



FOR LEASE

Custer Park Professional Building

645 S. Custer Road, Suite 208, Allen TX 75013



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

ROCKHILL
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM

PROPERTY SUMMARY

CUSTER PARK PROFESSIONAL BUILDING SUITE 208

Situated on the highly desirable Allen–Plano border in northwest Allen, this distinctive three-story professional office building commands exceptional visibility along Custer Road, which sees an average of 24,529 vehicles per day.* Second story professional office suites are now available in this well-appointed property, offering convenient elevator and stair access along with prominent monument signage to maximize your business presence.

Tenants and their clients benefit from outstanding proximity to premier dining and retail destinations, including Watters Creek, McKinney Towne Crossing, and Stonebriar Centre. The property's strategic location provides seamless connectivity to the Sam Rayburn Tollway, the Interstate 75 corridor, and Preston Road—ensuring effortless access throughout the North Texas region.

USE	PROFESSIONAL OFFICE
AVAILABLE SF	2,500 SF
LEASE RATE	\$28 / SF + ELECTRIC
LEASE TERMS	3 – 10 YEARS
CONDITION	FULLY FINISHED-OUT
SIGNAGE	BUILDING
YEAR BUILT	2017
PARKING	3:1000 / SF

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.

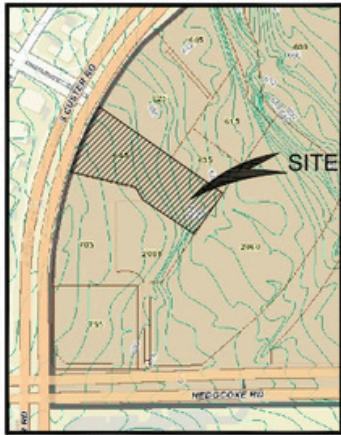


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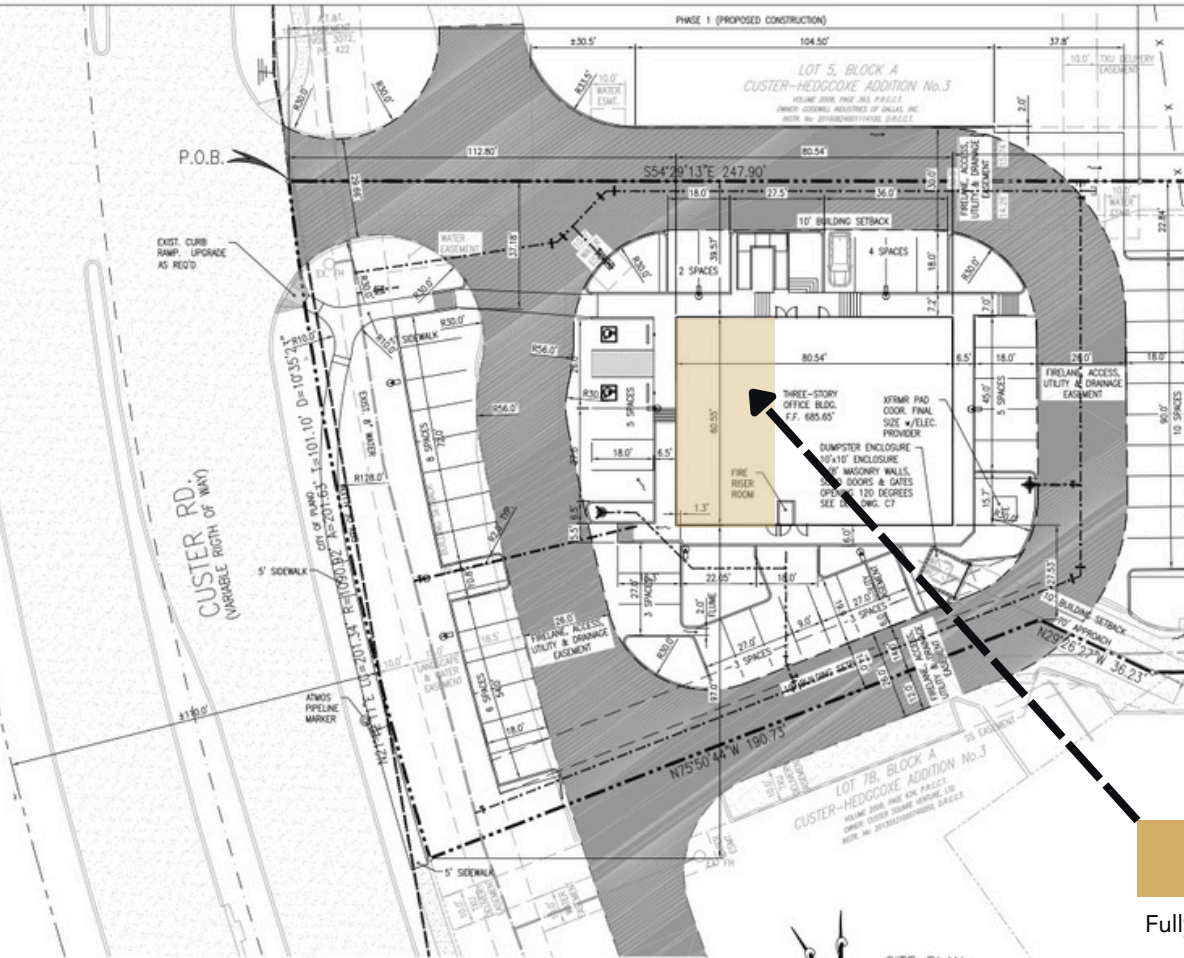
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ALLEN TX 75013

SITE PLAN



VICINITY MAP
SCALE: NONE



AVAILABLE FOR LEASE
SUITE 208 | 2,500 SF
Fully Finished-Out Professional Office

PLAT SURVEYING QUALITY ASSURED BY THE TEXAS METROPOLIS SURVEYING, FOR A TOTAL DISTANCE OF 141.41 FEET;
THENCE, N 55°00'00" W, A DISTANCE OF 175.18 FEET TO AN X-IN-CONCRETE FOR CORNER;

SITE PLAN
SCALE: 1"=40'
NOTES:
1. REFERENCE GENERAL NOTES ON DWG. 011



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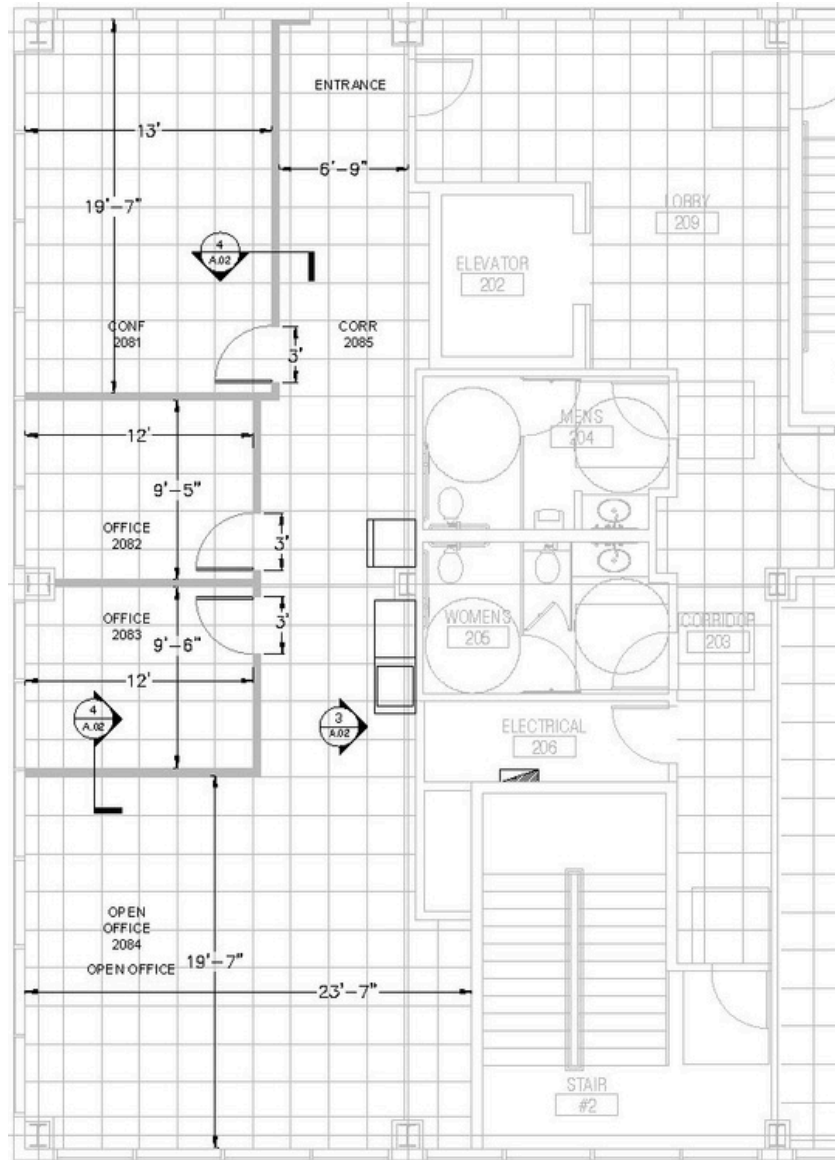
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FLOOR PLAN

AVAILABLE FOR LEASE

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Fully Finished-Out Professional Office



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OFFICE



OFFICE



BREAK ROOM



SUITE 208 / 2,500 SF



OFFICE



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AERIAL MAP



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Allen, Texas

DEMOGRAPHICS

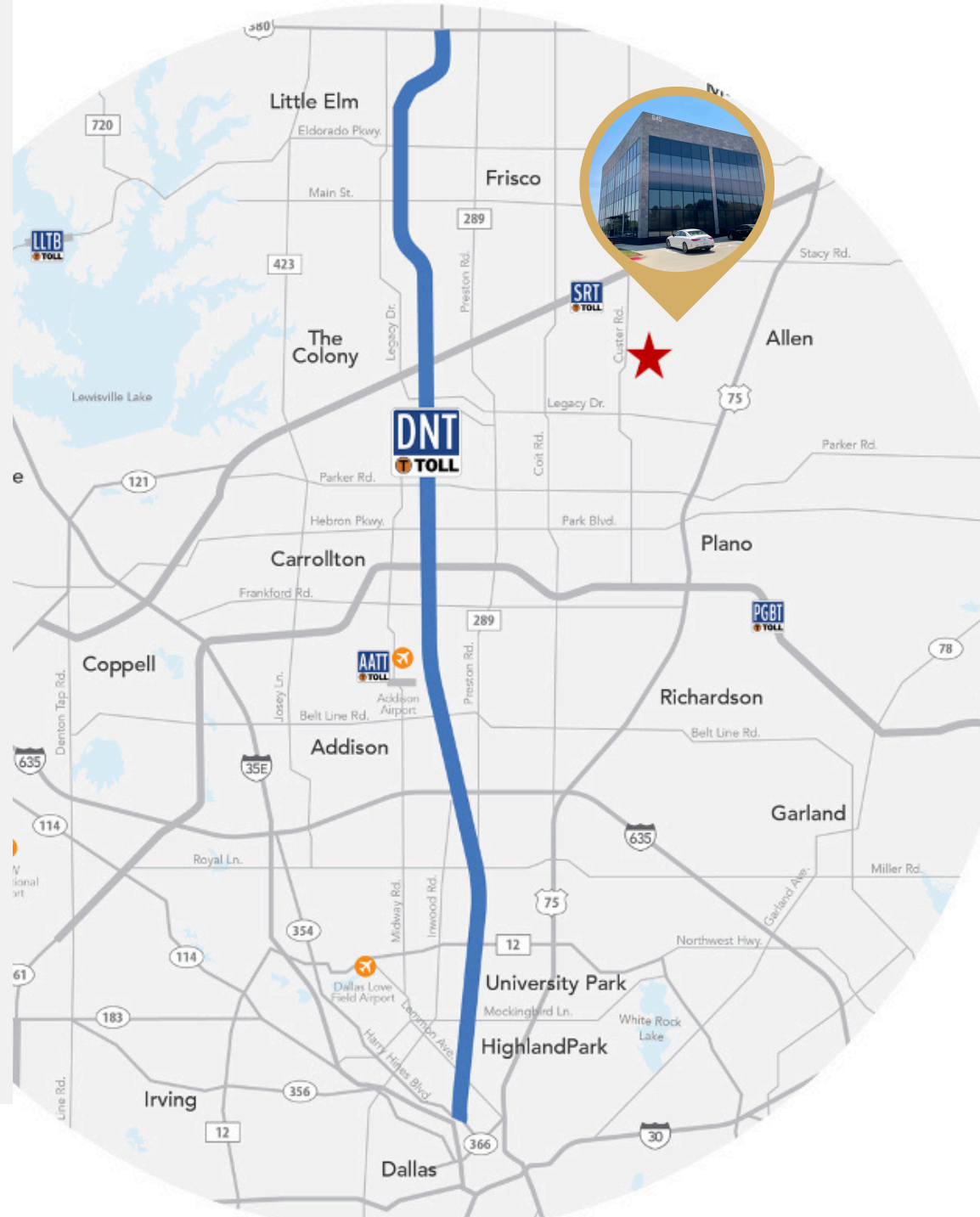
2024 Summary	1 MILE	3 MILE	5 MILE
Population*	17,750	143,239	371,462
Households*	5,797	51,262	137,805
Medium Age	43.00	41.00	39.40
Median HH Income	\$135,764	\$122,230	\$109,217
Population Growth (2024-2029)	20.89%	21.44%	21.94%
Household Growth (2024-2029)	21.08%	21.44%	21.94%

* 2024 Estimates

TRAFFIC

Roadway (2024)	Traffic Count	Miles from Subject
Custer Road/Hedgcoxe Road	24,529	.09
Custer Road/Isabella Drive	20,248	.20

Source: © 2024 CoStar Group, Texas Department of Transportation



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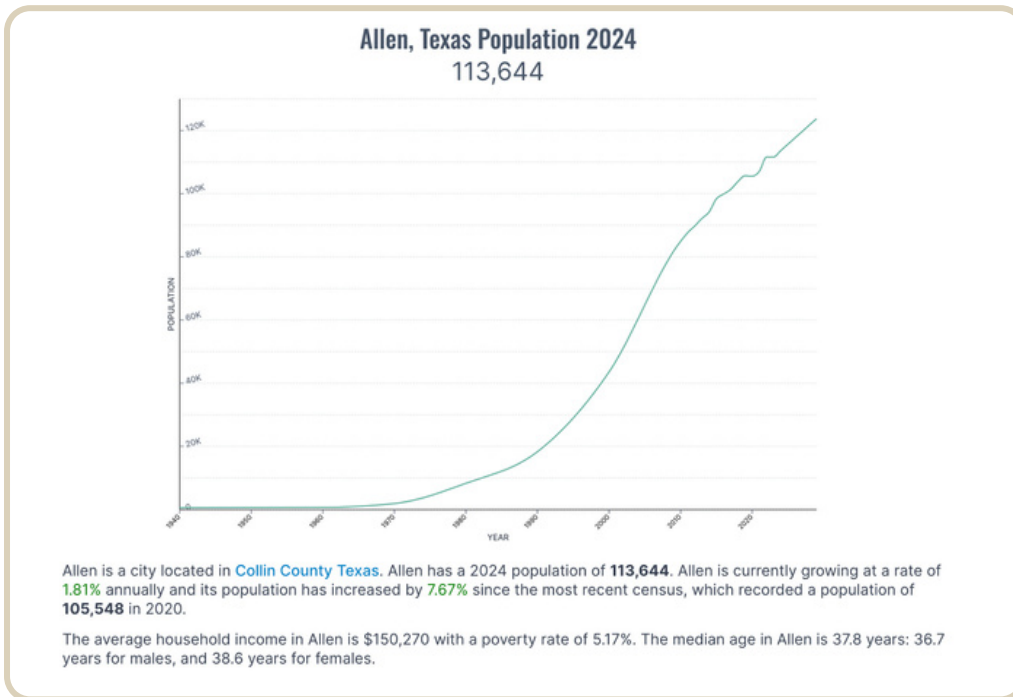
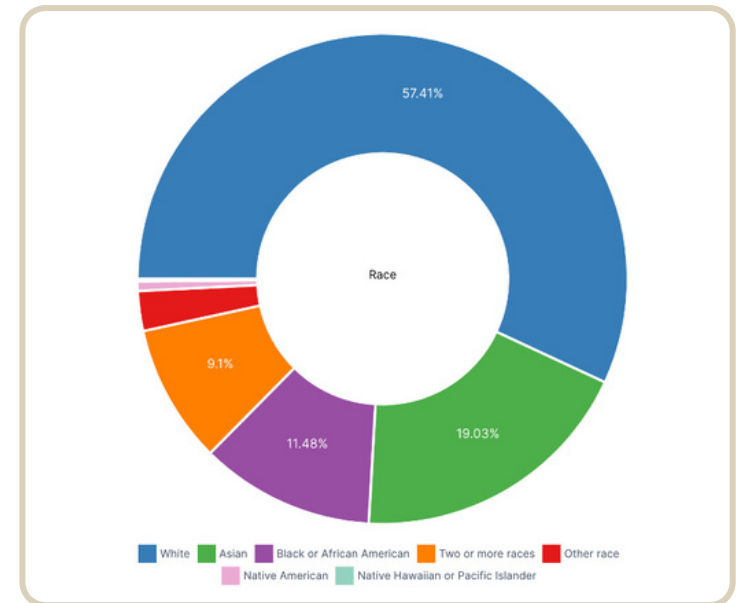
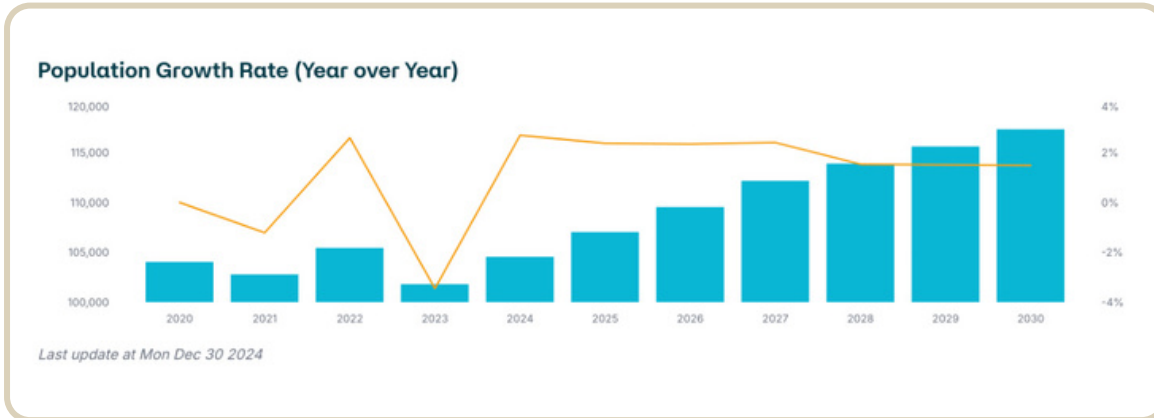
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CITY OVERVIEW



Allen, Texas



Top 25 most populated zip codes in Allen, TX

Our model provides a detailed 2025 through 2030 projected population growth for every zip code in Allen, TX.

U.S. Zip code	2020 census	2025 population	2030 population
75002	73,916	77,360	83,651
78504	61,182	64,937	69,858
78501	60,299	60,071	60,243
75013	42,956	51,400	57,894
78503	20,703	21,817	21,868

Source: 2024 World Population Review, Aterio Data Team



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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.

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 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.

LICENSED BROKER/BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
Rockhill Commercial Real Estate	9015723		
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	214.975.0842
LICENSE BROKER AGENT	LICENSE NO.	EMAIL	PHONE
Tonya LaBarbera Davis	678307	tonya@rockhillcre.com	469.323.2615



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 (<http://www.trectexas.gov>)

BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____