



501 W President George Bush Highway  
Richardson, Texas 75080

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501 W PRESIDENT GEORGE BUSH HIGHWAY



ADDRESS

501 W PRESIDENT  
GEORGE BUSH HIGHWAY  
RICHARDSON, TEXAS  
75080



RENTABLE AREA

121,596 SF



TYPICAL FLOORPLATE

40,532 SF



STORIES

3



YEAR BUILT

2001



PARKING RATIO

5.0 : 1,000 SF



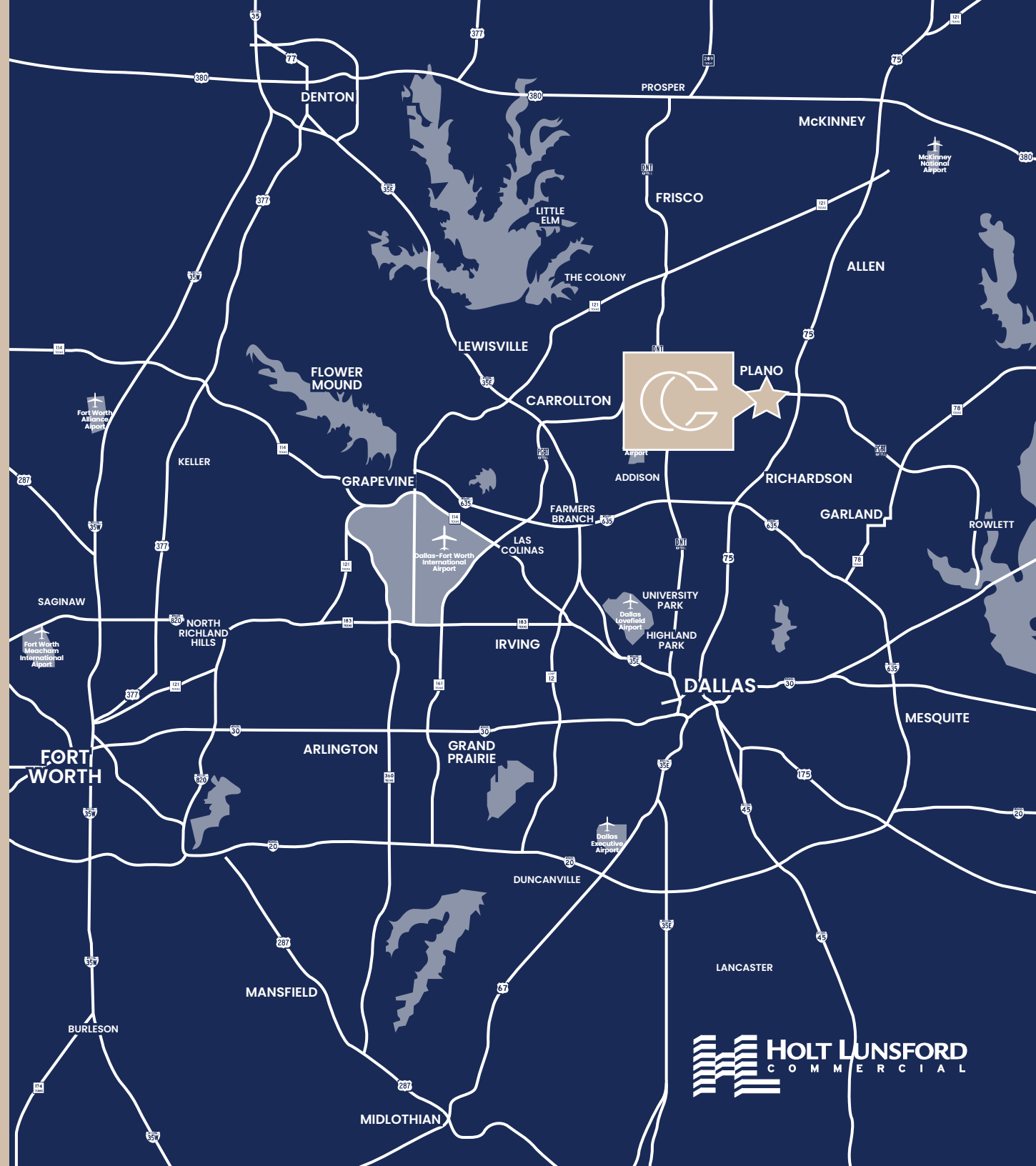
ARCHITECT

BOKA POWELL



# PROPERTY OVERVIEW

Custer Court is a Class A office building encompassing 121,596 SF with an above-market parking ratio of 5.0/1,000 SF and strategically located within the Richardson/Plano submarket in the core of North Texas' STEM corridor. The property is in close proximity to the new CityLine mixed-use development and boasts excellent visibility at the intersection of President George Bush Turnpike (SH-190) and North Central Expressway (US-75), with numerous restaurants and retail nearby.



# CUSTER COURT





# MOVE-IN-READY SPACE AVAILABLE NOW

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# AMENITIES

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Conference Center



Tenant Lounge



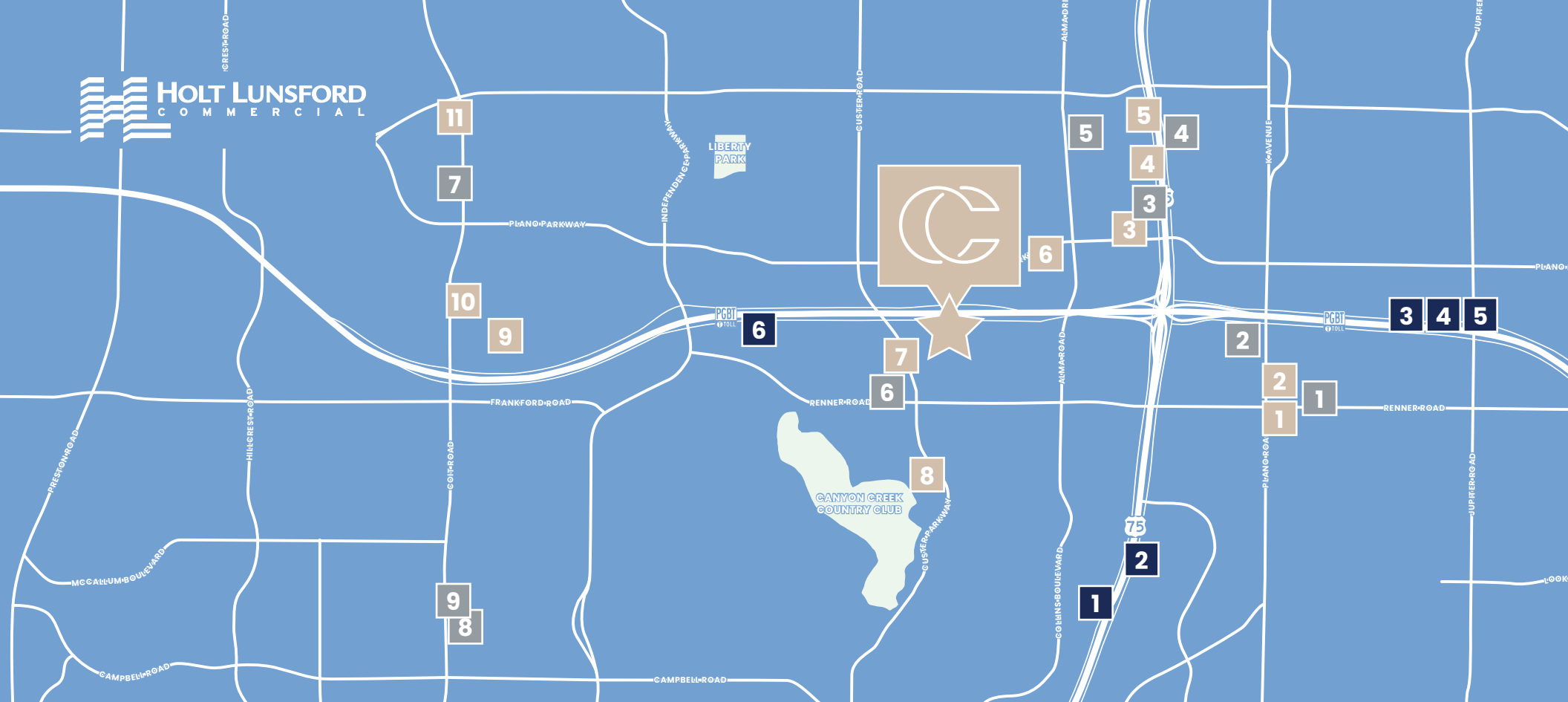
Tenant Lounge



Tenant Lounge







## AMENITIES

### Restaurants

1. Chick-fil-A
2. Whole Foods Market
3. Chick-fil-A
4. IHOP
5. BJ's Restaurant & Brewhouse
6. Rodeo Goat
7. Wendy's
8. Feng Cha Teahouse
9. Central Market
10. Rosa's Café & Tortilla Factory
11. Salad and Go

### Retail

1. CVS
2. CityLine
3. Total Wine
4. The Home Depot
5. Dollar Tree
6. Tom Thumb
7. Specs
8. Target
9. HomeGoods

### Hotels

1. Hyatt House Dallas/ Richardson
2. Renaissance Dallas Richardson
3. Courtyard by Marriott
4. Homewood Suites
5. Hampton Inn & Suites
6. Hilton Garden Inn



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501

CUSTER  
COURT



LEASING CONTACTS

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# Information About Brokerage Services

2-10-2025



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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.

**A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 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.

Holt Lunsford Commercial, Inc.

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