

Custer Park Building

Professional Office Space For Lease

2,500 RSF



**EXCELLENT EXPOSURE
TO CUSTER ROAD**

Location:

Custer Park Building
645 S. Custer Road
Suite 200
Allen, TX 75013



Space Available:

Fully Finished Out
Professional Office Available
2,500 RSF
\$26 - \$28 + Elec.

- Specialty three story Professional Office Building offering great exposure to Custer Road
- 2nd Floor Professional Office available with Tenant's choice of paint and flooring available March 2024
- Elevator & Stair access available
- Located on the Allen / Plano border in northwest Allen
- Close proximity to the Sam Rayburn Tollway, Interstate 75 corridor, and Preston
- Signage and abundant parking available

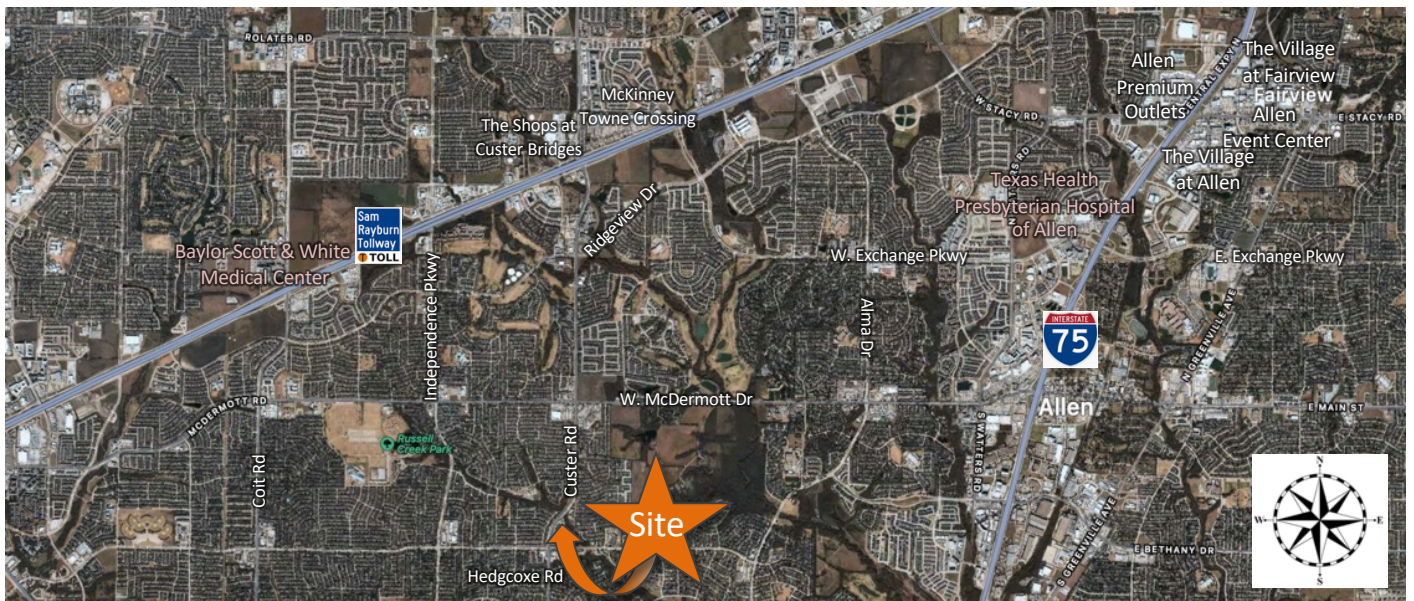
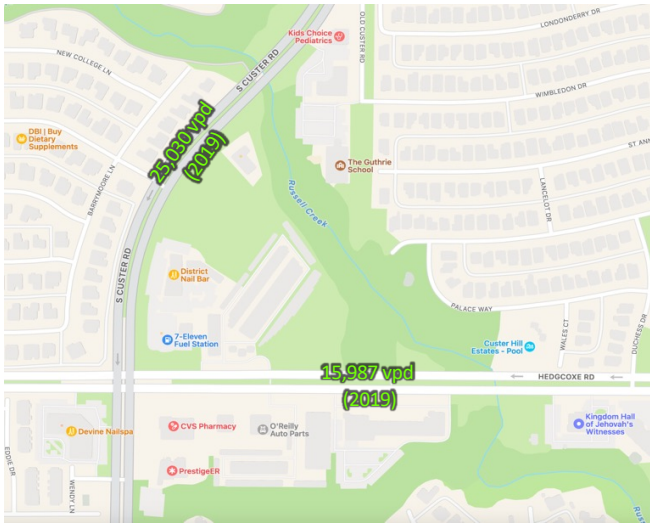
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FOR MORE INFORMATION CONTACT

O: 972.292.1220

Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615

Martinez@LCRTexas.com / Tonya@LCRTexas.com



- Service to growing communities of Allen, McKinney, Plano, & Frisco
- High traffic counts on Custer Road with 25,030 VPD (2019)
- Close proximity to Restaurant & Retail Amenities such as Watters Creek, McKinney Towne Crossing, and Stonebriar Centre

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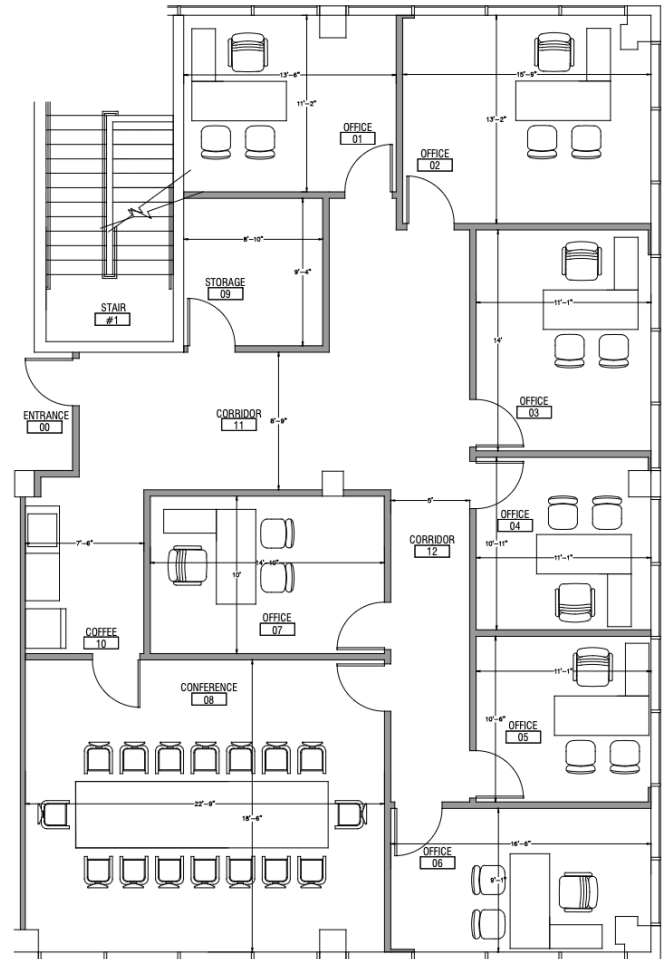
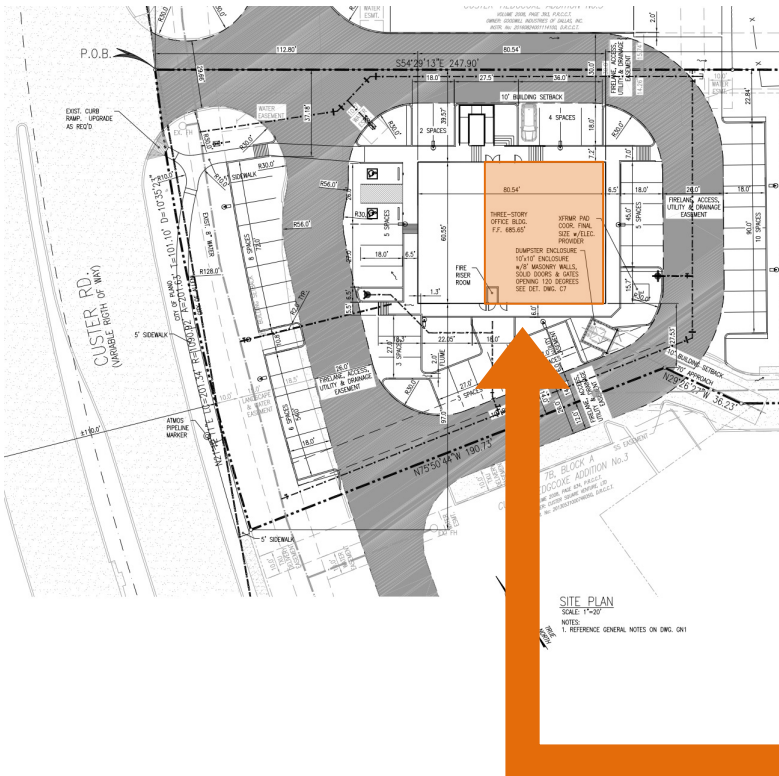
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Site / Preliminary Floor Plan



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Allen Demographics

At a Glance

110,821
Allen Population

8 million
DFW Population

1.1 million
Collin County Population

Allen is an affluent suburb in Dallas-Fort Worth, the nation's fourth largest metro. It is 25 miles northeast of downtown Dallas in Collin County, one of the nation's fastest growing counties.

35.5
Median Age

59%
Adults with Bachelor Degree+

27
Land Square Miles

Over \$500 million in new commercial projects finished in the past five years adding over \$3.6 billion to the economy.

\$112,603
Median Household Income

\$51,348
Per Capita Income

\$367,861
Median Home Price

Workforce

Allen is part of the Dallas-Fort Worth region that ranks among the **top 3 US metro areas** for business expansions, relocations and employment growth.

Allen is forecasted for **15% job growth** in the next 5 years.

Workforce Growth

AREA	2010	2020	INCREASE
DFW	3,238,095	4,014,610	24%
Collin County	419,901	574,807	37%
Allen	43,967	61,988	41%

Source: JobsEQ 2022

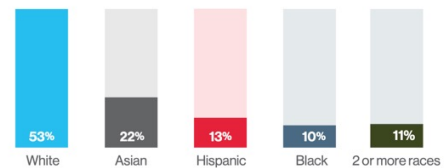
1.8 million workers within 30 minutes of Allen

Allen's employment has increased **5% annually, on average, over the past 10 years.**

59%
of Adults Have a Bachelor's Degree+

Demographics

Allen has experienced dramatic population growth over the last 15 years, reaching 110,821



A Diverse Community

Source: ESRI 2022

Population Growth

AREA	2010	2022	INCREASE
Allen	84,065	110,821	30%
DFW	6,366,542	7,637,387	20%
Collin County	781,743	1,143,156	42%

Source: ESRI 2022

119,716
Allen's expected population by 2027

Employers

Allen's employers are concentrated in financial services/insurance, information technology, professional services, telecommunications, and electronics.

200+	100+	50+
Experian	MD7	Formulife/Purus Labs
Jack Henry & Assoc.	KONE	Photronics
Crawford & Company	Highlands Residential Mortgage	Boss Fight, Netflix Game Studios
NetScout Systems	CSG Forte	Ari-Tex Electric
Andrew's Distributing	Quest Medical	Anritsu
Texas Health - Allen	ColorDynamics	Cytracom
Credit Union of Texas	Micron Technology	Harris Govern
Motorola Solutions	JW Nutritional	Refinitiv
GC Packaging	SAP Concur	
Amphenol Fiber Systems		



High tech employment has grown **101%** over the last 10 years in Allen.

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