

# Custer Oaks

Professional / Medical / Retail Space Available For Lease  
1,200 SF – 9,478 SF



#### Location:

Custer Oaks  
7110 S. Custer Road  
Building 7 – First Floor  
Frisco, Texas 75035



#### Space Available:

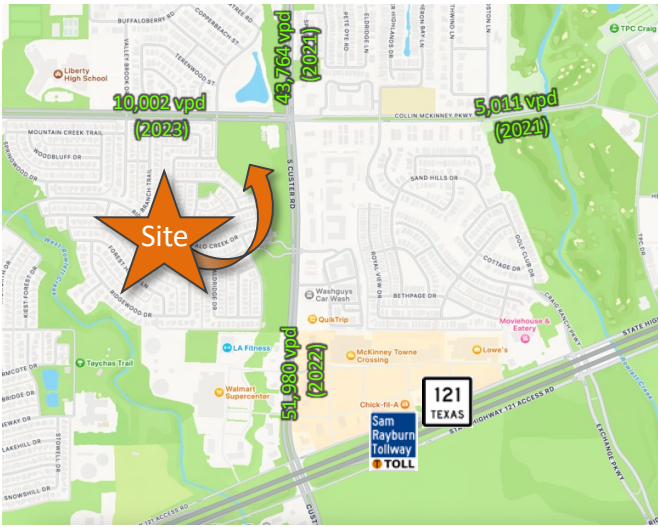
Shell Space  
Professional / Medical / Retail  
Office Available  
1,200 SF – 9,478 SF  
\$40 - \$42 + NNN for Lease

- Dynamic Mixed-Use Development with adjacent Multi-Building Office Project
- Shell space ready for custom finish out with generous TI allowance
- New Construction – available Spring / Summer 2025
- Centrally located on the Frisco / McKinney border in Frisco
- Close proximity to the Dallas North Tollway & the Sam Rayburn
- Building Signage available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT  
O: 972.292.1220 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)  
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[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)





- Service to growing communities of Frisco, Plano, Allen, & McKinney
- Nearby multiple Elementary, Middle, & High Schools
- Close proximity to Restaurant & Retail Amenities, including TPC Craig Ranch

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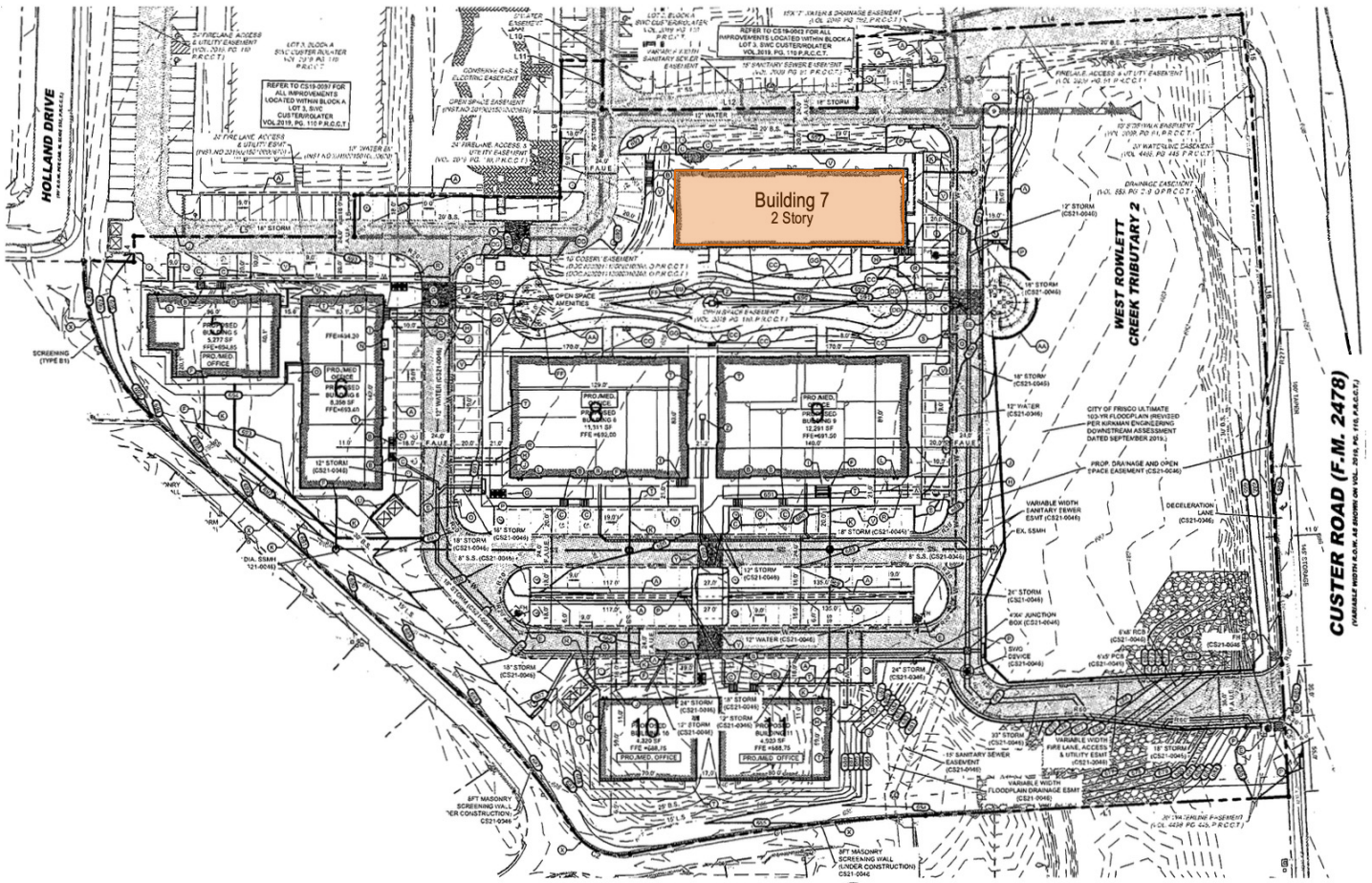


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# Site Plan



**Architectural Reference Site Plan**  
 Scale 1" = 60'

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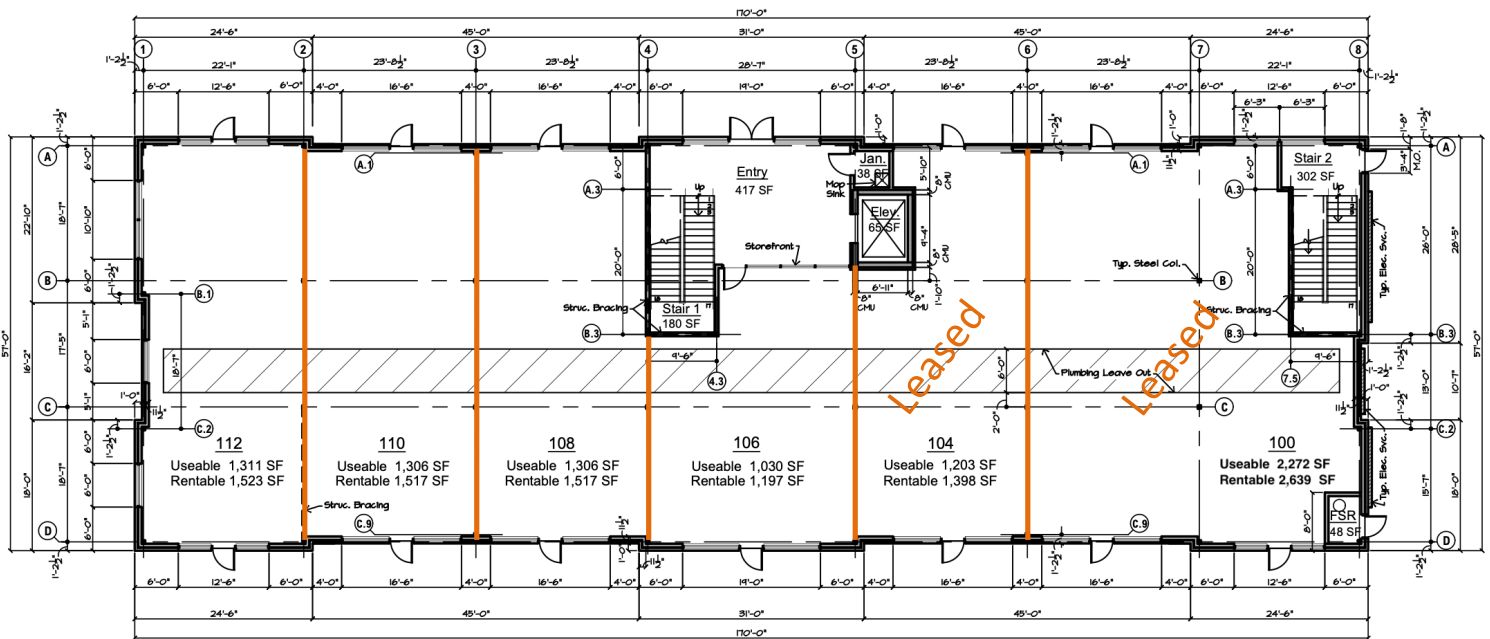
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# First Floor Building Plan



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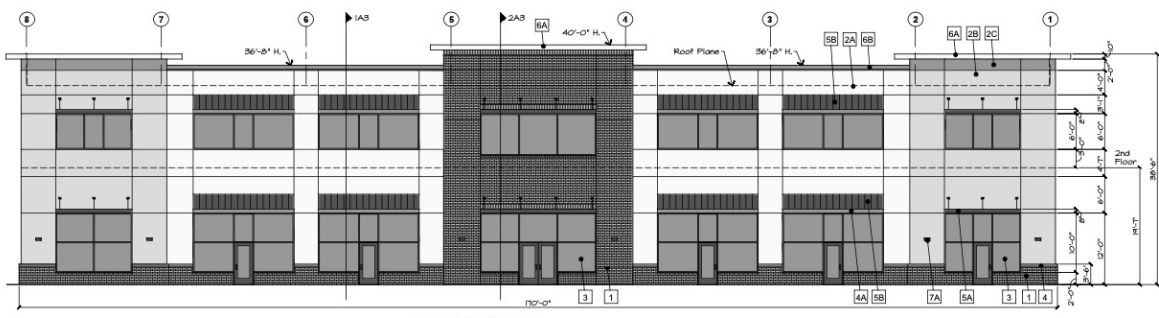
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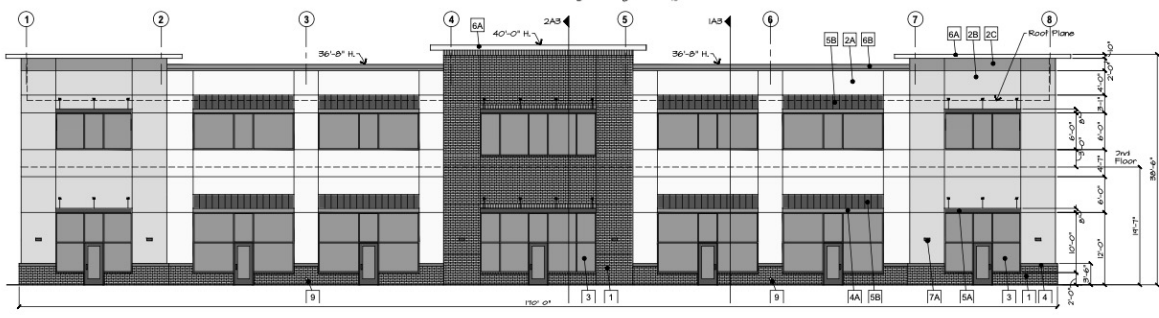
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# Elevations



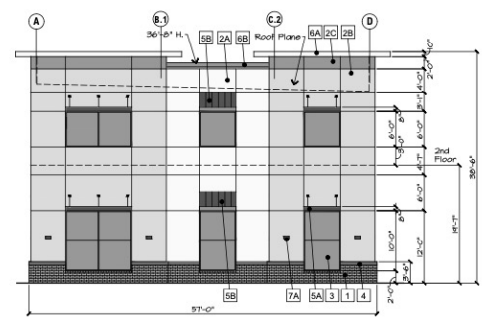
North / Front Elevation

Scale: 1/8" = 1'-0"



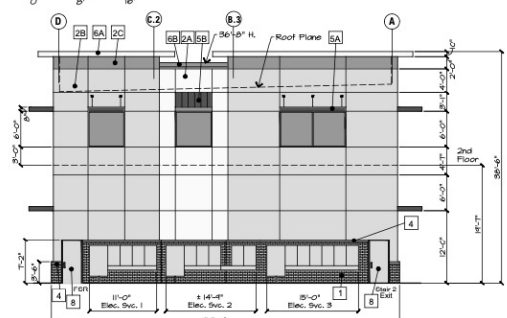
South Elevation

Scale: 1/8" = 1'-0"



West Elevation

Scale: 1/8" = 1'-0"



East Elevation

Scale: 1/8" = 1'-0"

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# Frisco Demographics

## FRISCO AT A GLANCE 2024

PEOPLE	
POPULATION*	236,483
MEDIAN AGE	39.3 yrs
UNDER 5 YRS	4.9%
SCHOOL-AGE (5-17 YRS)	22.2%
ADULTS (18-64 YRS)	63.8%
OVER 65 YRS	9.1%
WITH DISABILITY	7.1%
RACE & ETHNICITY	
	%
WHITE	50.4%
ASIAN	35.1%
BLACK OR AFRICAN AMERICAN	9.2%
TWO OR MORE RACES	4.7%
OTHER RACE	0.2%
AMERICAN INDIAN	0.3%
NATIVE HAWAIIAN/PACIFIC ISLANDER	0.1%
HISPANIC (ANY RACE) <sup>1</sup>	10.9%

HOUSING & FAMILY	
TOTAL HOUSEHOLDS*	84,068
TOTAL HOUSING UNITS*	89,264
SINGLE FAMILY UNITS*	60,636
MULTI-UNIT*	26,890
OTHER**	1,738
VACANCY	5.5%
OCCUPIED	94.5%
OWNER-OCCUPIED	66.3%
RENTER-OCCUPIED	33.7%
PERCENT BREAKDOWN OF FAMILY TYPE	

ECONOMICS			
MEDIAN HOUSEHOLD INCOME	\$141,129	LABOR FORCE PARTICIPATION	70.6%
MEDIAN FAMILY INCOME	\$173,721	UNEMPLOYMENT RATE	4.6%
PER CAPITA INCOME	\$66,417	POVERTY RATE	4.1%
AVG ASSESSED HOME VALUE*	\$678,660	AVG COMMUTE (MINUTES)	30
MEDIAN HOME VALUE	\$687,900	WORK FROM HOME	34.2%
MEDIAN MONTHLY OWNER COSTS	\$2,900	EDUCATIONAL ATTAINMENT (25 YRS AND OVER)	
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)		HIGH SCHOOL OR HIGHER	96.8%
OWNER-OCCUPIED	23.8%	BACHELOR'S DEGREE OR HIGHER	67.5%
RENTER-OCCUPIED	45.8%	GRADUATE DEGREE	28.2%

**Source:** 2023 American Community Survey 1-Year Estimates. Items with an asterisk(\*) are City estimates as of October 1, 2024.  
**Notes:** <sup>1</sup> - Hispanic origin is considered as an ethnicity; therefore, it is not included in the total race percentage.  
<sup>2</sup> - Other housing units includes senior living and mobile home units.



FOR MORE INFORMATION ON THIS OR ANY DEMOGRAPHIC DATA, CALL (972) 292-5357.

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