

FOR SALE

8195 CUSTER ROAD

FRISCO, TEXAS 75035

\$2,500,000

MEDICAL OFFICE INVESTMENT



For Information and Inquiries, Please Contact:

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YOUNGER
PARTNERS

MEDICAL OFFICE INVESTMENT OPPORTUNITY



OFFERING SUMMARY

Younger Partners is pleased to present a unique investment opportunity to acquire a state-of-the-art oral surgery clinic located at 8195 Custer Road in Frisco, Texas 75035, at the NWC of Custer Road and Garner Road.

The property benefits from strong visibility and accessibility along Custer Road, with convenient access to State Highway 121 just minutes to the south and Main Street to the north. Positioned within one of the fastest growing and most desirable suburban markets in the DFW Metroplex, the area is surrounded by established, high income residential neighborhoods and strong retail demand drivers.

This strategic Frisco location supports a dynamic mix of commercial and professional users and offers tenants the advantage of continued population growth, strong demographics, and excellent regional connectivity.

THE OPPORTUNITY

Address	8195 Custer Road, Suite 210 Frisco, Texas 75035
Size	±4,232 SQ. FT.
Year Built	2024
Property Type	Medical Office - Condo
Current Use	Oral Surgery Clinic
Lease Term	9 Years
Lease Expiration	December 31, 2034
Net Rent 2027	\$137,834
Escalations	2.5%
Cap Rate Over Remaining Term	6.5%
Sales Price	\$2,500,000
Cap Rate	5.5%

HIGH GROWTH MARKET | CLASS A CONSTRUCTION | LONG TERM STABILITY

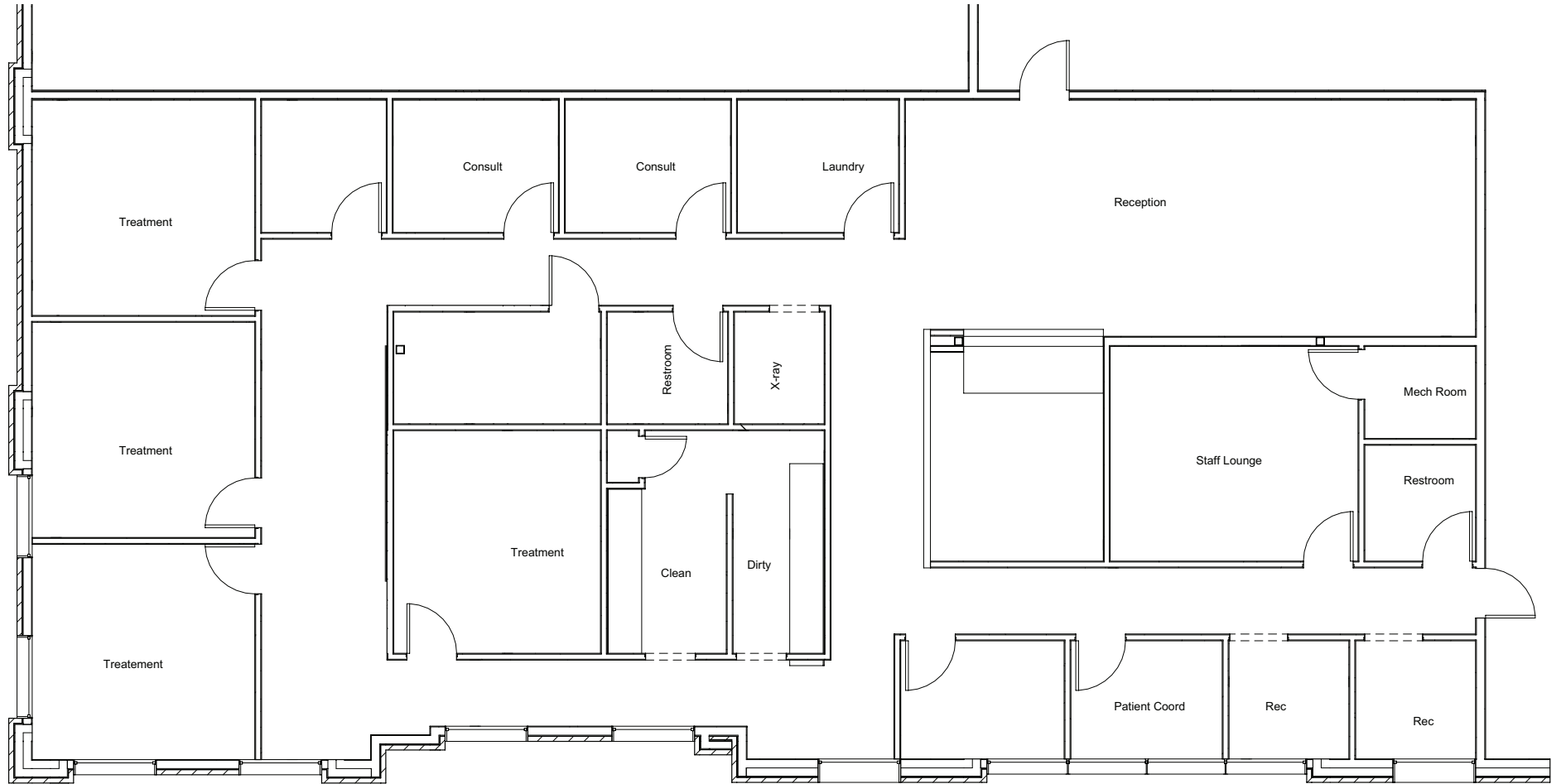
- Long term NNN lease with a high credit tenant providing stable cash flow
- Class A office condo featuring state-of-the-art finish out and attractive exterior design
- Signage visible from Custer Road and Garner Road with strong daily traffic exposure
- Located in Frisco, one of the fastest growing cities in Texas, with more than 111,000 residents within a five mile radius
- Surrounded by leading medical anchors including Baylor Scott & White Medical Center Centennial, Medical City Frisco, Baylor Scott & White Medical Center Frisco, and Medical City McKinney
- Positioned within the North Dallas growth corridor with convenient access to major transportation routes and both Dallas/Fort Worth International Airport and Dallas Love Field



MEDICAL OFFICE INVESTMENT OPPORTUNITY

FLOOR PLAN
SUITE 210

4,232 SQ. FT.



AREA HIGHLIGHTS

#5
BEST U.S. CITIES
FOR WORKING PARENTS
CULTUREMAP DALLAS

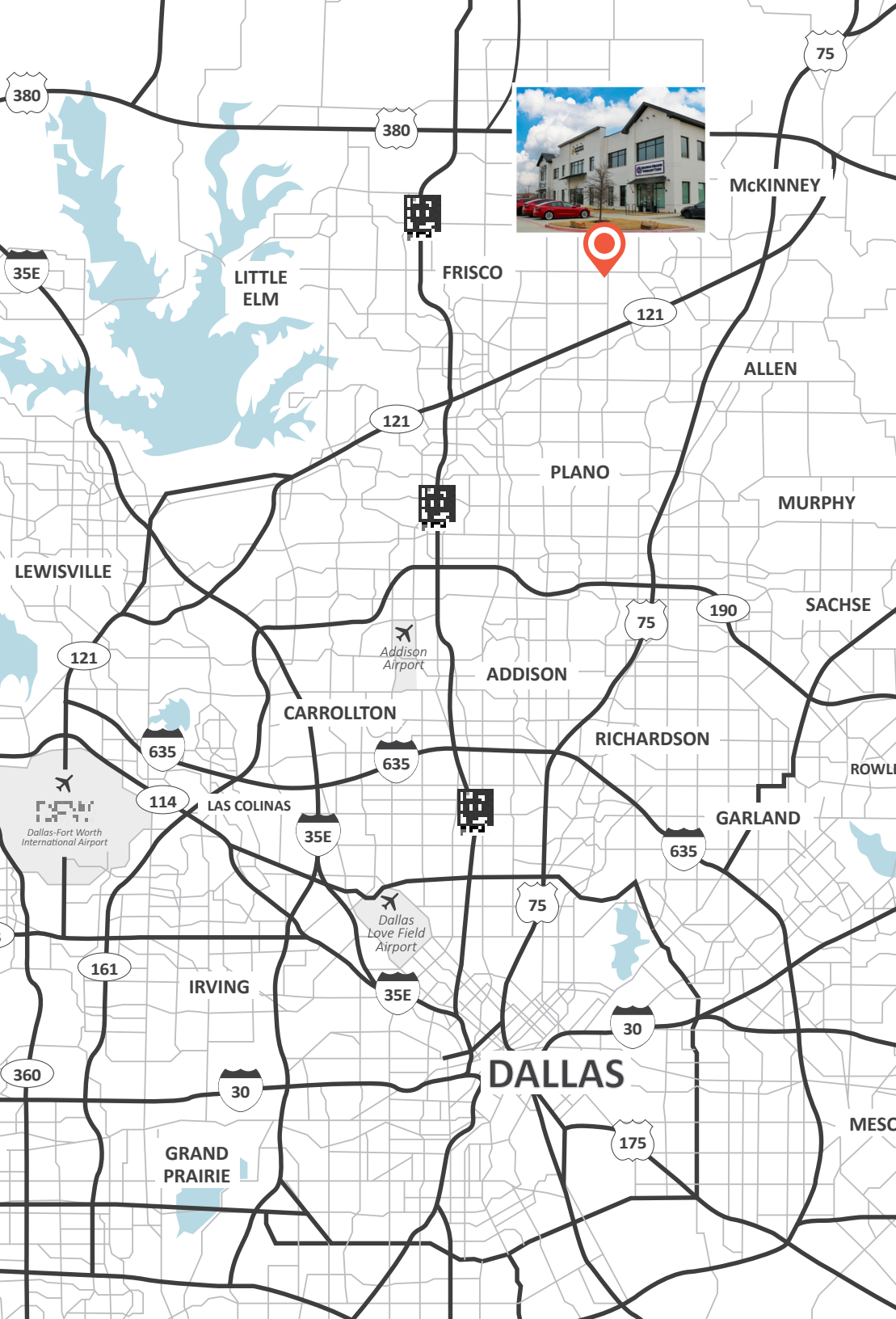
#9
BEST PLACES TO
RAISE A FAMILY IN TEXAS
NICHE.COM

#13
HARDEST-WORKING
CITY IN THE U.S.
DALLAS INNOVATES

#8
BEST PUBLIC SCHOOLS
IN TEXAS
NITCHE.COM



DEMOGRAPHICS	3-MILES	5-MILES	10-MILES
Total Population	139,934	370,176	1,018,640
Households	46,932	126,863	366,085
Avg. HH Income	\$160,573	\$127,856	\$113,520
Daytime Employment	21,578	82,877	393,843
2029 DEMOGRAPHICS			
Total Population	172,056	452,303	1,242,018
Households	57,805	155,342	447,835



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