

FOR LEASE | 830 SF - 3,785 SF | MCKINNEY, TX

3751 S STONEBRIDGE DR, MCKINNEY, TX 75070

SUITE 100
2,955 SF

SUITE 200
830 SF



SUITES 100 & 200 | END CAP | FOR LEASE

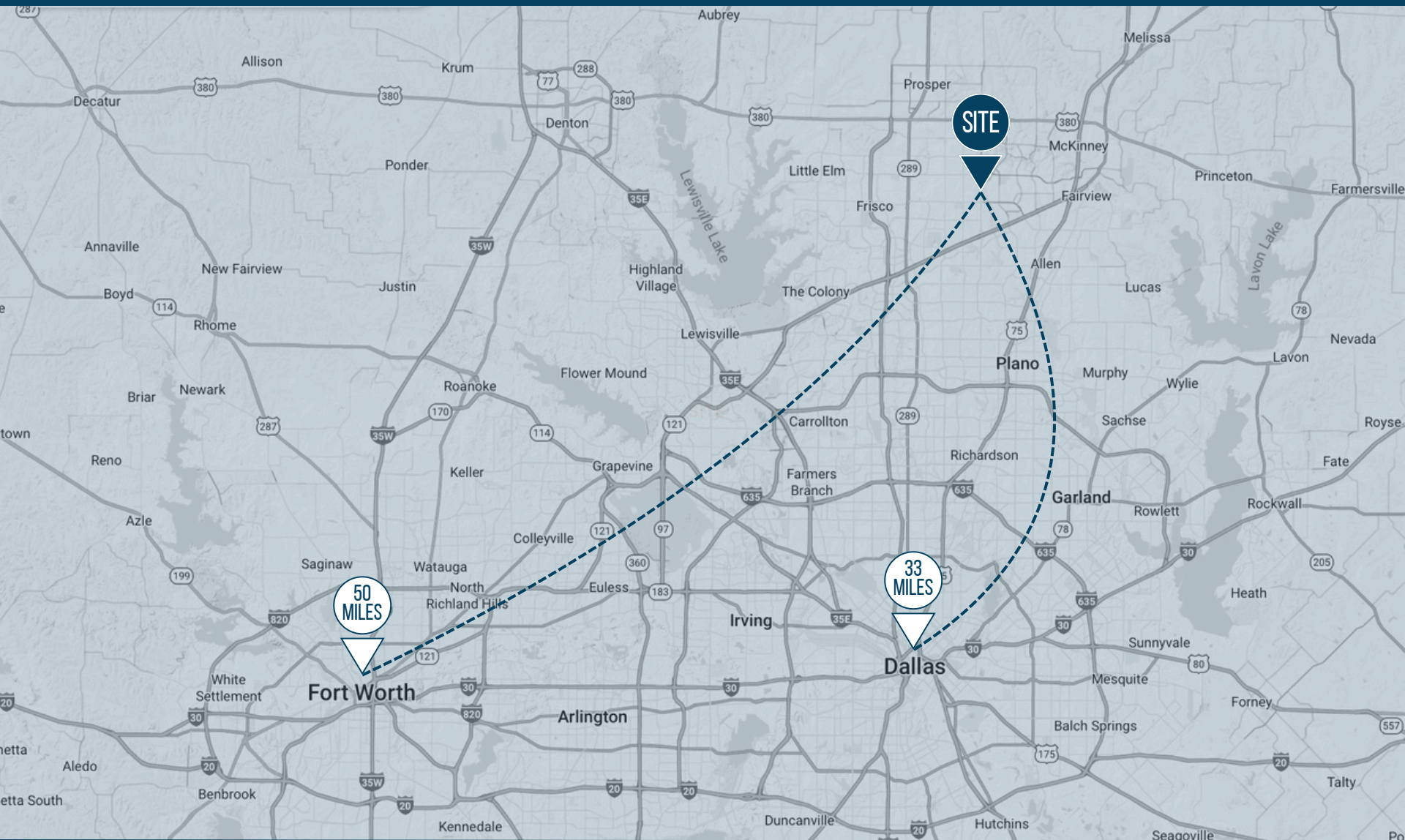
THE SHOPS AT CUSTER CROSSING



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

3751 S STONEBRIDGE DR, MCKINNEY, TX 75070

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DEREK ANTHONY

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2920 ALTA MERE DR
FORT WORTH, TX 76116

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Property Highlights:

- Ste 100, 2955 SF (endcap) | Ste 200, 830 SF
- Can be combined
- 2nd Gen Spa/Salon
- Built in 2005
- Sits on 1.35 AC
- Class AAA inside finish out
- GLA - 11,200 SF
- Just off Custer Rd & S. Stonebridge Dr
- In front of Stonebridge Ranch, the largest master-planned community in McKinney encompassing 5,000 AC with over 70 distinctive villages
- Parking: 66 spots

VPD: 40,538 | Custer Rd & S Stonebridge Dr Intersection

VPD: 11,547 on S Stonebridge Dr.

Trade Area Highlights:

- All other tenants on long term deals or renewed
- Storybook Ranch (140 luxury rental homes) behind center with cross access
- **H-E-B** (now open) less than 1 mile from property



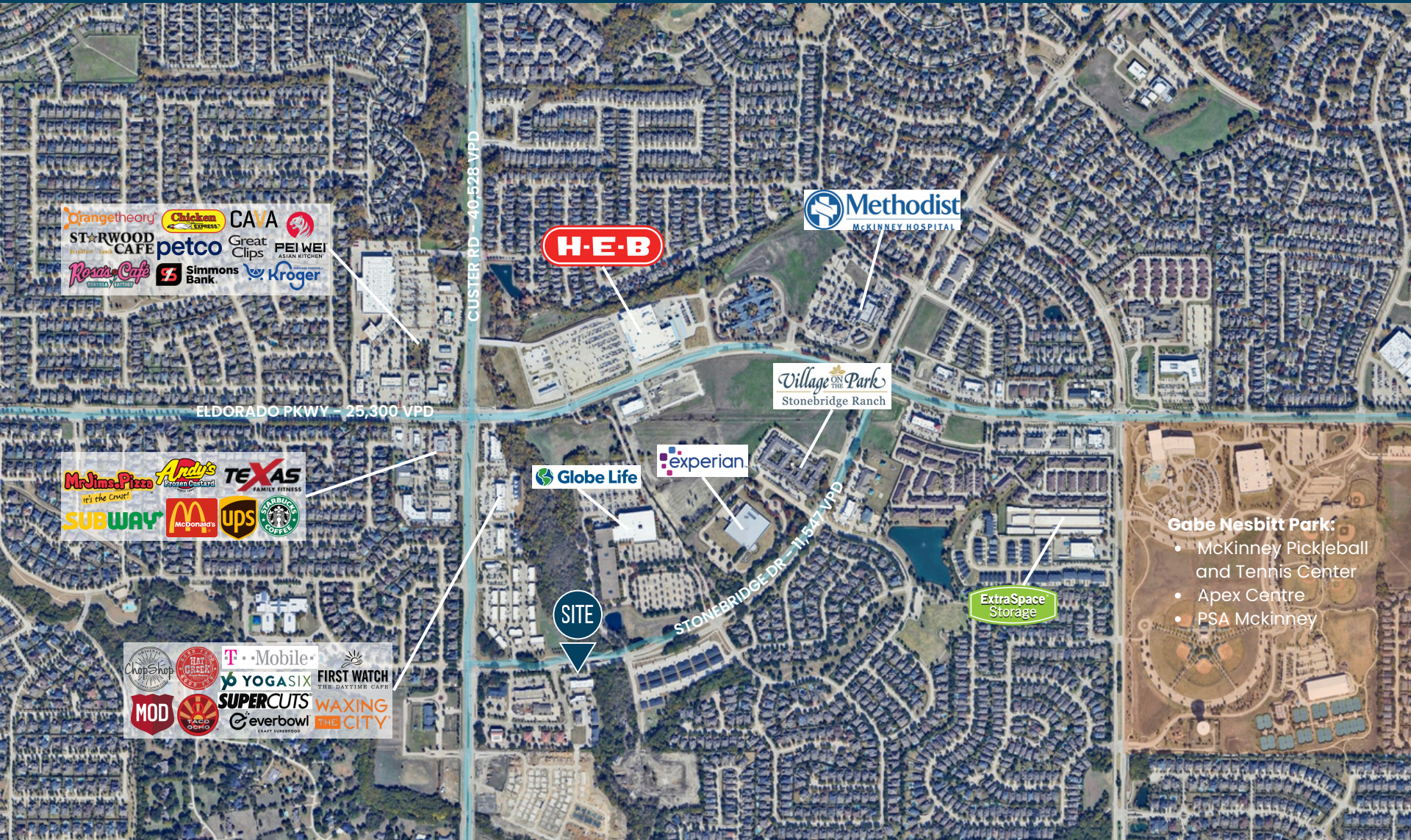
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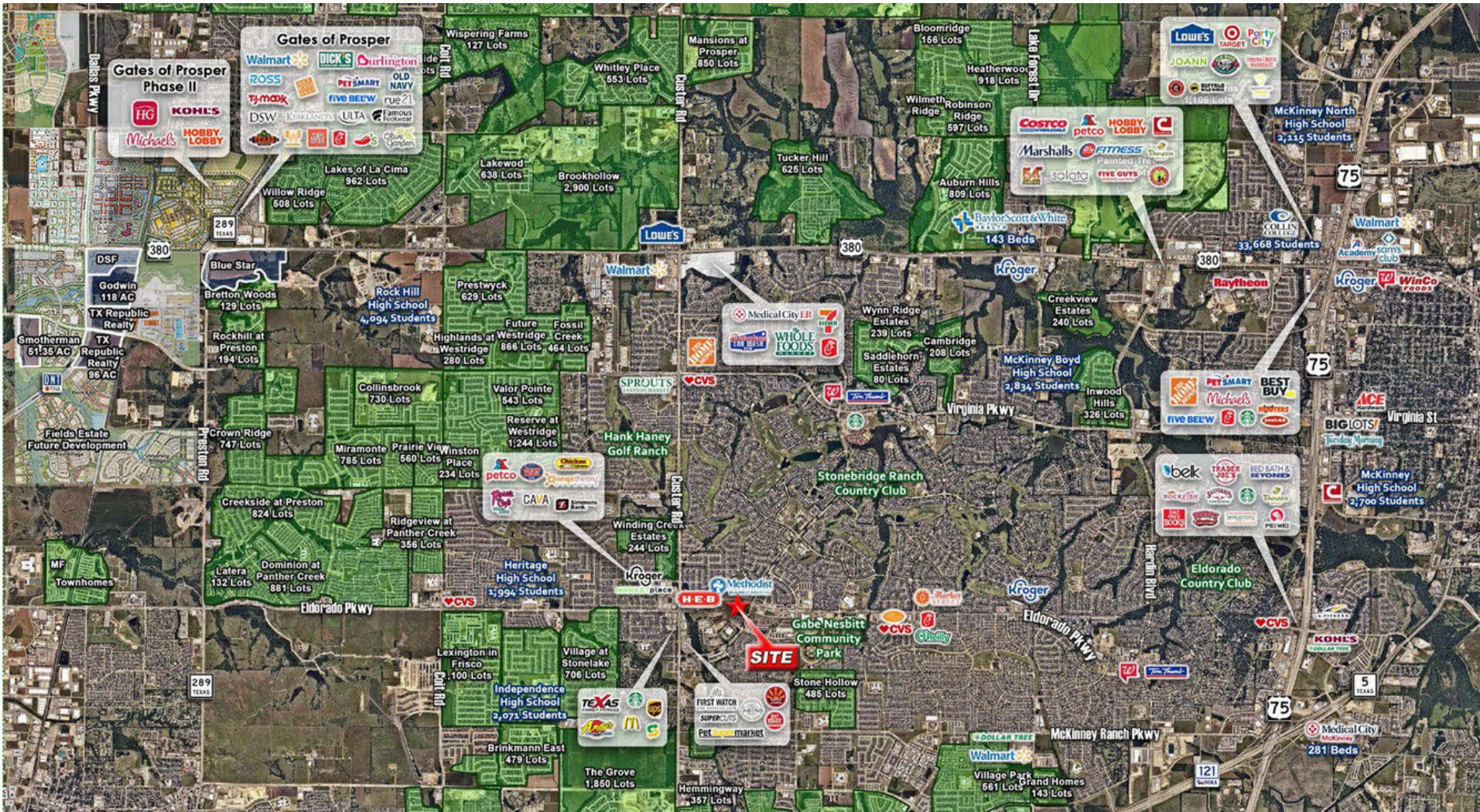


Gabe Nesbitt Park:

- McKinney Pickleball and Tennis Center
- Apex Centre
- PSA McKinney

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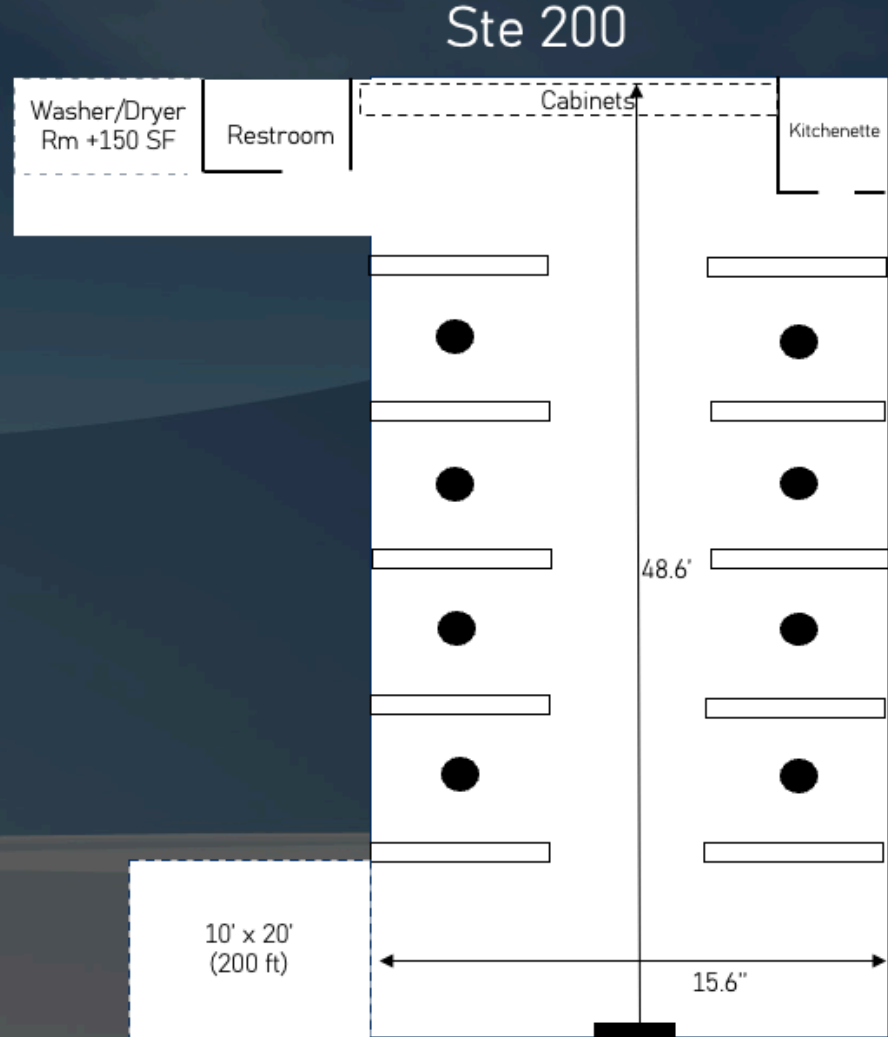
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Inline - 830 SF or
1,030 SF with w/bonus
w/WD +150 SF

- 1 Restroom
- 1 Washer/Dryer Rm
- Kitchenette
- 8 Hair Stations/Chairs
- 15.6' x 48.7'
- The 10' x 20' can be included or not included
- No Rear Door

Former Spa & Salon



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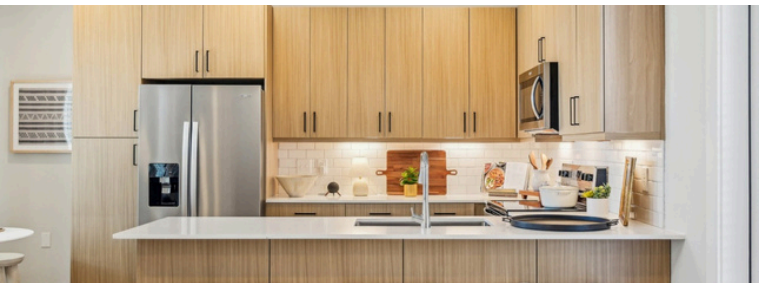
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SB

STORYBOOK
RANCH

- Adjacent to The Shops at Custer Crossing - 140 units of residential
- Custer Rd access along with Multifamily in the distance
- Access through side street from site

<https://storybookranchliving.com/>



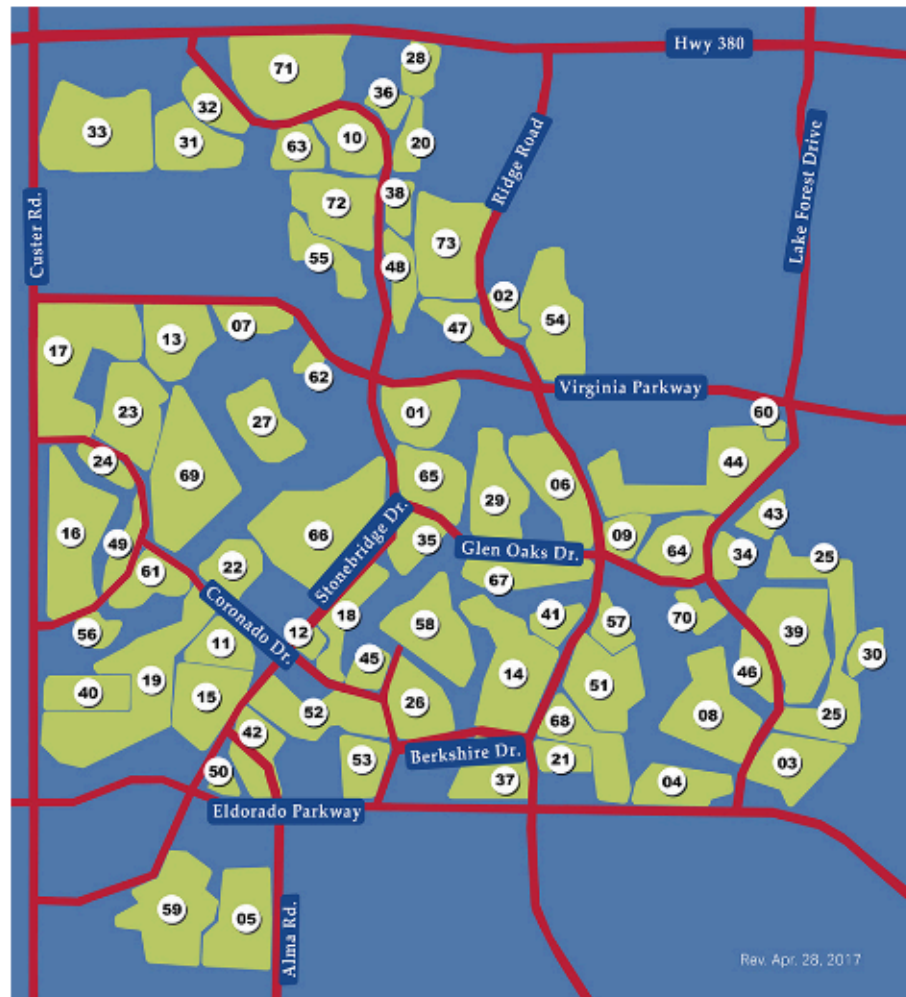
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THE VILLAGES OF STONEBRIDGE RANCH

- | | |
|----------------------|-------------------------------|
| 01 Adriatica | 38 Mayberry Park |
| 02 Altamura Estates | 39 Meadow Ridge |
| 03 Arbor Glen | 40 Melton Ridge |
| 04 Arbor Hollow | 41 Muirfield Point |
| 05 Aspendale | 42 Parkview Estates |
| 06 Autumn Ridge | 43 Pecan Crossing |
| 07 Ballantrae | 44 Quail Creek |
| 08 Briar Ridge | 45 Regents Park |
| 09 Bridge Point | 46 Saddlebrook Crossing |
| 10 Brightwood | 47 Saddlehorn Creek |
| 11 Canterbury | 48 Saddlehorn Ridge |
| 12 Coronado Village | 49 Somerset |
| 13 Crimson Ridge | 50 Sorrento |
| 14 Cypress Crossing | 51 Spring Hill |
| 15 Eagle Creek | 52 Stanford Meadow |
| 16 Fairway Village | 53 Stone Canyon |
| 17 Falcon Creek | 54 Stonebridge Estates |
| 18 Fieldstone Place | 55 Stratford Manor |
| 19 Fountainview | 56 Summer Glen |
| 20 Freedom Park | 57 Summer Point |
| 21 Grand Traditions | 58 Tanglewood |
| 22 Greenbriar | 59 The Cascades |
| 23 Hackberry Ridge | 60 The Enclave |
| 24 Hickory Hill | 61 The Gallery |
| 25 Hills Creek | 62 The Symphony |
| 26 Hillsborough | 63 Thornberry Ridge |
| 27 Isleworth | 64 Timber Crossing |
| 28 Kensington | 65 Waterbury |
| 29 Kings Lake | 66 Wellington Point |
| 30 Knightsbridge | 67 Wildwood Crossing |
| 31 LaCima Haven | 68 Willow Brook |
| 32 LaCima Manor | 69 Woodhaven |
| 33 LaCima Meadows | 70 Woodland Bridge |
| 34 Lake Point | 71 Wren Creek |
| 35 Lakeside Crossing | 72 Wyndors Grove/The Heritage |
| 36 Liberty Place | 73 Wynn Ridge |
| 37 Live Oak | |

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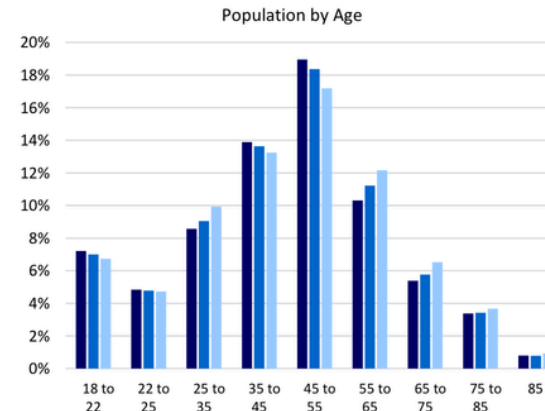
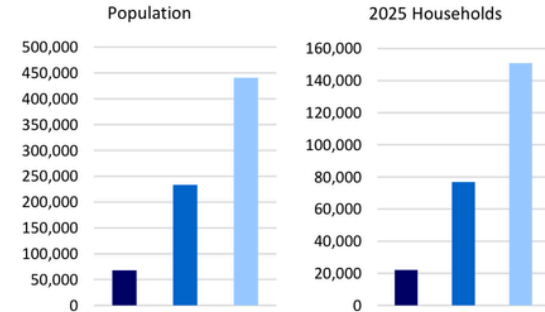
The Shops at Custer Crossing

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Consumer Profile Report

STI: PopStats, 2025 Q2

	2 Miles		4 Miles		6 Miles	
Current						
2025 Population	67,901	---	233,415	---	440,785	---
2030 Projected Population	71,184	---	251,268	---	481,677	---
Pop Growth (%)	4.8%	---	7.6%	---	9.3%	---
2025 Households	22,069	---	76,893	---	150,926	---
2030 Projected Households	23,038	---	82,421	---	164,485	---
HH Growth (%)	4.4%	---	7.2%	---	9.0%	---
Census Year						
2010 Population	31,765	---	117,619	---	245,266	---
2020 Population	58,953	---	201,250	---	374,932	---
Pop Growth (%)	85.6%	---	71.1%	---	52.9%	---
2010 Households	10,486	---	39,429	---	84,231	---
2020 Households	19,242	---	66,580	---	128,553	---
HH Growth (%)	83.5%	---	68.9%	---	52.6%	---
Total Population by Age						
Average Age (2025)	36.2		36.6		37.3	
Children (2025)						
0 - 4 Years	3,765		13,033		25,169	
5 - 9 Years	4,857		16,316		28,838	
10-13 Years	4,180		13,921		25,008	
14-17 Years	5,294		17,372		30,732	
Adults (2025)						
18 to 22	4,898	7.2%	16,338	7.0%	29,662	6.7%
22 to 25	3,285	4.8%	11,163	4.8%	20,812	4.7%
25 to 35	5,823	8.6%	21,131	9.1%	43,803	9.9%
35 to 45	9,427	13.9%	31,826	13.6%	58,349	13.2%
45 to 55	12,872	19.0%	42,851	18.4%	75,775	17.2%
55 to 65	7,000	10.3%	26,177	11.2%	53,605	12.2%
65 to 75	3,660	5.4%	13,469	5.8%	28,743	6.5%
75 to 85	2,293	3.4%	7,992	3.4%	16,208	3.7%
85 +	545	0.8%	1,825	0.8%	4,081	0.9%



9/16/2025

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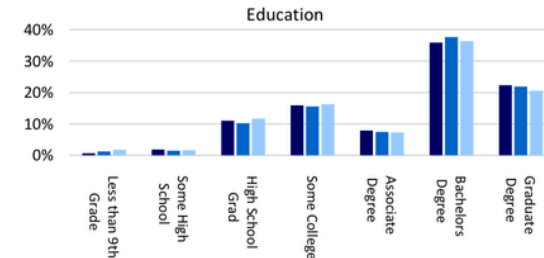
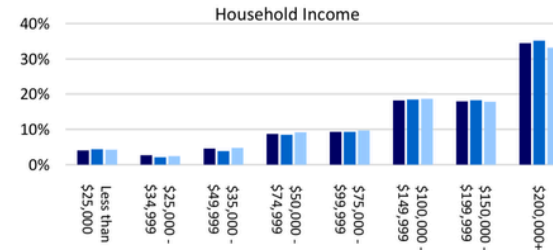
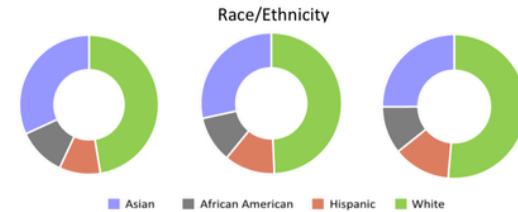
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Population by Race/Ethnicity (2025)						
White, Non-Hispanic	30,358	44.7%	109,173	46.8%	215,157	48.8%
Hispanic	6,149	9.1%	25,709	11.0%	53,999	12.3%
Black	7,160	10.5%	23,557	10.1%	44,809	10.2%
Asian	20,420	30.1%	62,940	27.0%	104,967	23.8%
Language at Home (2025)						
Spanish	2,982	4.6%	14,792	6.7%	32,163	7.7%
Asian Language	9,508	14.8%	30,489	13.8%	50,340	12.1%
Ancestry (2025)						
American Indian (ancestry)	254	0.4%	744	0.3%	1,321	0.3%
Hawaiin (ancestry)	41	0.1%	162	0.1%	283	0.1%
Household Income (2025)						
Per Capita Income	\$60,226	---	\$63,668	---	\$63,425	---
Average HH Income	\$185,298	---	\$193,271	---	\$185,235	---
Median HH Income	\$156,566	---	\$159,071	---	\$152,775	---
Less than \$25,000	897	4.1%	3,344	4.3%	6,419	4.3%
\$25,000 - \$34,999	598	2.7%	1,599	2.1%	3,678	2.4%
\$35,000 - \$49,999	1,012	4.6%	2,956	3.8%	7,182	4.8%
\$50,000 - \$74,999	1,924	8.7%	6,515	8.5%	13,825	9.2%
\$75,000 - \$99,999	2,061	9.3%	7,168	9.3%	14,631	9.7%
\$100,000 - \$149,999	4,016	18.2%	14,223	18.5%	28,194	18.7%
\$150,000 - \$199,999	3,965	18.0%	14,041	18.3%	26,929	17.8%
\$200,000+	7,597	34.4%	27,046	35.2%	50,068	33.2%
Education (2025)						
Less than 9th Grade	264	0.6%	1,812	1.2%	5,004	1.8%
Some High School	751	1.8%	2,172	1.5%	4,568	1.6%
High School Grad	4,582	11.0%	14,865	10.2%	32,663	11.6%
Some College	6,604	15.9%	22,512	15.5%	45,675	16.3%
Associate Degree	3,293	7.9%	10,828	7.5%	20,376	7.3%
Bachelors Degree	14,927	35.9%	54,616	37.6%	101,860	36.3%
Graduate Degree	9,297	22.3%	31,749	21.9%	57,602	20.5%



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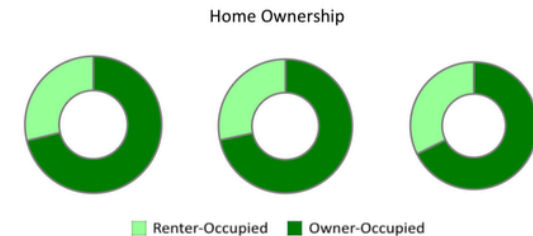
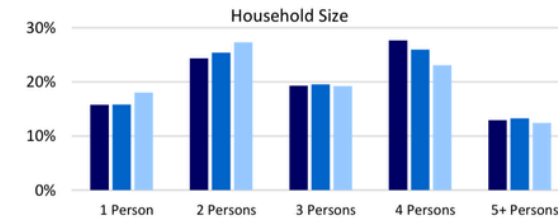
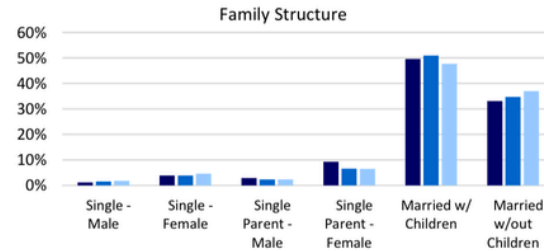
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Family Structure (2025)	17,926		62,552		117,907	
Single - Male	219	1.2%	963	1.5%	2,104	1.8%
Single - Female	695	3.9%	2,443	3.9%	5,456	4.6%
Single Parent - Male	524	2.9%	1,495	2.4%	2,744	2.3%
Single Parent - Female	1,673	9.3%	4,108	6.6%	7,718	6.5%
Married w/ Children	8,884	49.6%	31,837	50.9%	56,272	47.7%
Married w/out Children	5,930	33.1%	21,706	34.7%	43,614	37.0%
Household Size (2025)						
1 Person	3,481	15.8%	12,160	15.8%	27,161	18.0%
2 Persons	5,372	24.3%	19,533	25.4%	41,216	27.3%
3 Persons	4,262	19.3%	15,033	19.6%	28,978	19.2%
4 Persons	6,101	27.6%	19,970	26.0%	34,852	23.1%
5+ Persons	2,853	12.9%	10,196	13.3%	18,719	12.4%
Home Ownership (2025)	22,069		76,893		150,926	
Owners	15,727	71.3%	55,113	71.7%	102,119	67.7%
Renters	6,342	28.7%	21,780	28.3%	48,807	32.3%
Components of Change (2025)						
Births	803	1.2%	2,754	1.2%	5,251	1.2%
Deaths	351	0.5%	1,238	0.5%	2,520	0.6%
Migration	526	0.8%	3,448	1.5%	7,171	1.6%
Unemployment Rate (2025)		3.6%		3.4%		3.5%
Employment, Pop 16+ (2025)	52,319		181,012		345,900	
Armed Services	12	0.0%	92	0.1%	194	0.1%
Civilian	37,957	72.5%	132,039	72.9%	249,724	72.2%
Employed	36,589	69.9%	127,548	70.5%	241,033	69.7%
Unemployed	1,368	2.6%	4,490	2.5%	8,690	2.5%
Not in Labor Force	14,362	27.5%	48,973	27.1%	96,176	27.8%
Businesses						
Establishments	1,188	---	4,083	---	10,413	---
Employees (FTEs)	11,171	---	34,310	---	104,754	---



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
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

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