

Four Corners Office Condo Association

10185 Custer Road
Suite 300
Plano, TX 75025



For Sale

Professional Office

ROCKHILL
COMMERCIAL REAL ESTATE

www.rockhillcre.com

Tonya LaBarbera
469.323.2615
tonya@rockhillcre.com

Property Overview

- One-story professional building surrounded by growing neighborhood communities
- Fully finished out space with building and monument signage
- Ideally situated on Custer Road near Frisco/McKinney/Allen border, off bustling Hwy 121
- Proximity to restaurant & retail Amenities, Super Walmart, Target, and Craig Ranch
- The property is ideally situated in a high-traffic area, ensuring excellent visibility and accessibility

Within a 1-mile radius, the following key traffic counts contribute to the property's prime location:*

Custer Road: 27,884 vehicles per day, located just 0.10 miles from the property

Custer Road: 38,673 vehicles per day, located just 0.68 miles from the property

Hwy 121: 90,861 vehicles per day, located just 0.85 miles from the property

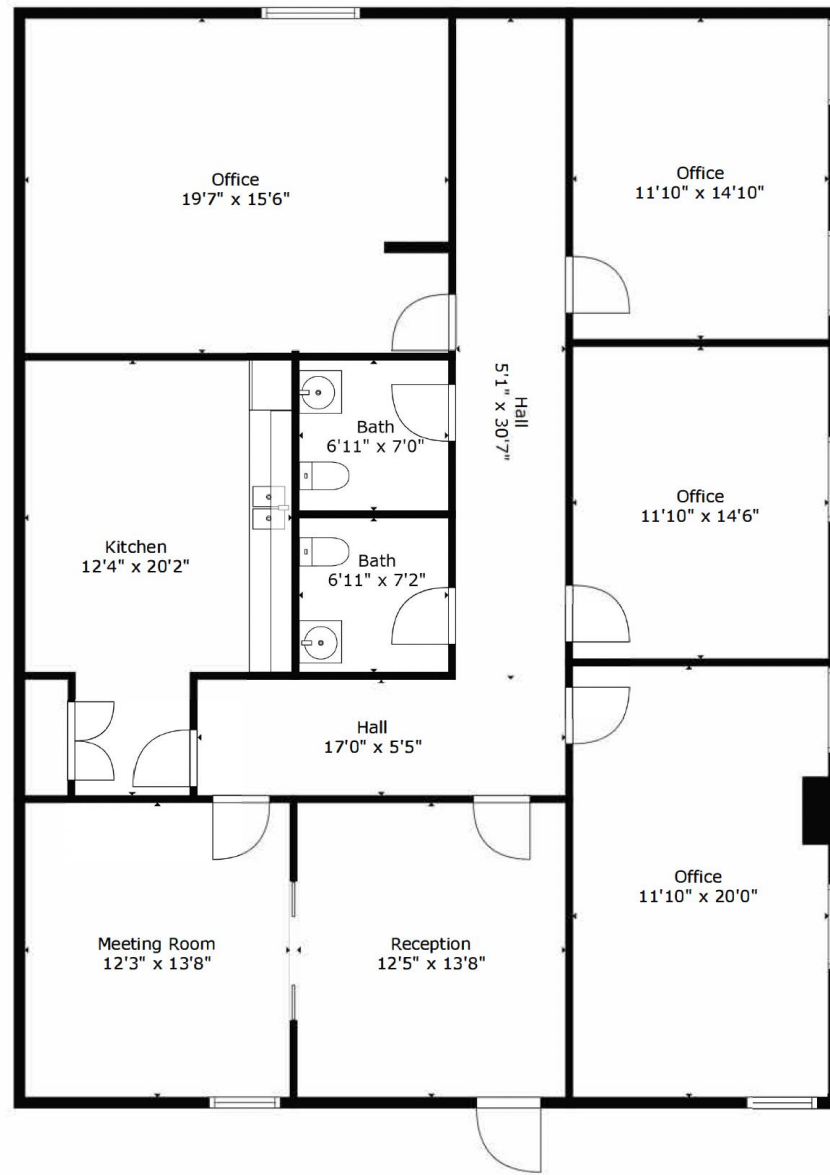
SUITE 300

- Size: 2,044 SF
- Sales Price - \$775,000
- Use: Built-out as Professional Office / Medical Office

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate 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.

*Texas Department of Transportation/2023/2019

Floor Plan



3

ROCKHILL
COMMERCIAL REAL ESTATE

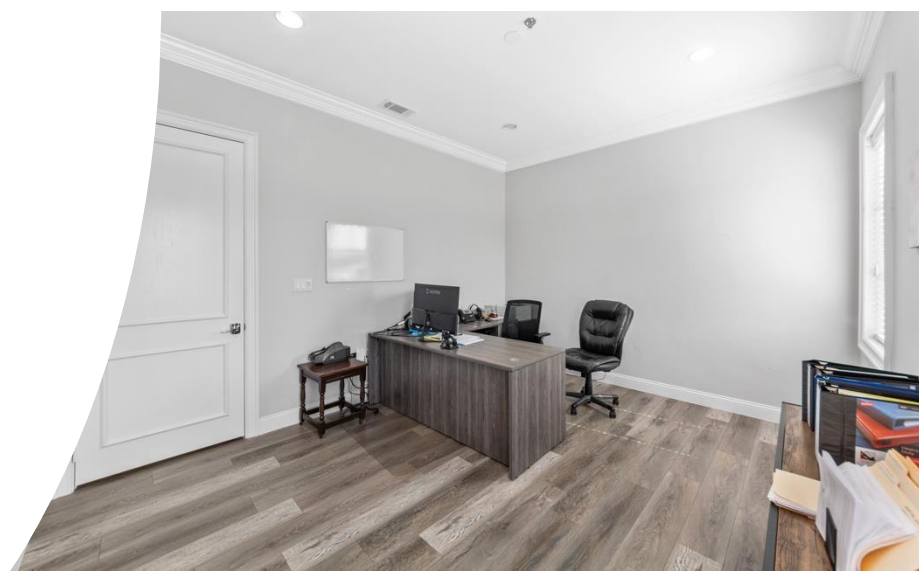
FOUR CORNERS OFFICE CONDO
10185 Custer Road
Plano, TX 75025

TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

Floor Plan Details

Multiple Offices, and Meeting Space
2,044 SF

- (4) Offices, two with multiple desks
- (1) Conference Room
- (2) Restrooms
- (1) Kitchen/Breakroom
- (1) Storage area in Kitchen/Breakroom
- (1) IT Closet



Demographics



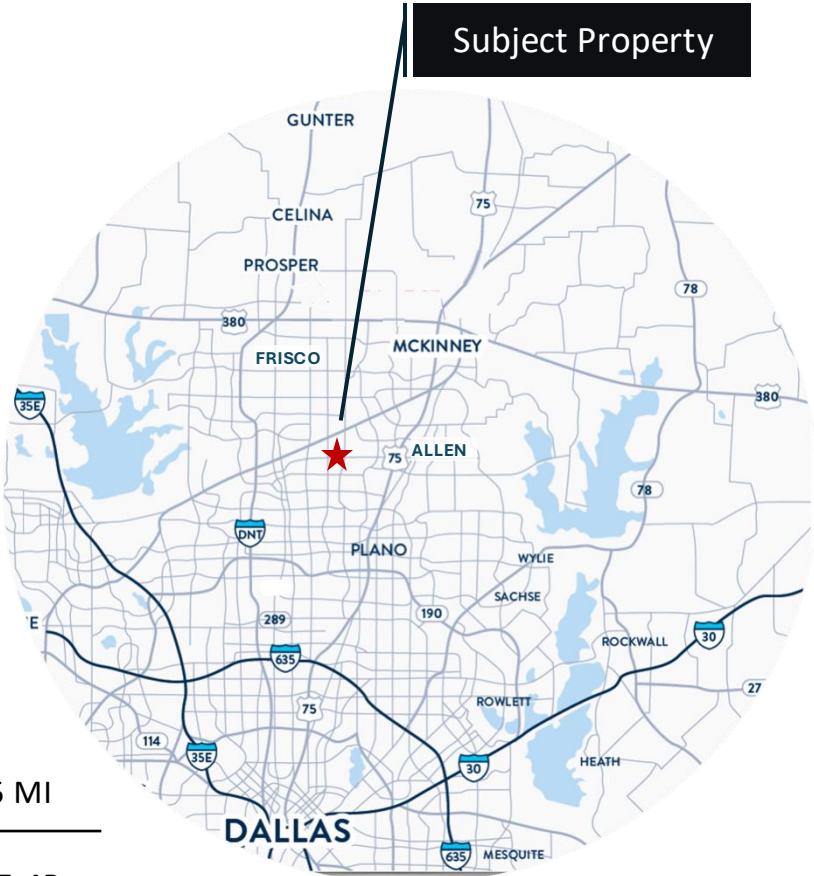
Demographics

	1 MI	3 MI	5 MI
Population	14,929	135,732	377,526
Households	5,168	46,217	134,613
Medium Age	37.2	39.1	38.5
Medium HH Income	\$112,391	\$139,463	\$117,635
Population Growth 2024-2029	21.66%	22.30%	22.20%



2024 Annual Spending

	1 MI	3 MI	5 MI
Total Specified Consumer Spending	\$208.4M	\$2.0B	\$5.4B



Source: © 2024 CoStar Group



ROCKHILL
COMMERCIAL REAL ESTATE

FOUR CORNERS OFFICE CONDO
10185 Custer Road
Plano, TX 75025

TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

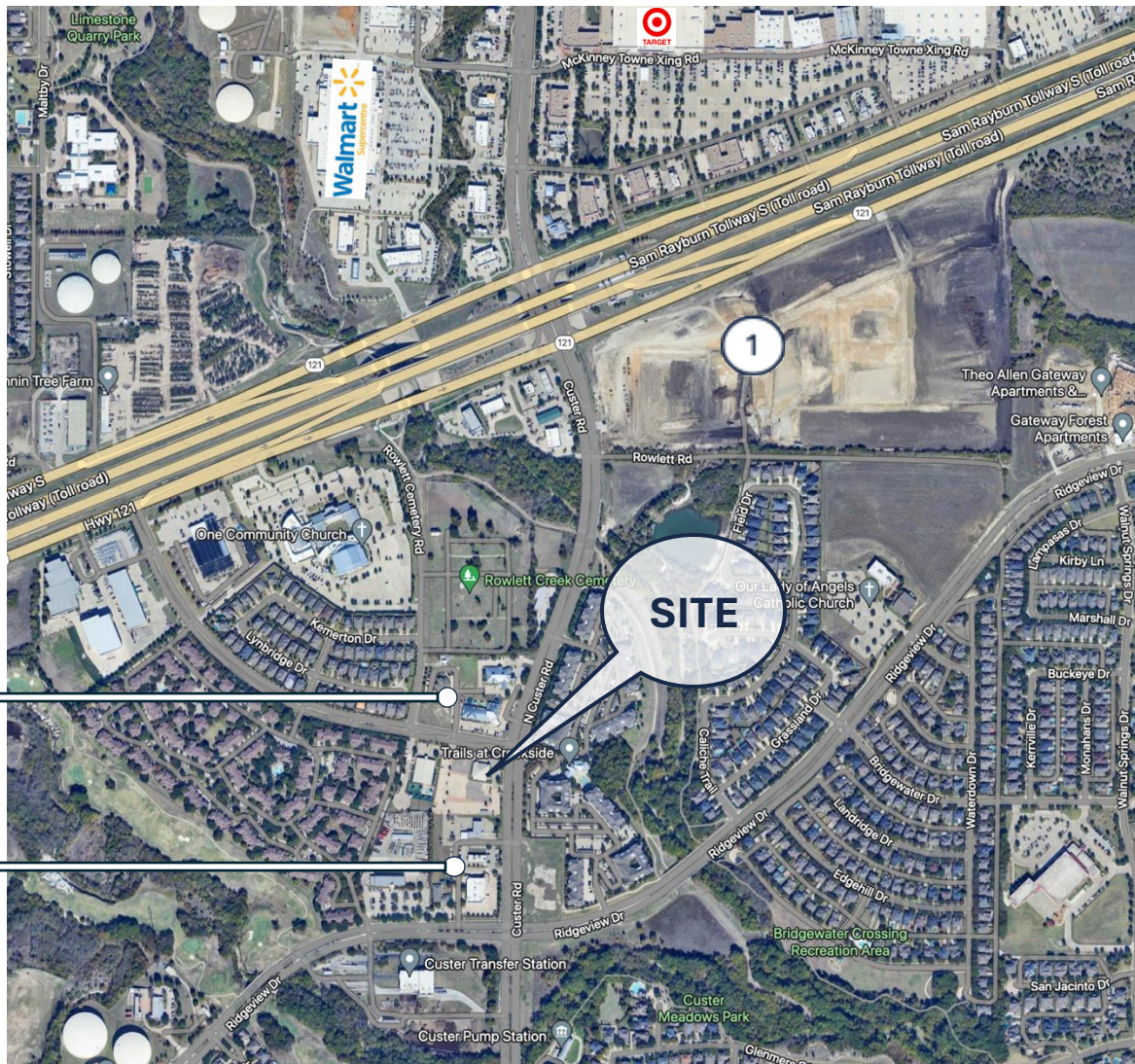
Aerial

COLLIN COUNTY

Another H-E-B to anchor mixed-use development coming to this North Texas community

The development will consist of a large park and potentially a hotel in addition to the office, retail, apartments, townhomes and the popular grocer.

1



6

ROCKHILL
COMMERCIAL REAL ESTATE

FOUR CORNERS OFFICE CONDO
10185 Custer Road
Plano, TX 75025

TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

Aerial | Notable Attractions

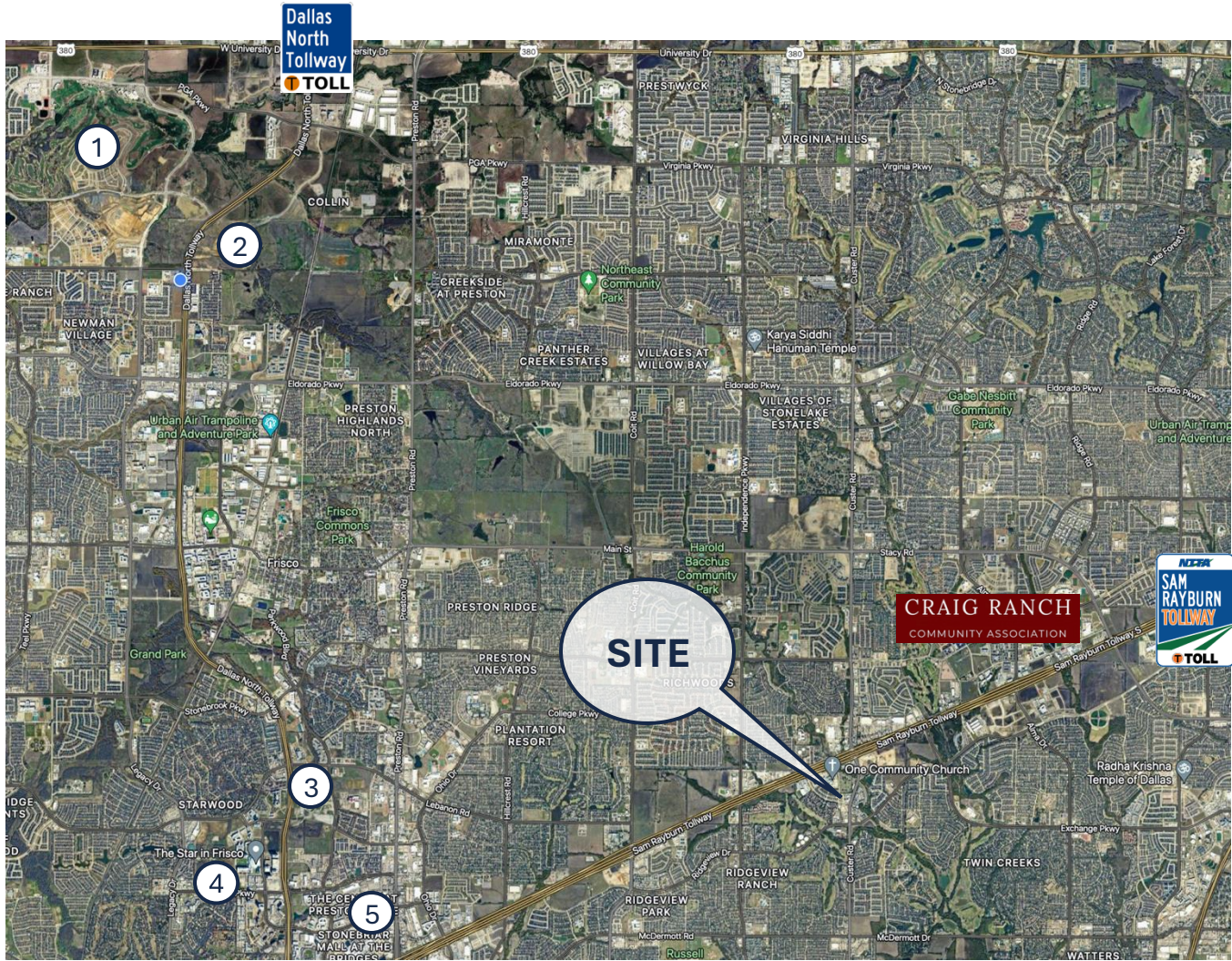
Fit To A Tee
PGA of America



New Universal Studios Park



Developers Announce \$3B 'The Mix'



7 ROCKHILL
COMMERCIAL REAL ESTATE

FOUR CORNERS OFFICE CONDO
10185 Custer Road
Plano, TX 75025

TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com





9

ROCKHILL
COMMERCIAL REAL ESTATE

FOUR CORNERS OFFICE CONDO
10185 Custer Road
Plano, TX 75025

TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com



INFORMATION ABOUT BROKERAGE SERVICES

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 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.

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.

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.

<u>Licensed Broker/Broker Firm Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Rockhill Commercial Real Estate	9015723		
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	(214) 975-0842
<u>License Broker Agent</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Tonya LaBarbera	678307	tonya@rockhillcre.com	(469) 323-2615
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Date</u>

