

# SHOPS AT CUSTER CROSSING

# *discover* Custer Crossing

## INTRODUCTION

Welcome to Custer Crossing, a premier retail destination located at 3851 S Stonebridge Drive in McKinney, Texas. This 16,136-square-foot strip center, built in 2007, offers a vibrant mix of community-focused businesses, including Flair Dental, Play Street Museum, Taekwondo America, and Cafe Osmania.

## CURRENT AVAILABILITY

Two suites are currently available.

1. Suite 100 - 1,922sf - Available October 1
2. Suite 1100 - 1,926sf - Available NOW

## WHAT'S THE ATTRACTION?

Situated at the intersection of Custer Road and S Stonebridge Drive, Custer Crossing benefits from good accessibility and extensive longevity, serving the affluent and growing McKinney community. Many tenants have been in the shopping center for years and are well known to locals. The center is in close proximity to several thousand homes, offering optimal retail opportunities.

***For leasing inquiries, please contact Nick Egan-Lovitt,  
Regional Leasing Director at KM Realty, at  
(713) 275-2605 or [nick@kmrealty.net](mailto:nick@kmrealty.net).***



# highlights & demographics

## SURROUNDING AREA

2024 Population within 2 miles: 65,101  
Annual Growth through 2029: 4.6%  
Avg. HH Income within 2 miles: \$160,418

McKinney, Texas—particularly the area surrounding 3851 S Stonebridge Drive—is known for its affluent and highly educated population. Located in one of the fastest-growing cities in the U.S., this area boasts a median household income well above the national average, with a large percentage of residents holding bachelor's degrees or higher. The community is predominantly made up of professionals and families, drawn by McKinney's top-rated schools, master-planned neighborhoods, and high quality of life. This well-educated and economically stable demographic makes the area ideal for retail and service-oriented businesses targeting discerning consumers.

## HIGHLIGHTS

1. Area of rapid growth
2. Strong traffic counts along Custer and entry/exit from the surrounding neighborhood
3. Signalized intersection



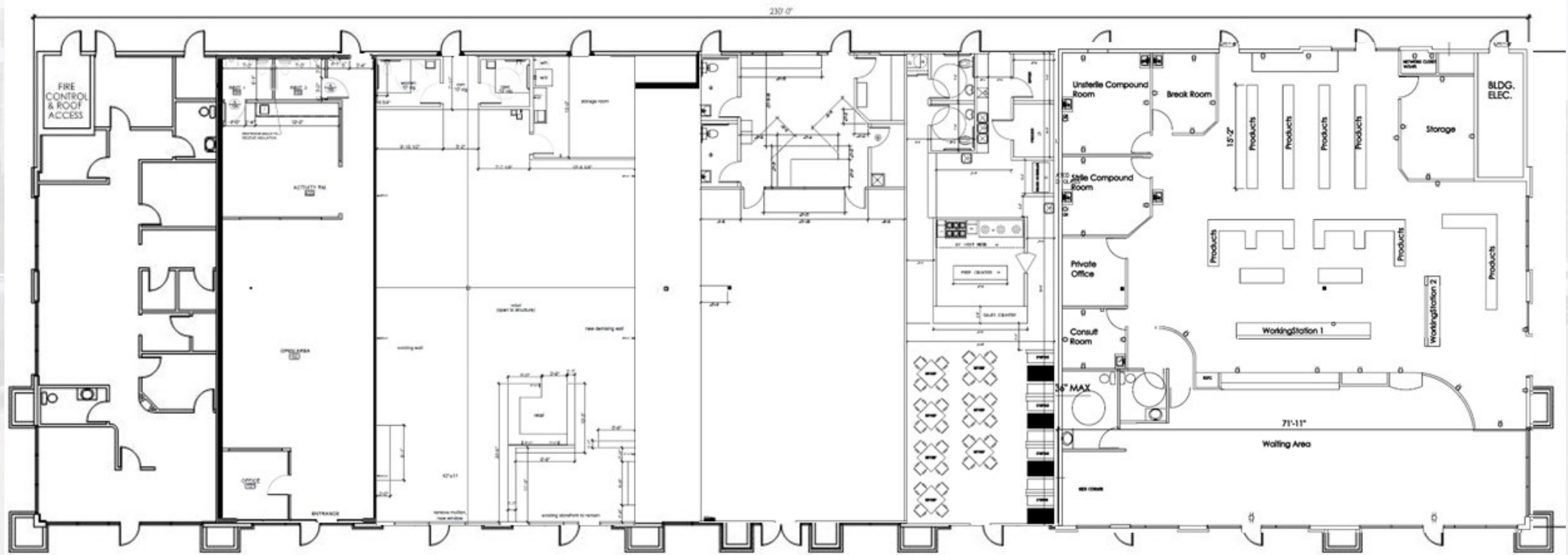


CROSS/IN CROSSING AT CUSTOMER



# *floorplans*

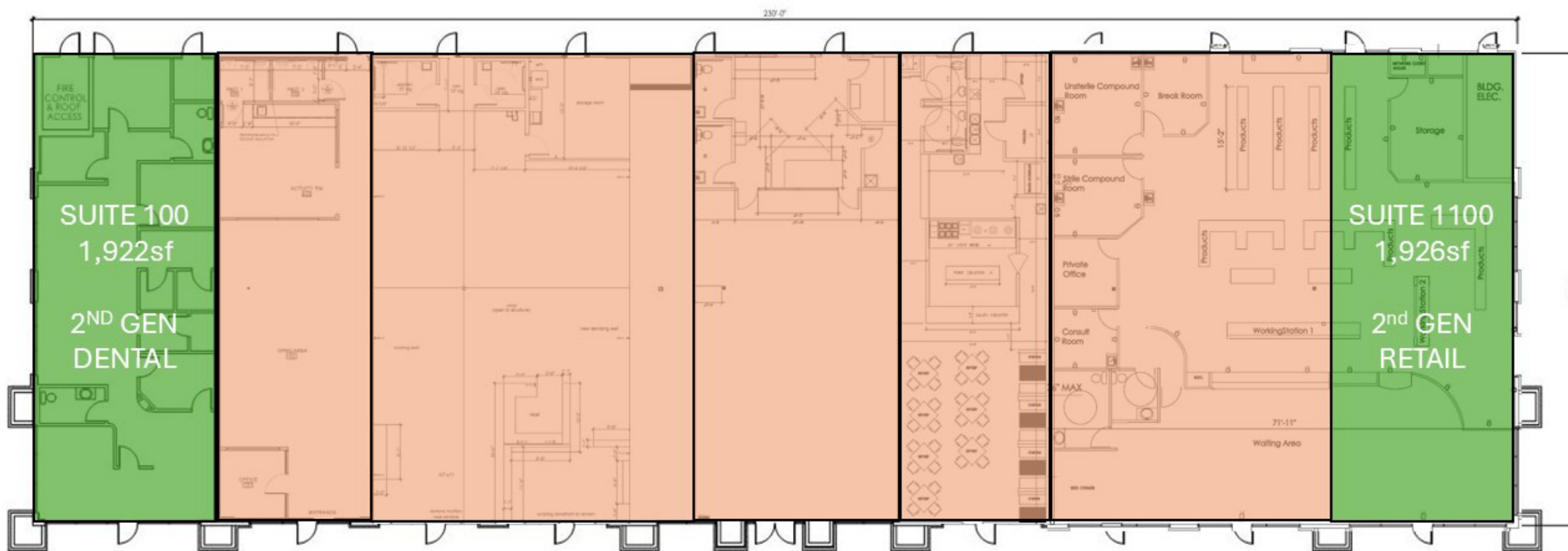
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# *availability*

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# *links* and photos

## SUITE 100

1. [Video Tour](#)
2. [Photos](#)

## SUITE 1100

1. [Available plans, though not exact](#)

## BUILDING AT LARGE

1. [Shell Building Plans](#)
2. [Civil Plans](#)
3. [MEP](#)

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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.

11-2-2015



### 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:
  - 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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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# LANDLORD'S REPRESENTATION

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