



NOW PRE-LEASING/SELLING

MEDICAL/OFFICE CONDOS FOR LEASE OR PURCHASE

1315 N CUSTER RD // MCKINNEY, TX 75071

Contact:

Jon Cox // 469.396.8307

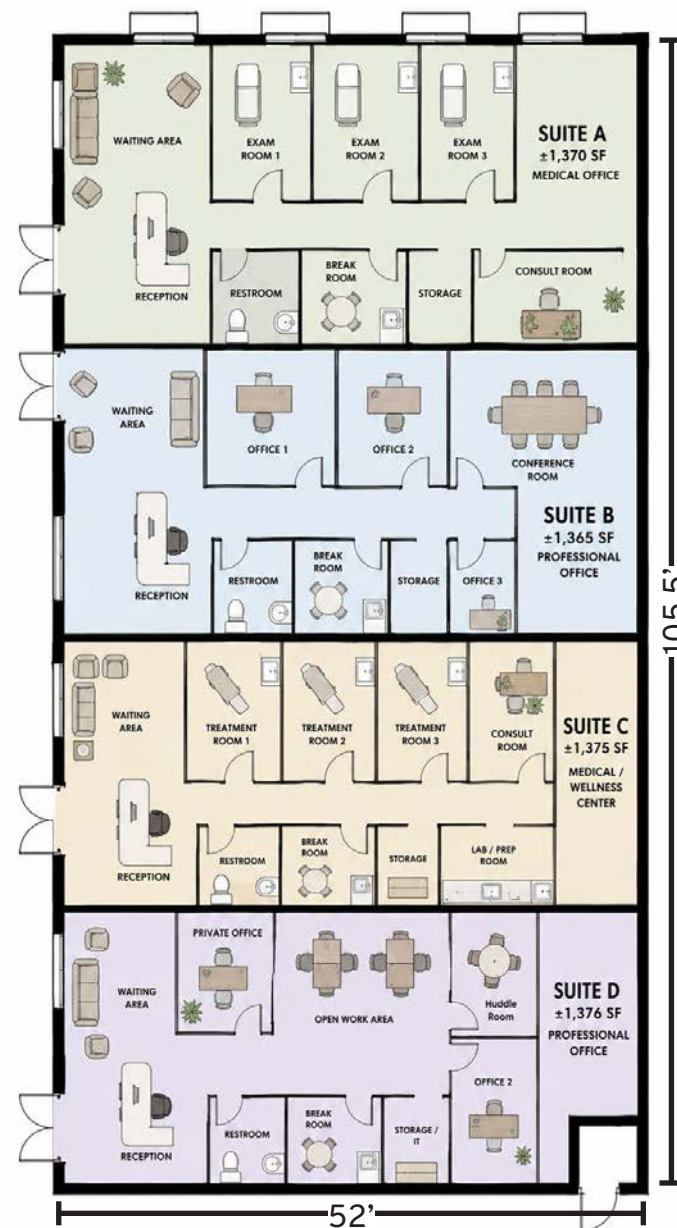
joncox@careycoxcompany.com

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

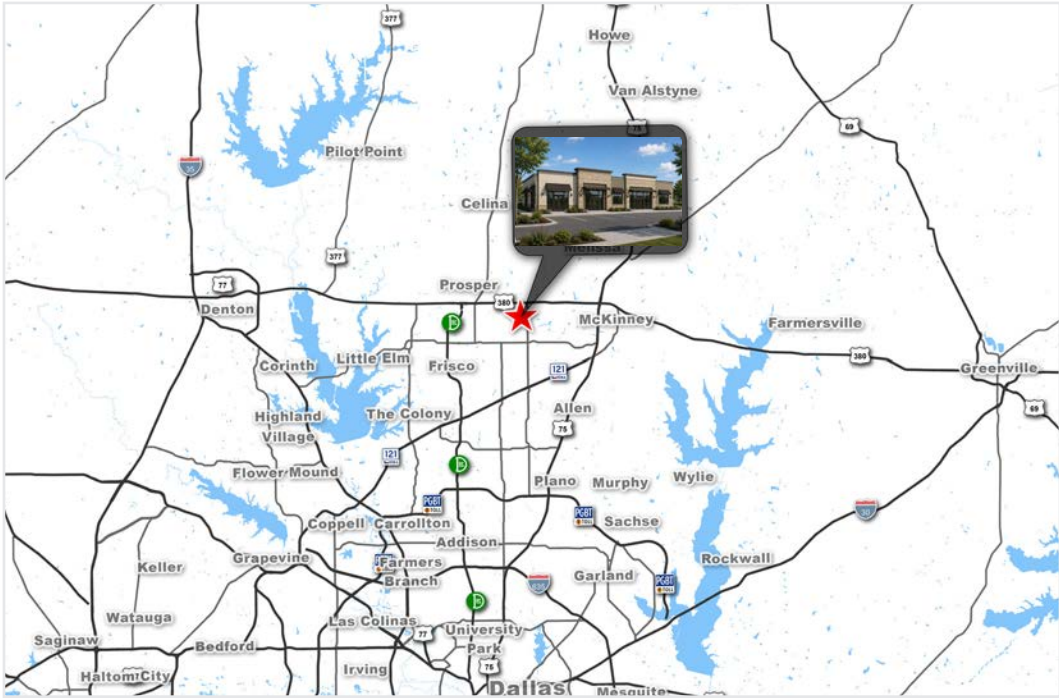
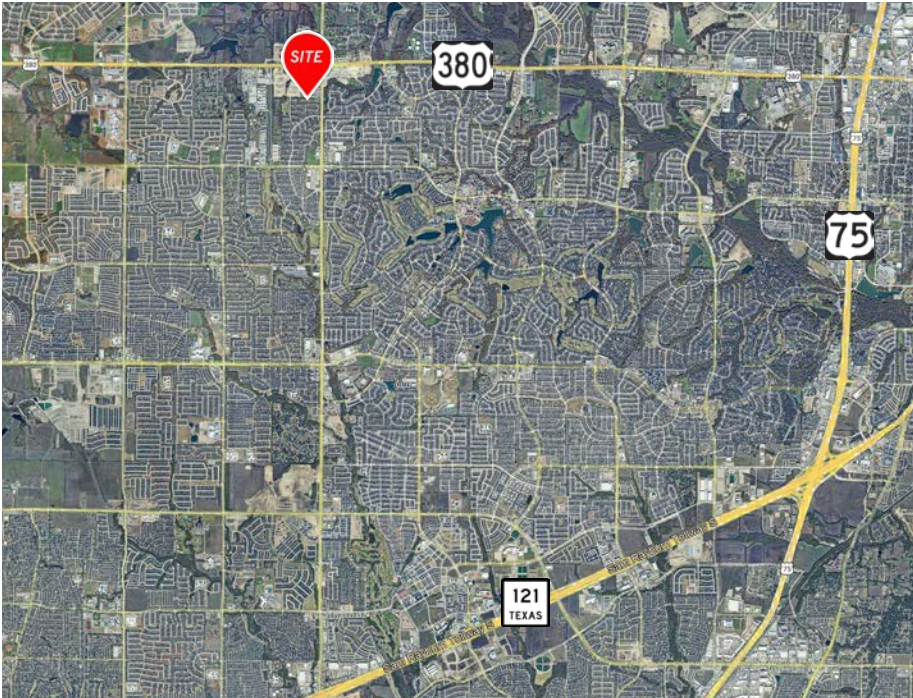
BUILDING DETAILS

ADDRESS	1315 N CUSTER ROAD, MCKINNEY, TX 75071
CONDO SIZE	5,275 - 5,486 SF
LEASE TERMS	RATE: \$34.00 PSF + NNN TI ALLOWANCE: \$30.00-\$75.00 PSF 5-10 YEAR TERM
SALE PRICE	SHELL: \$2,095,000 TURNKEY FINISHES: STARTING AT \$2,500,000
ZONING	PD - OFFICE
ALLOWED USES	GENERAL OFFICE, MEDICAL/DENTAL OFFICE, PERSONAL SERVICES, FINANCIAL INSTITUTIONS
PARKING	225 SPACES
YEAR BUILT	Q2 2027



SAMPLE FLOOR PLANS

LOCATION



DRIVE TIMES

US-380	2 Minutes
TX-121	12 Minutes
US-75	13 Minutes
Dallas North Tollway	14 Minutes
TX-5	20 Minutes
Interstate 35	31 Minutes
George Bush Turnpike	33 Minutes
Interstate 635	38 Minutes
TKI - McKinney National Airport	24 Minutes
Dallas-Fort Worth International Airport	40 Minutes
Dallas Love Field Airport	45 Minutes

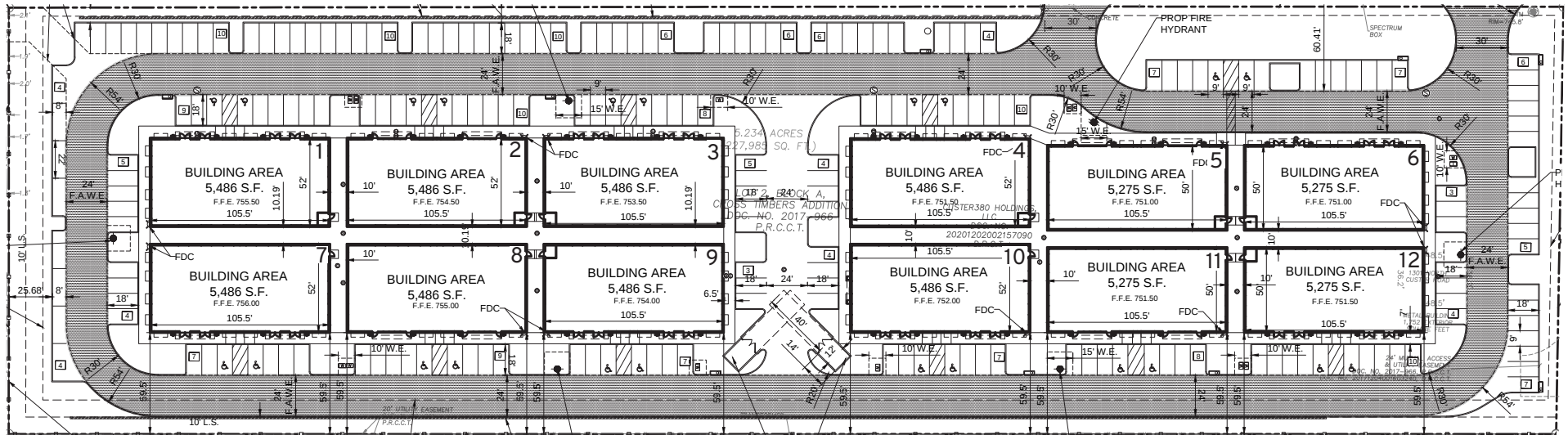
DEMOGRAPHICS

2025 - CoStar	1-Mile	3-Mile	5-Mile
Total Population	10,659	97,127	238,204
Average Household Income	\$170,836	\$184,630	\$181,227

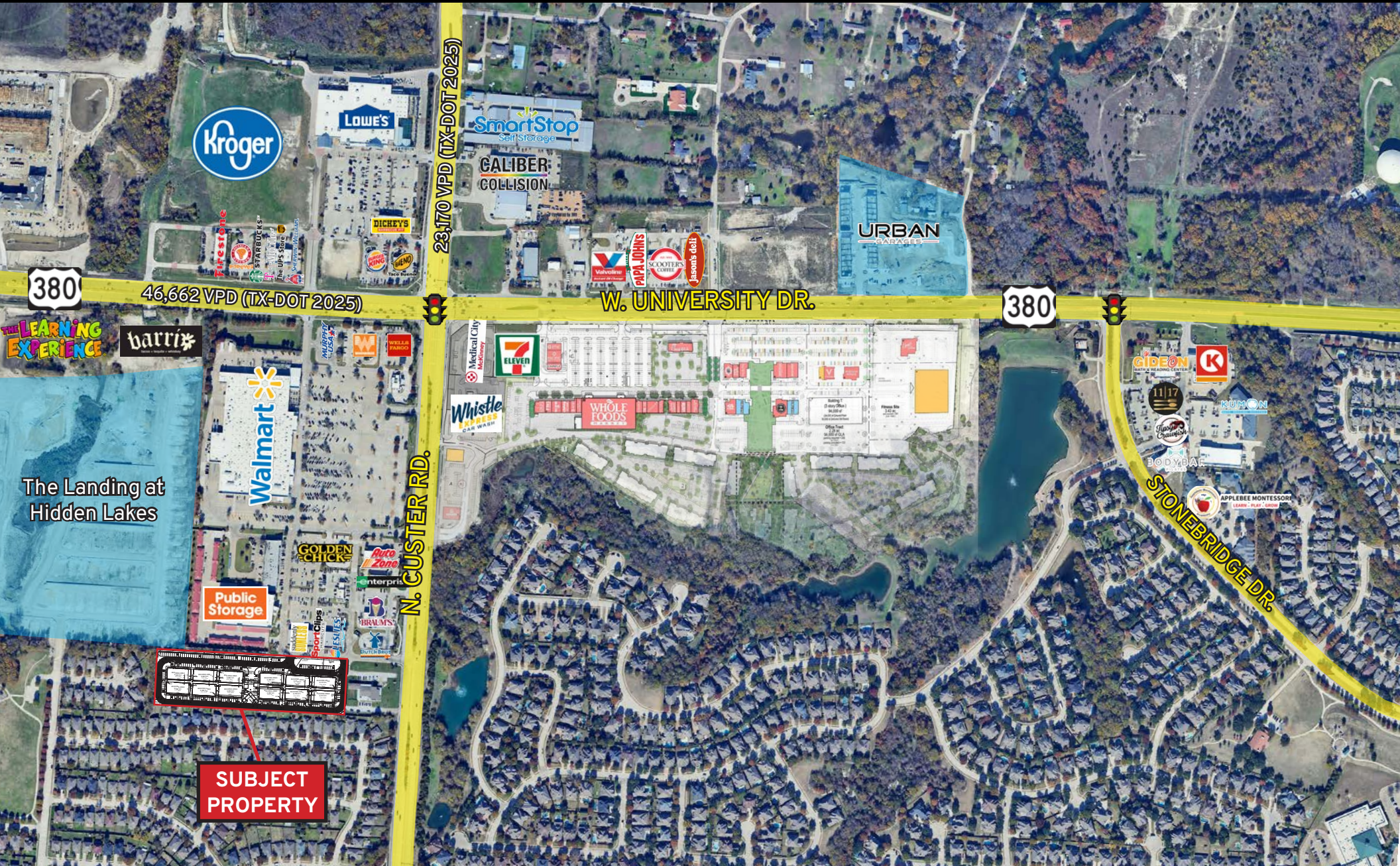
TRAFFIC COUNTS

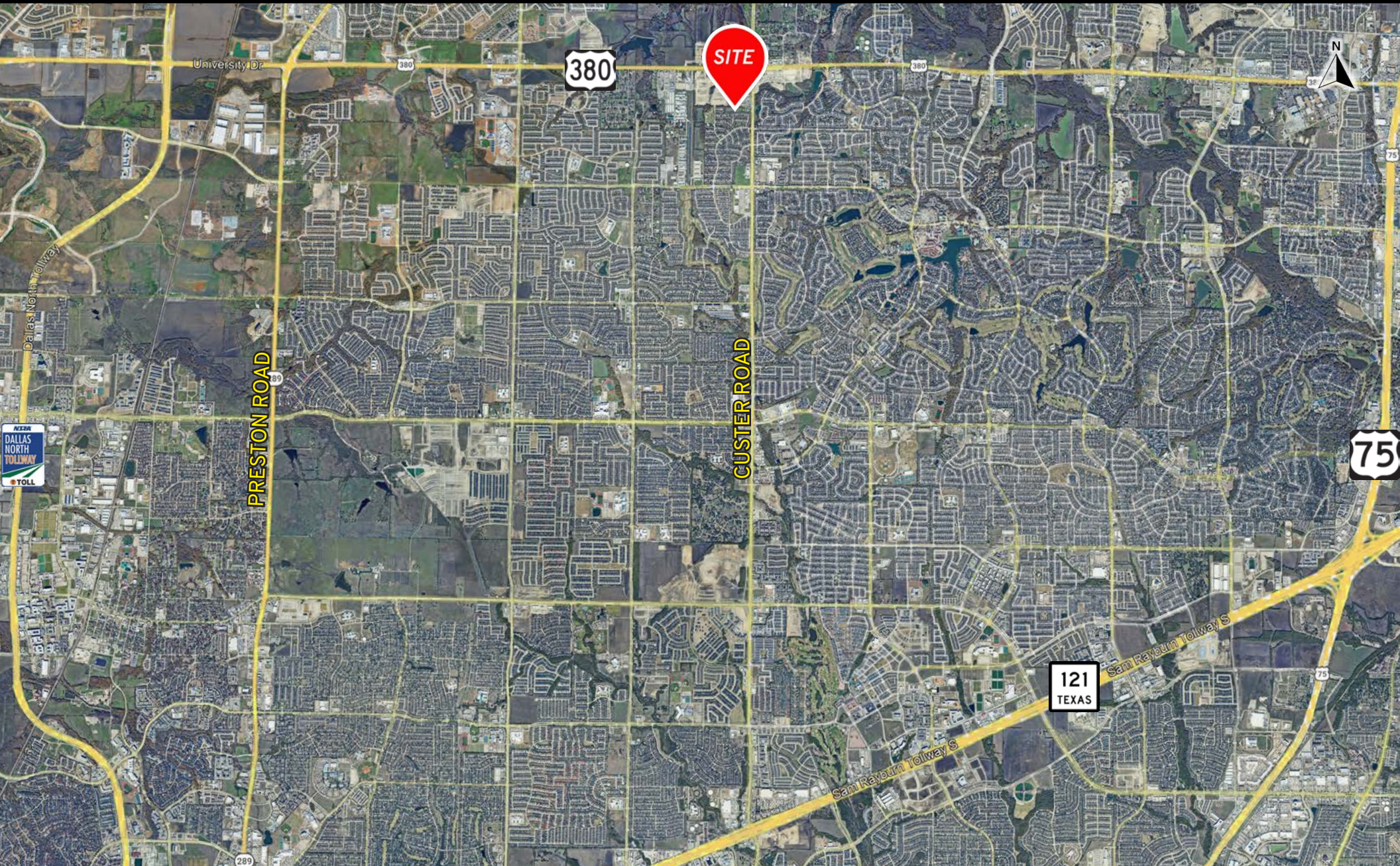
N CUSTER RD @ BRISTOL DR	85,918 VPD
N CUSTER RD @ UNIVERSITY DR	21,900 VPD

SITE PLAN



BUILDING	SIZE (SF)	LEASE STATUS	SALE STATUS
BUILDING 1	5,486	AVAILABLE	AVAILABLE
BUILDING 2	5,486	AVAILABLE	AVAILABLE
BUILDING 3	5,486	AVAILABLE	AVAILABLE
BUILDING 4	5,486	AVAILABLE	AVAILABLE
BUILDING 5	5,275	AVAILABLE	AVAILABLE
BUILDING 6	5,275	AVAILABLE	AVAILABLE
BUILDING 7	5,486	AVAILABLE	AVAILABLE
BUILDING 8	5,486	AVAILABLE	AVAILABLE
BUILDING 9	5,486	AVAILABLE	AVAILABLE
BUILDING 10	5,486	AVAILABLE	AVAILABLE
BUILDING 11	5,275	AVAILABLE	AVAILABLE
BUILDING 12	5,275	AVAILABLE	AVAILABLE





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