



**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

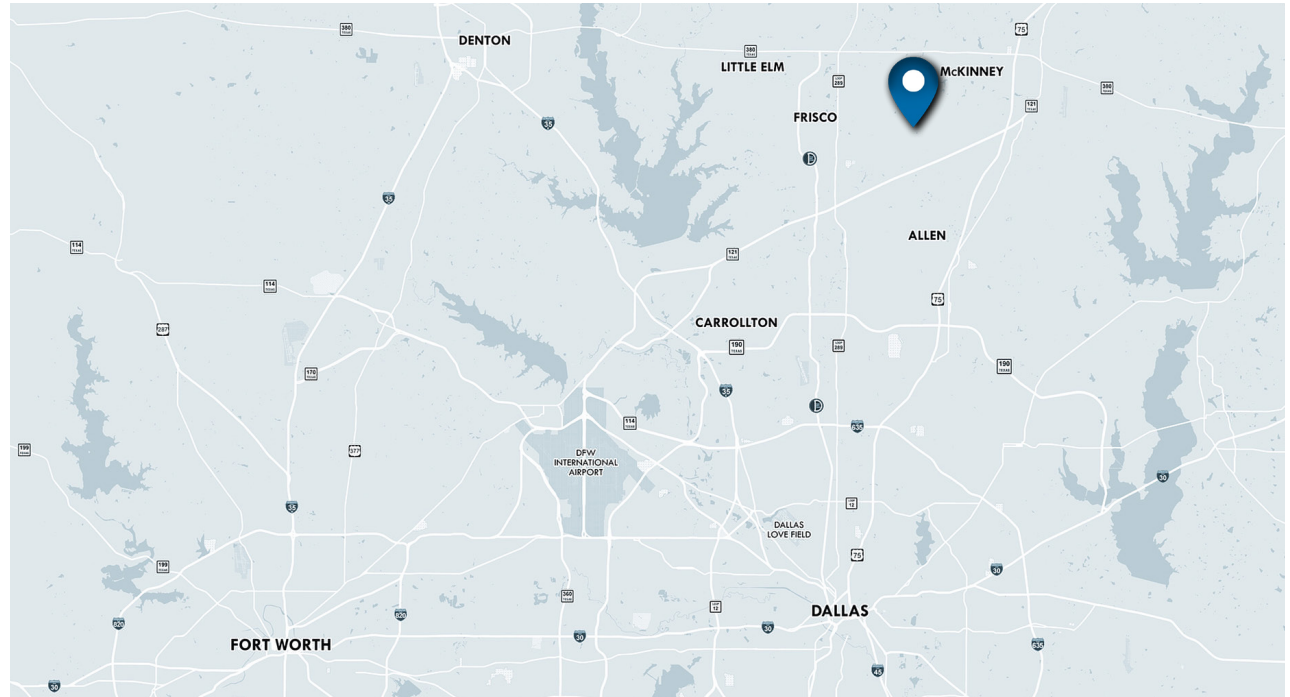
**PAD SITE - 0.9 AC FOR GL OR BTS**

TRAFFIC COUNTS

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

PROPERTY HIGHLIGHTS

- ★ **ANCHORED BY HIGH VOLUME KROGER MARKETPLACE**
- ★ **HEB OPEN**
- ★ **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**

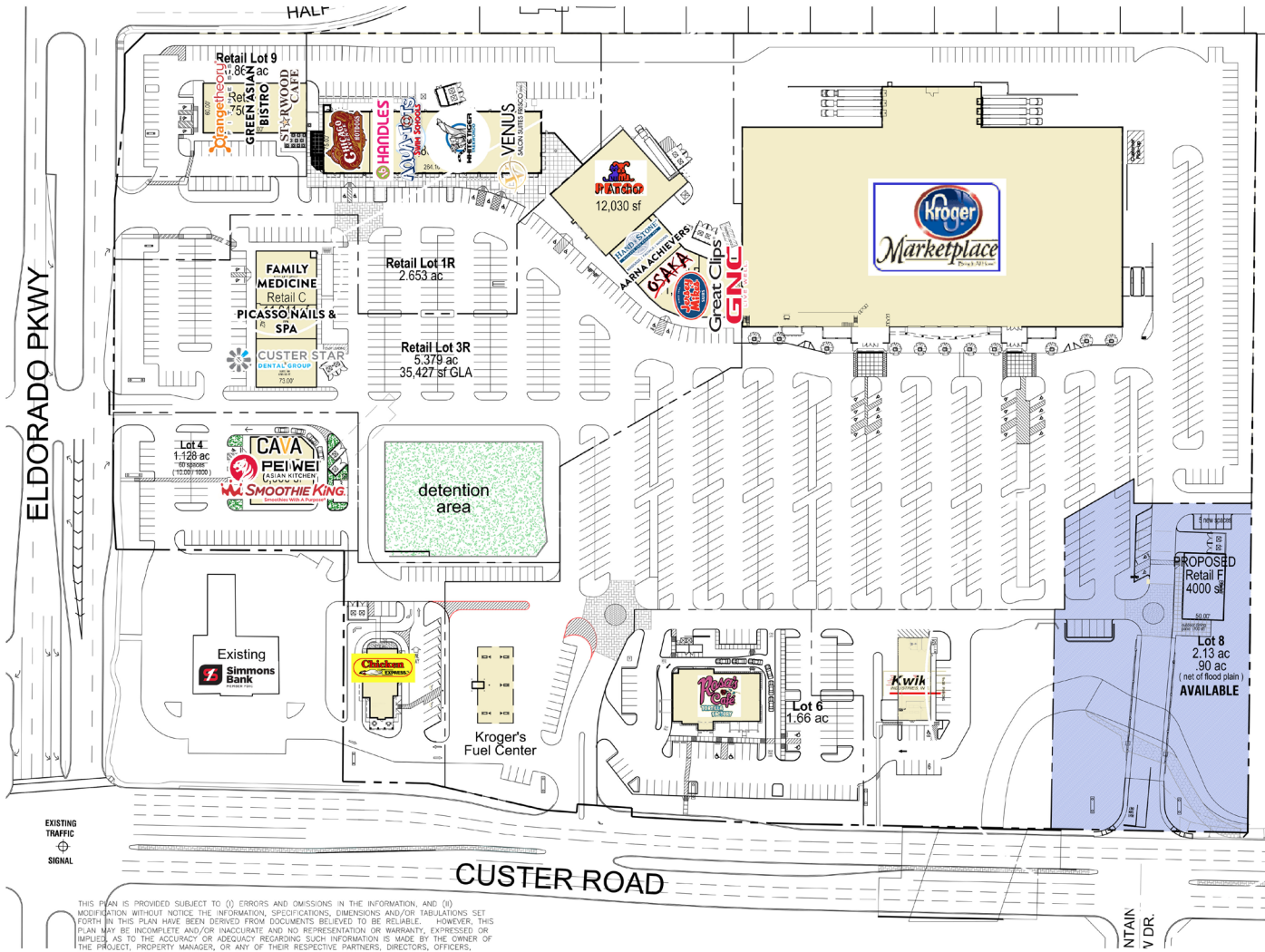


2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES	TRADE AREA
EST. POPULATION	<b>15,826</b>	<b>137,385</b>	<b>305,319</b>	<b>101,088</b>
EST. DAYTIME POPULATION	<b>6,622</b>	<b>26,142</b>	<b>60,036</b>	<b>62,417</b>
EST. AVG. HH INCOME	<b>\$188,265</b>	<b>\$166,933</b>	<b>\$169,578</b>	<b>\$153,549</b>

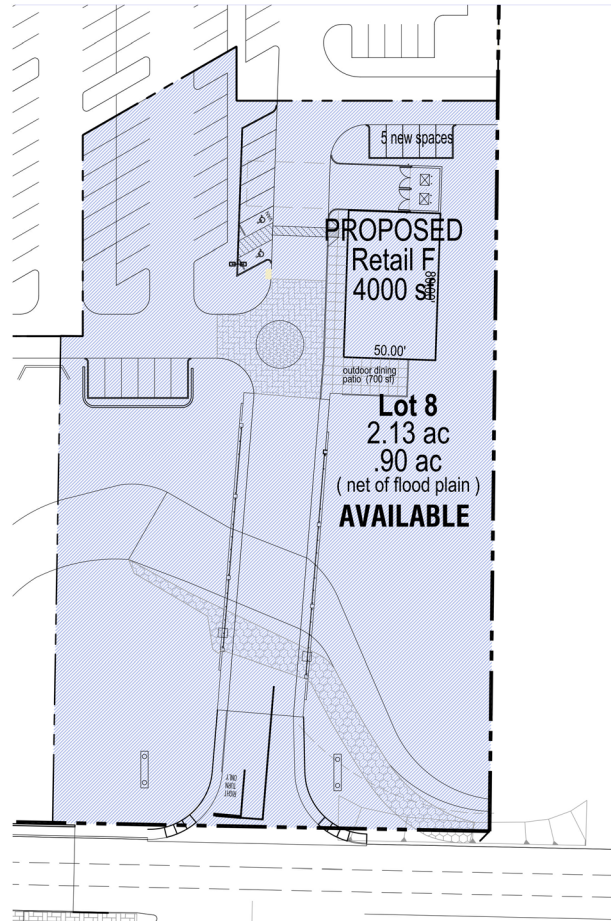
AREA ATTRACTIONS



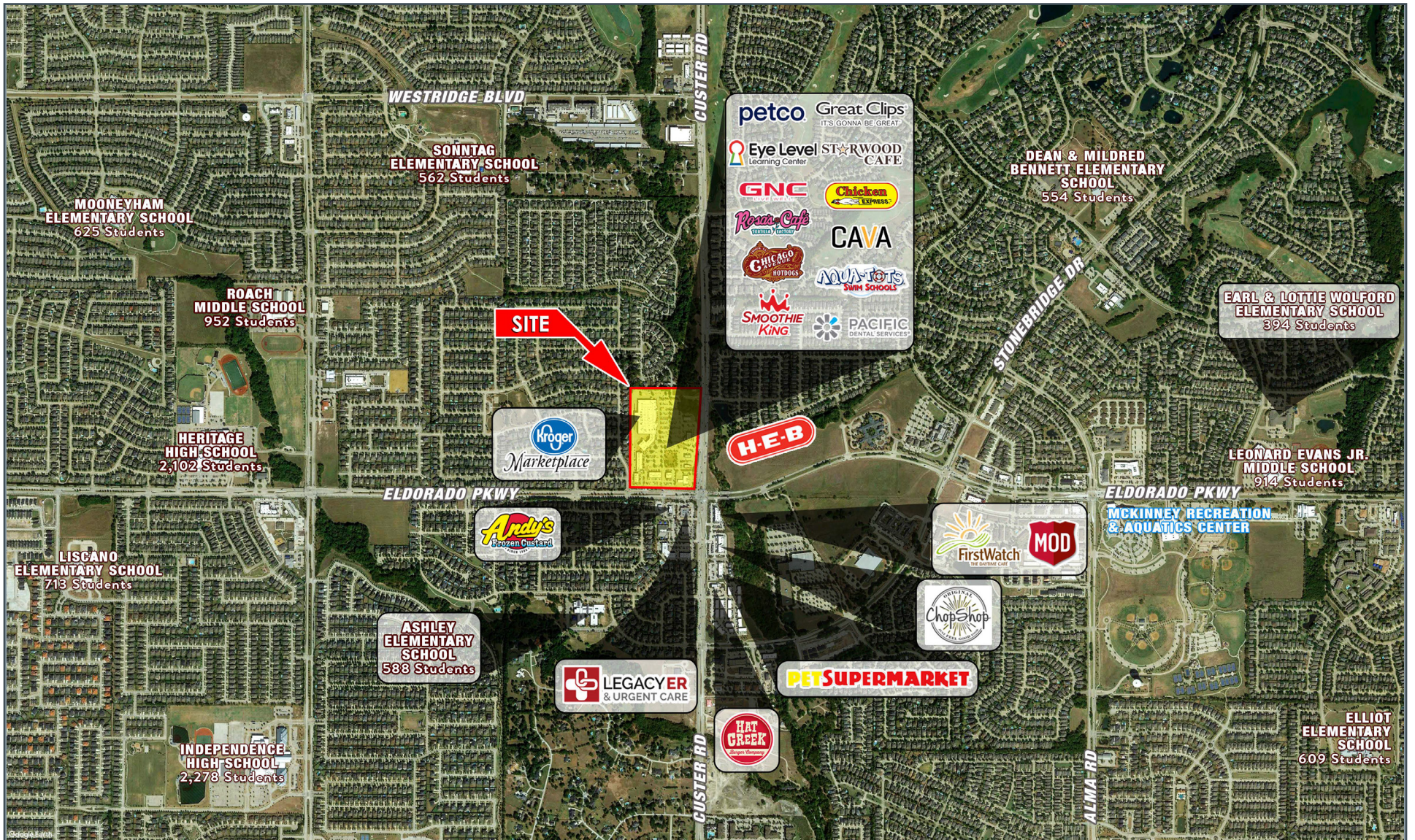


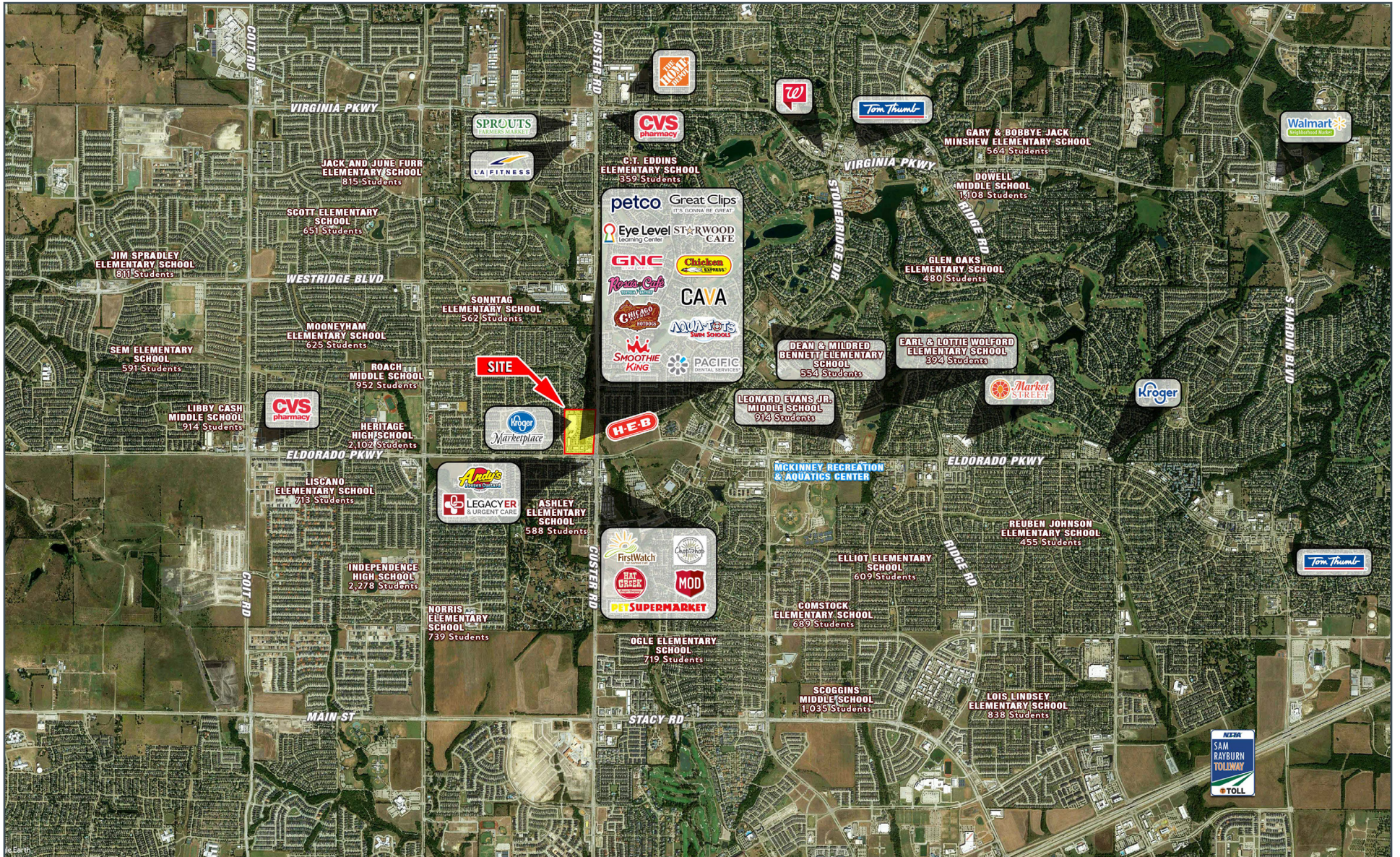
SUITE	TENANTS	SF
<b>RETAIL A</b>		
100	Venus Salons & Spa	6,500
300	Frisco White Tiger	3,404
400	Aqua Tots Swim School	4,000
500	16 Handles	1,700
700	Chicago Ave Dogs	4,200
<b>RETAIL B</b>		
100	GNC	1,166
200	Great Clips	1,100
300	Jersey Mike's	1,404
400	Osaka Sushi & Hibachi	4,170
500	Aarna Achievers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

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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.
- **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:**

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<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>Amy Pjetrovic</b>	<b>550374</b>	<b>apjetrovic@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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

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