

# FOR SALE

## 8195 CUSTER ROAD

FRISCO, TEXAS 75035

**\$2,600,000**

### MEDICAL OFFICE INVESTMENT



For Information and Inquiries, Please Contact:

**BOB ACUFF**

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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 2026	\$134,472
Escalations	2.5%
Cap Rate Over Remaining Term	5.5%
Sales Price	\$2,600,000

## HIGH GROWTH MARKET | CLASS A CONSTRUCTION | LONG TERM STABILITY

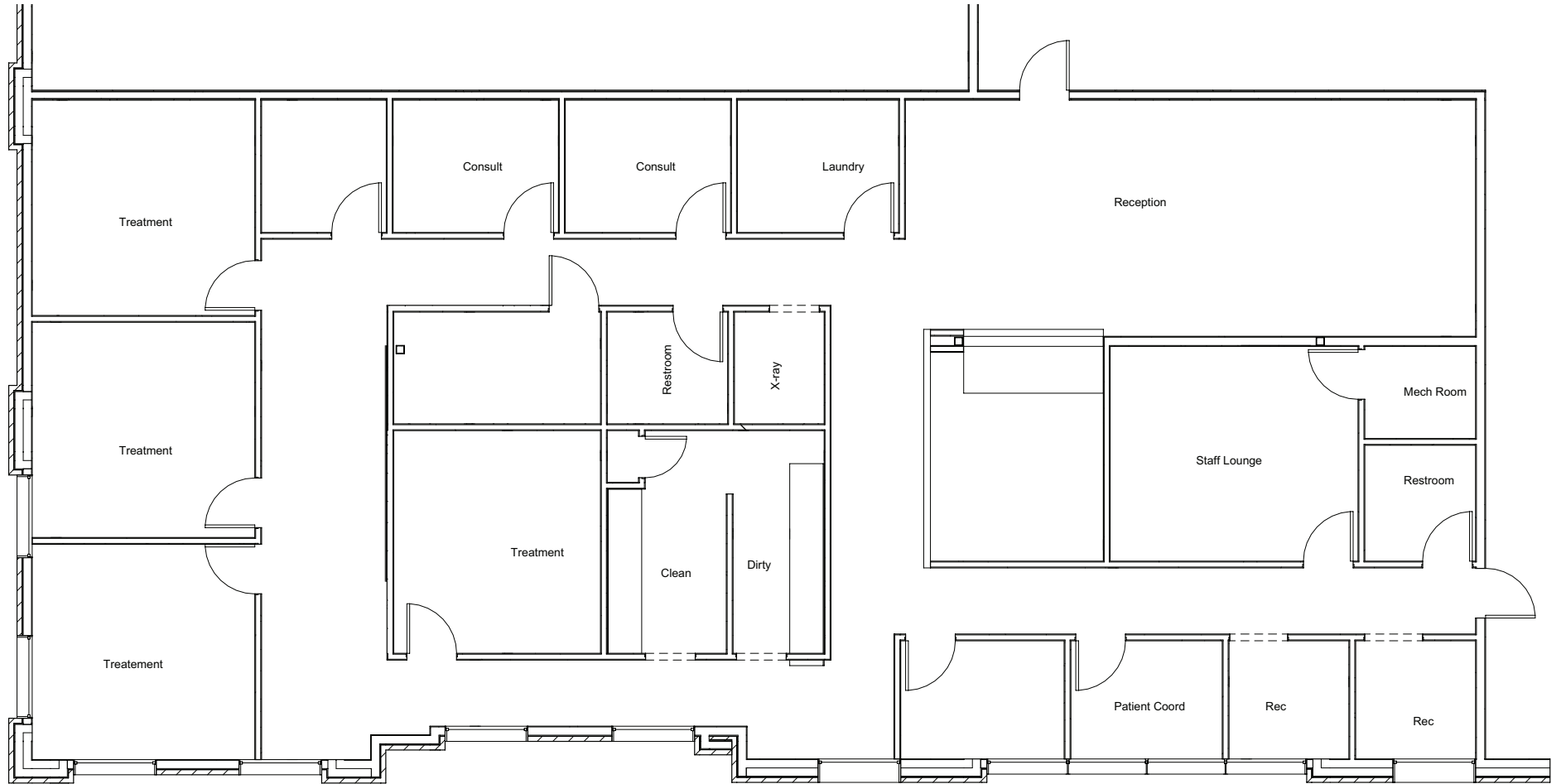
- Long term NNN lease with a high credit tenant providing stable cash flow
- Class A office condo featuring state-of-the-art finish out and attractive exterior design
- Signage visible from Custer Road and Garner Road with strong daily traffic exposure
- Located in Frisco, one of the fastest growing 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

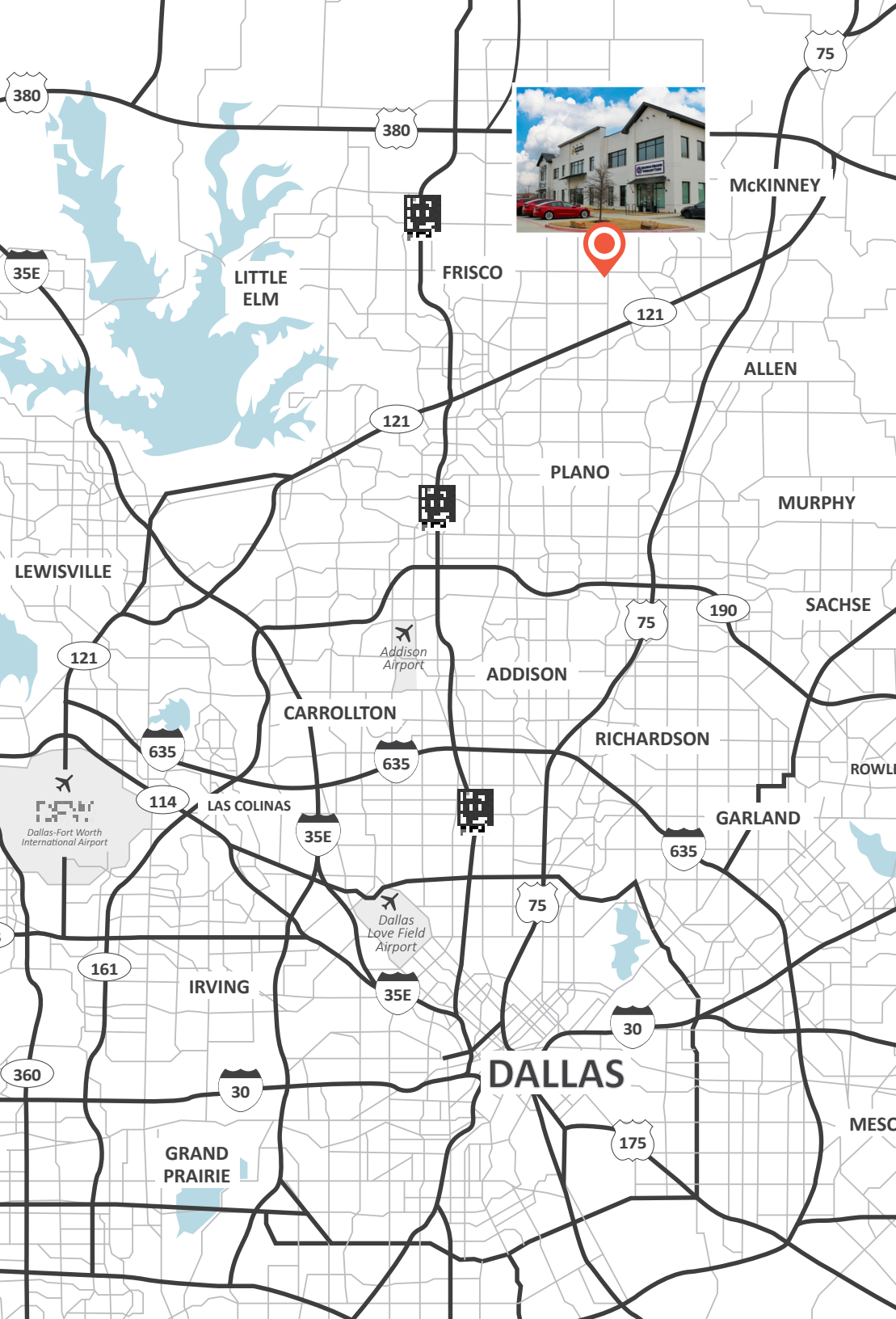
**#9**  
BEST PLACES TO  
RAISE A FAMILY IN TEXAS  
NICHE.COM

**#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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## 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 sponsored by a broker 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 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. 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date