing Cities in Texas.
- ✓ Just one mile from Sam Rayburn Tollway (121).
- ✓ Under one mile from Main Steet.

COMMERCIAL 26 ACRES
MULTIFAMILY 415
TOWNHOMES 129
HOMES 961
1,505 TOTAL (PHASE 1-9)



Lakes Retail @ Custer

- ✓ Custer Road Traffic Count: 40,000 to 50,000 VPD

Source: Frisco.gov

- ✓ Frisco Demographics
 - ✓ Median Household Income: \$144,576 (2022)
 - ✓ Median Value of homes: \$ 531,400 (2021)
 - ✓ Population: 219,587 (2022)
 - ✓ High School Graduates or Higher: 96.5%

- ✓ McKinney Demographics
 - ✓ Median Household Income: \$113,285 (2022)
 - ✓ Median Value of homes: \$ 400,400 (2021)
 - ✓ Population: 207,507 (2022)
 - ✓ High School Graduates or Higher: 94.8%

Source: Census.gov