

# THE ARBORS ON CUSTER

SWQ Custer Road & Gartner Road, Frisco, Texas

*For Sale or Lease*

Last remaining suite!



*Please  
Contact*

KRISTIN HOLLEK  
972.360.8787  
Kristin@wynmarkcommercial.com

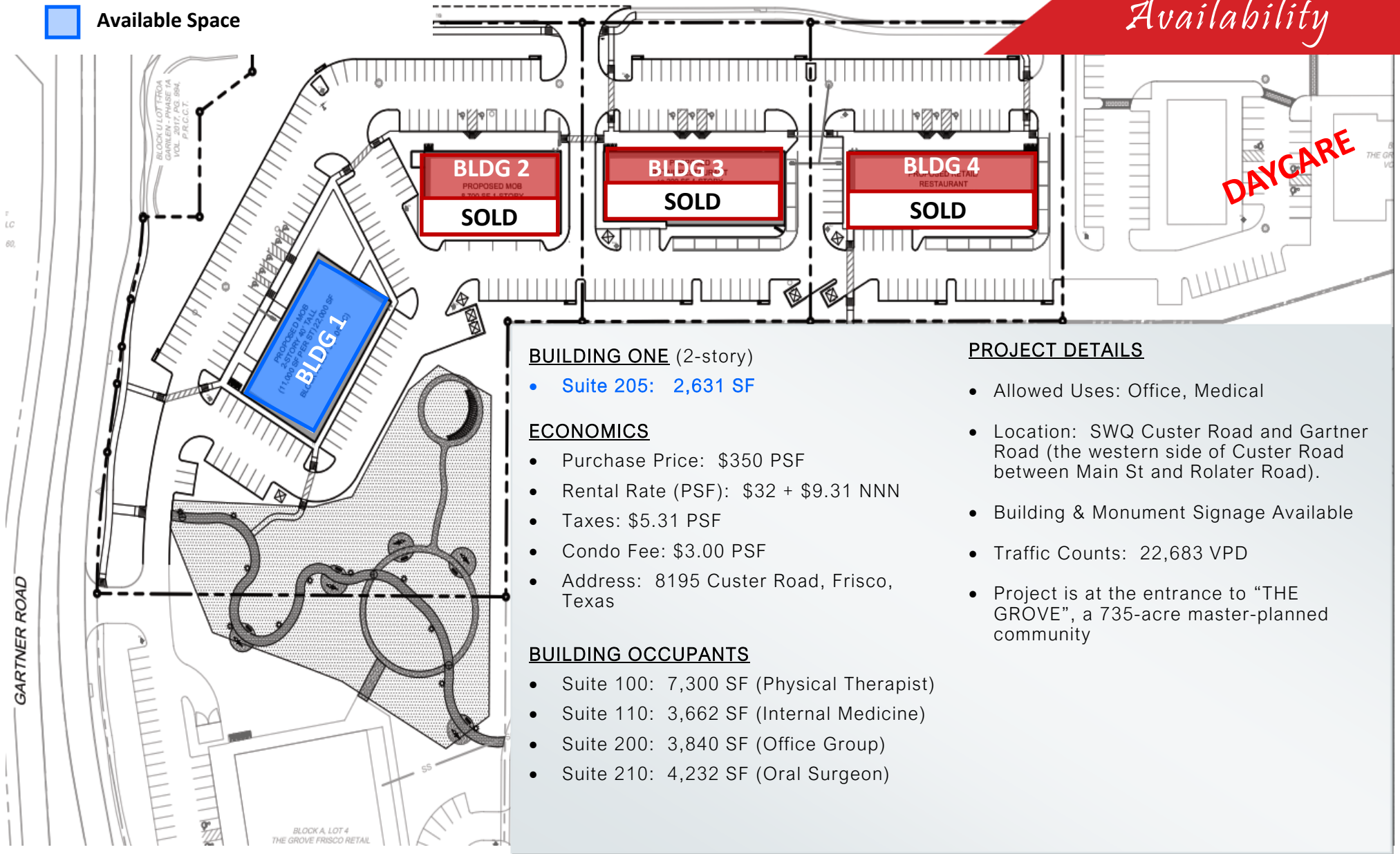
MARK PITTMAN  
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Markp@wynmarkcommercial.com

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 Available Space

*Availability*



### BUILDING ONE (2-story)

- Suite 205: 2,631 SF

### ECONOMICS

- Purchase Price: \$350 PSF
- Rental Rate (PSF): \$32 + \$9.31 NNN
- Taxes: \$5.31 PSF
- Condo Fee: \$3.00 PSF
- Address: 8195 Custer Road, Frisco, Texas

### BUILDING OCCUPANTS

- Suite 100: 7,300 SF (Physical Therapist)
- Suite 110: 3,662 SF (Internal Medicine)
- Suite 200: 3,840 SF (Office Group)
- Suite 210: 4,232 SF (Oral Surgeon)

### PROJECT DETAILS

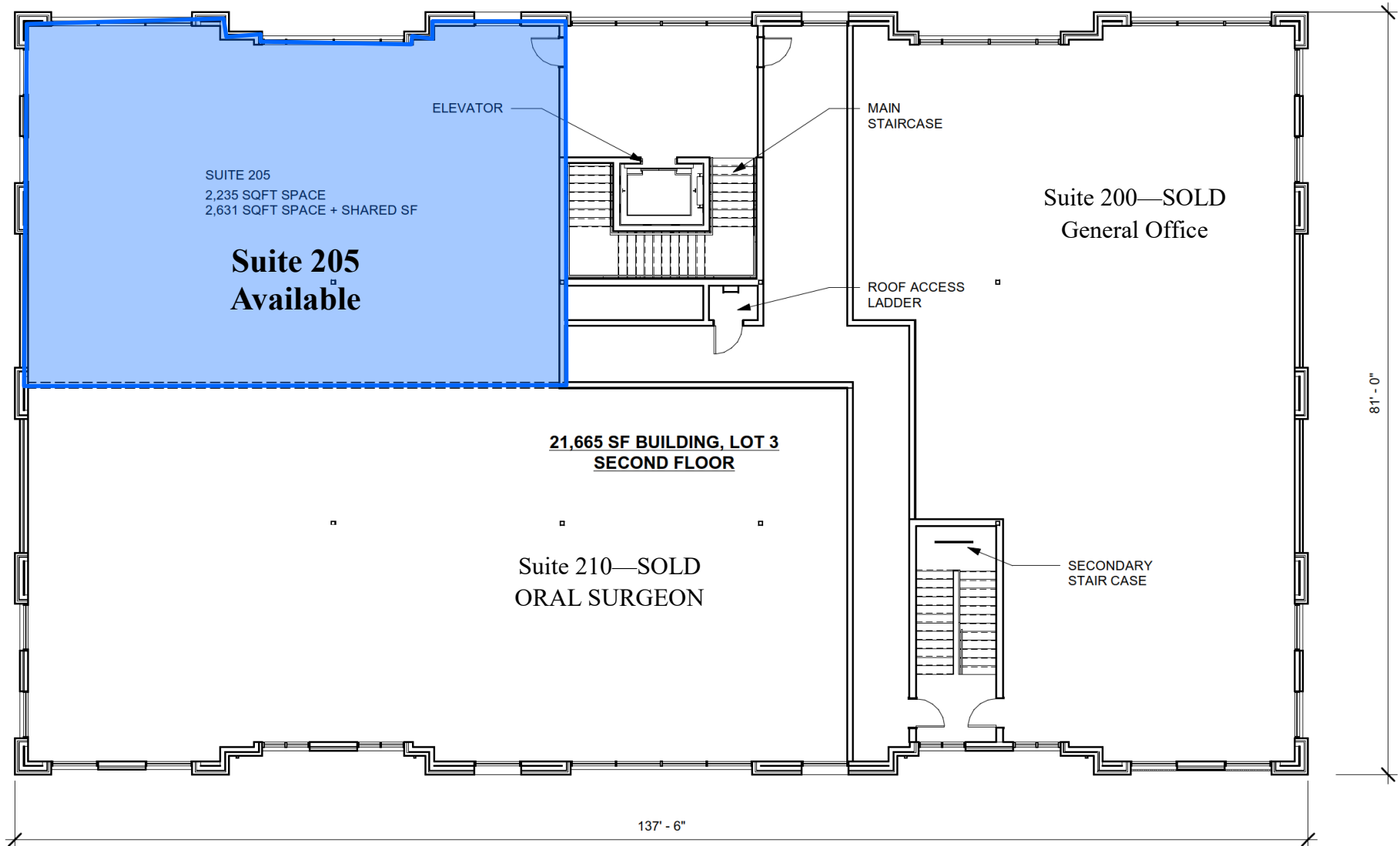
- Allowed Uses: Office, Medical
- Location: SWQ Custer Road and Gartner Road (the western side of Custer Road between Main St and Rolater Road).
- Building & Monument Signage Available
- Traffic Counts: 22,683 VPD
- Project is at the entrance to "THE GROVE", a 735-acre master-planned community



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*Building 1—2nd Floor Layout*



# THE ARBORS ON CUSTER

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RETAIL BUILDING 3

8155 Custer Rd

**SOLD**

OFFICE BUILDING 2

8175 Custer Rd

**SOLD**

OFFICE BUILDING 1

8195 Custer Rd

**AVAILABLE**





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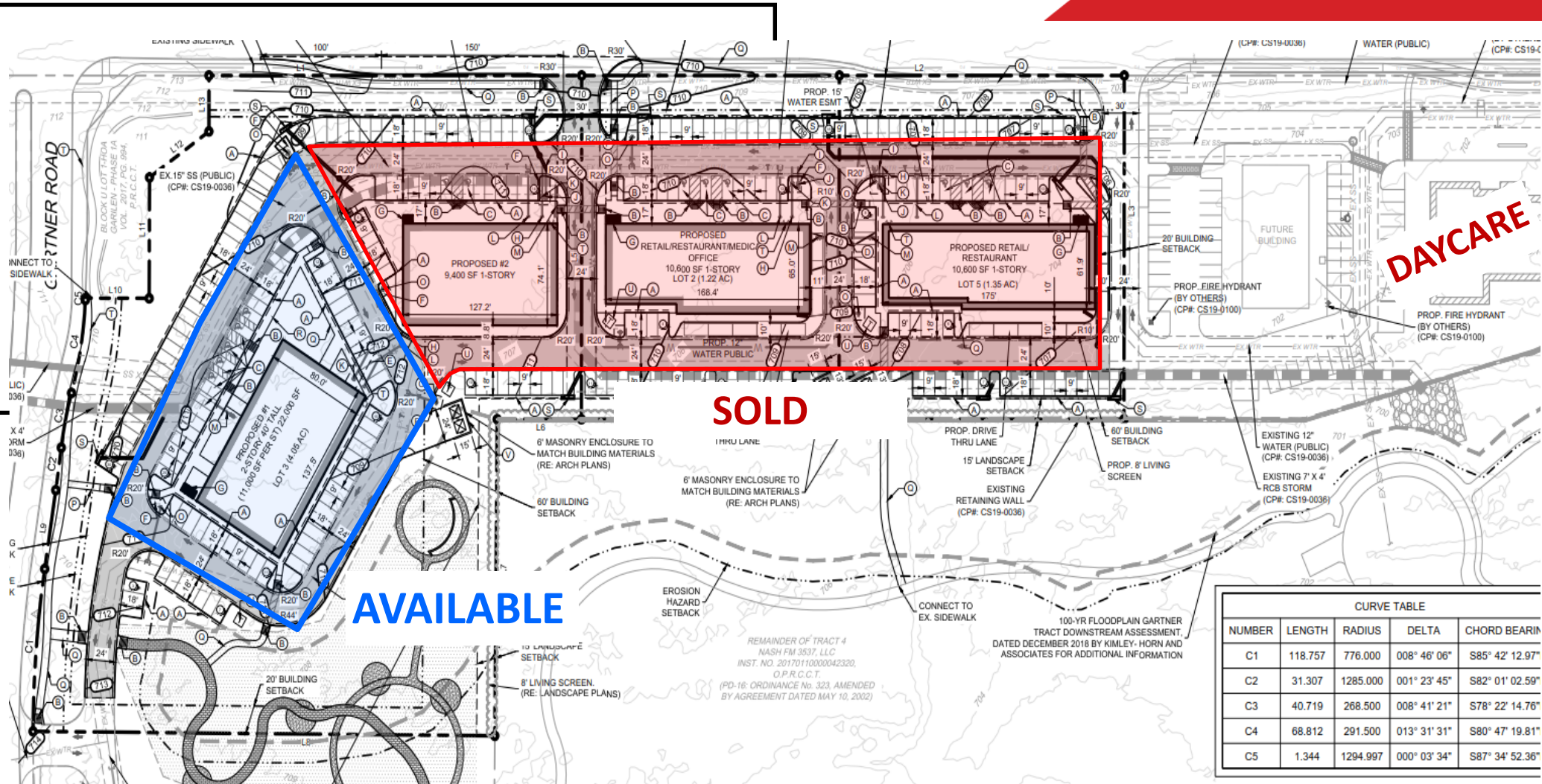
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## Site Plan



**SOLD**

**AVAILABLE**

**DAYCARE**

CURVE TABLE				
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARINGS
C1	118.757	776.000	008° 46' 06"	S85° 42' 12.97"
C2	31.307	1285.000	001° 23' 45"	S82° 01' 02.59"
C3	40.719	268.500	008° 41' 21"	S78° 22' 14.76"
C4	68.812	291.500	013° 31' 31"	S80° 47' 19.81"
C5	1.344	1294.997	000° 03' 34"	S87° 34' 52.36"

# THE ARBORS ON CUSTER

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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.

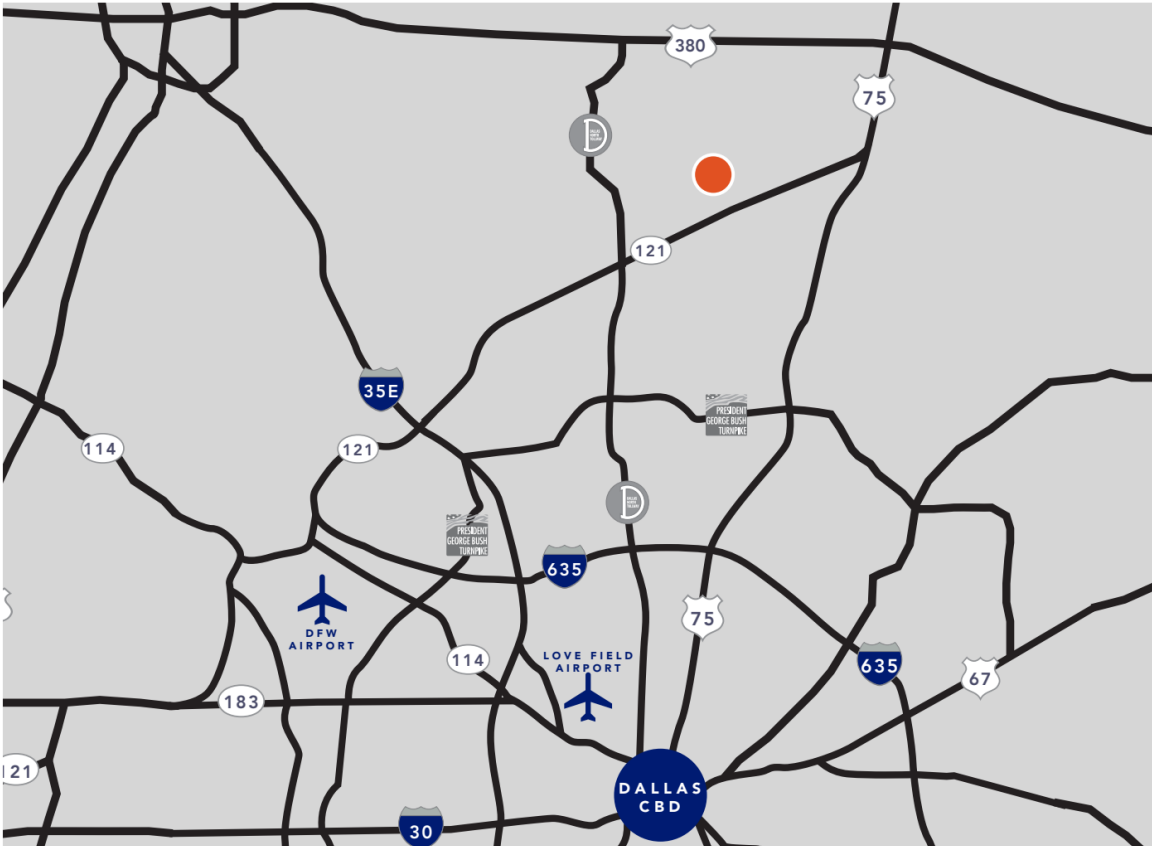
Wynmark Commercial Property Management Company LLC	9005856	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562
Designated Broker of Firm	License No.	Email	Phone
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 \_\_\_\_\_

Regulated by the Texas Real Estate Commission

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

IABS 1-0



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