



VENTURE

214.378.1212

CUSTER STAR FOR LEASE

NWC CUSTER RD & ELDORADO PKWY
FRISCO, TX

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DEVELOPED BY:
UCD
UNITED COMMERCIAL
DEVELOPMENT

LOCATION

NWC CUSTER RD & ELDORADO PKWY

GLA

APPROX. 200,000 SF

AVAILABLE SPACES

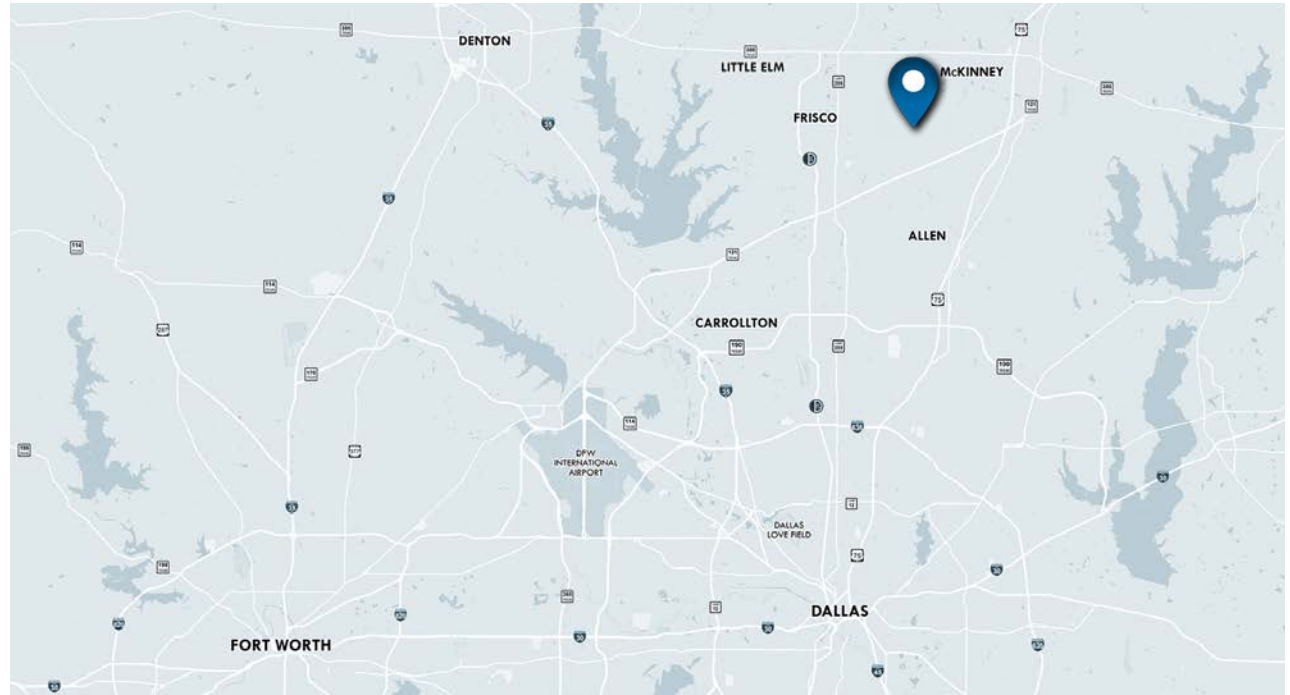
PAD SITE - 0.9 AC FOR GL OR BTS

TRAFFIC COUNTS

CUSTER RD **ELDORADO PKWY**
 35,127 VPD 2021 25,073 VPD 2019

PROPERTY HIGHLIGHTS

- ★ **ANCHORED BY HIGH VOLUME KROGER MARKETPLACE**
- ★ **HEB OPENING 2023**
- ★ **CUSTER & ELDORADO STRONG REGIONAL INTERSECTION CONNECTING FRISCO & MCKINNEY WITH TRAFFIC COUNTS OVER 35,000 VPD ON CUSTER AND OVER 25,000 VPD ON ELDORADO**
- ★ **7.18 MIN TRADE AREA AVERAGE DRIVE TIME**



2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES	TRADE AREA
EST. POPULATION	17,062	128,535	288,256	101,088
EST. DAYTIME POPULATION	6,177	23,344	57,031	62,417
EST. AVG. HH INCOME	\$195,114	\$175,316	\$177,177	\$153,549

AREA ATTRACTIONS

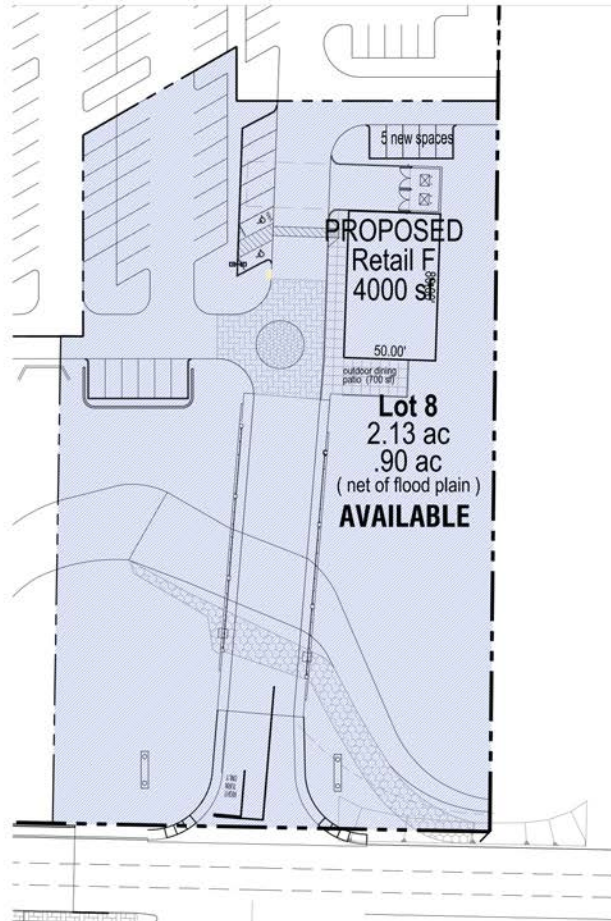




AVAILABLE SPACES

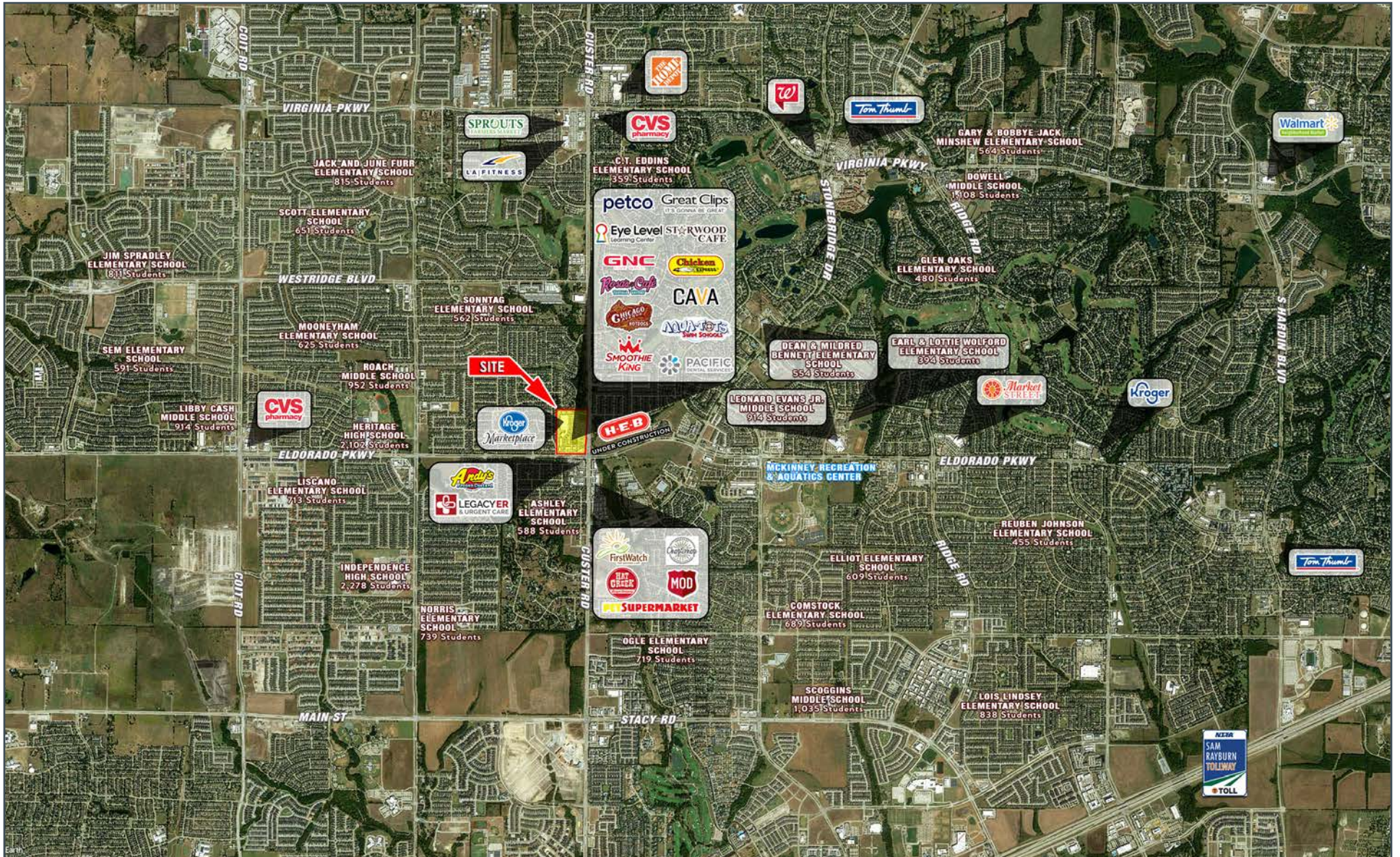
SUITE	TENANTS	SF
RETAIL A		
100	Venus Salons & Spa	6,500
300	Frisco White Tiger	3,404
400	Aqua Tots Swim School	4,000
500	16 Handles	1,700
700	Chicago Ave Dogs	4,200
RETAIL B		
100	GNC	1,166
200	Great Clips	1,100
300	Jersey Mike's	1,404
400	Osaka Sushi & Hibachi	4,170
500	Aarna Achievers	1,137
600	Hand & Stone	2,479
	Petco	12,000
RETAIL C		
100	Custer Star Dental	4,285
200	Picasso Nails & Spa	3,000
300	At Lease	4,656
RETAIL D		
100	Starwood Cafe	2,500
300	Green Asian Bistro	1,800
500	Orangetheory Fitness	3,200
RETAIL E		
100	Smoothie King	1,300
200	Pei Wei	1,914
300	CAVA	2,800
PAD	LOT 8 AVAILABLE	.90 AC

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PAD "LOT 8"
0.90 AC







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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.
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 - 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
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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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

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