PAD SITE AVAILABLE ADJACENT TO STARBUCKS

Plano, TX



LOCATION:

1300 Custer Rd
Plano, TX 75075

PROPERTY HIGHLIGHTS:

- **Pad Size:** +/- 1.03 AC (45,269 SF)
- Pad site available next to newly constructed Starbucks
- Anchored by a new trampoline park and swim school
- Premier intersection in Plano
- Call for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	12,670	125,146	326,272
Daytime Population	16,720	167,047	409,586
Avg. HH Income	$156,355	$128,599	$145,419

TRAFFIC COUNTS:

Custer Rd:	29,948 VPD (2024)
W 15th St:	22,447 VPD (2024)

CONTACT:

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The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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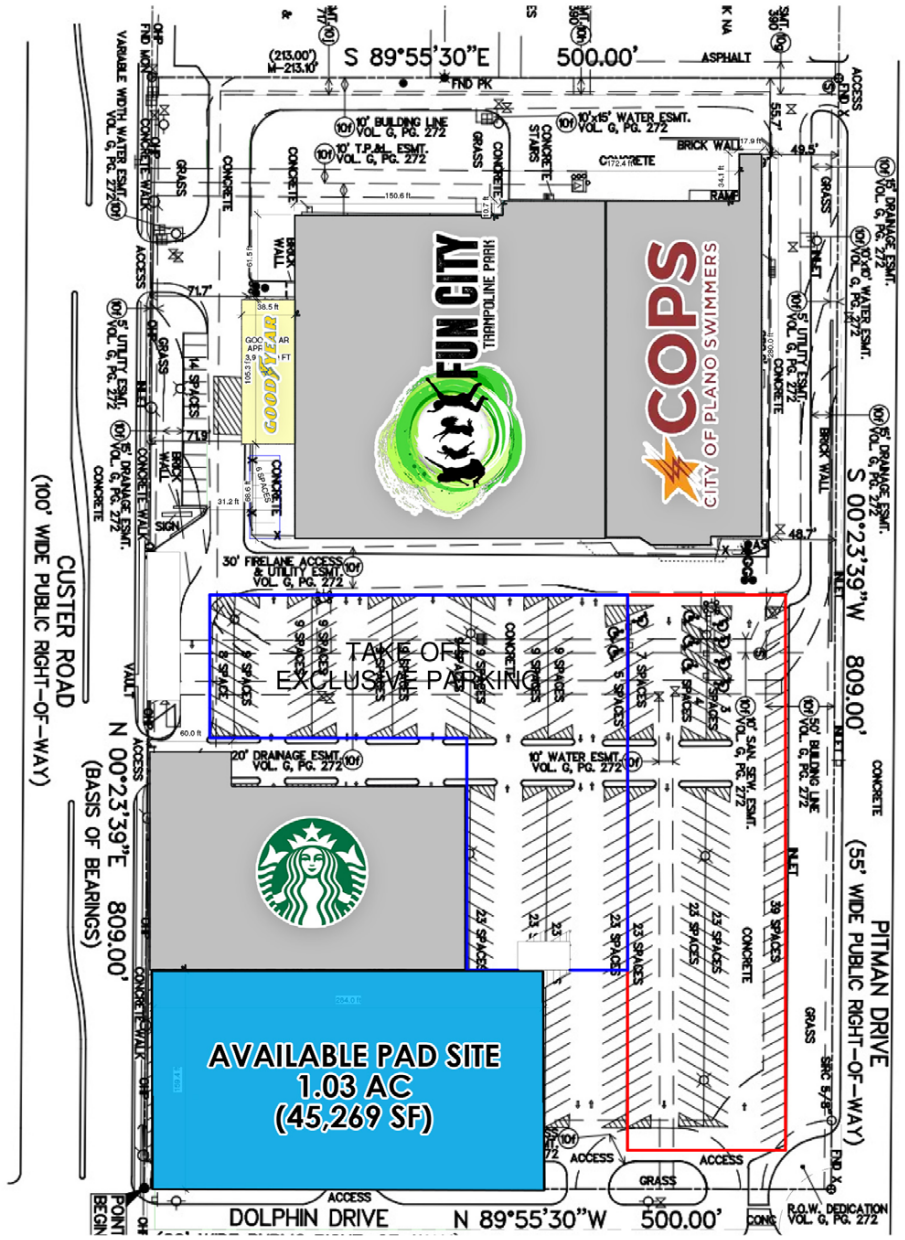
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1 Site Plan
1" = 40'-0"

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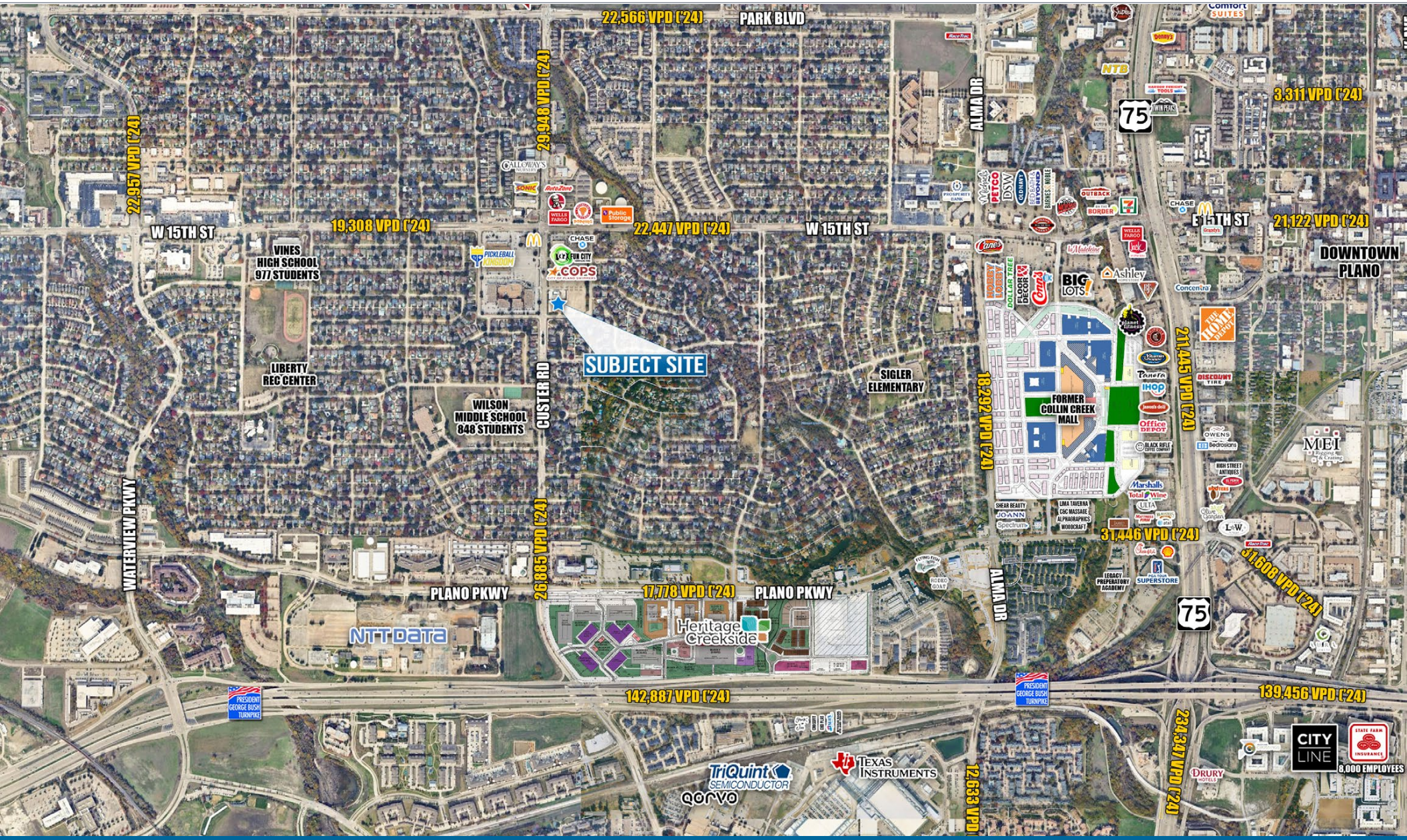
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DEMOGRAPHIC SUMMARY

1100-1158 Custer Rd

Ring of 3 miles

KEY FACTS

125,146
Population

167,047
Daytime Population

0.92%
'23-'28 Compound Annual Growth Rate

50,684
Households

$460,029
Median Home Value

35.2
Median Age

EDUCATION

11%
High School Diploma

15%
Some College

58.00%
Bachelor's Degree or Graduate Degree

INCOME

$95,126
Median Household Income

$128,599
Average Household Income

$52,141
Per Capita Income

$184,742
Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING

$110,461
Total Annual Expenditures

$4,586
2023 Meals at Restaurants

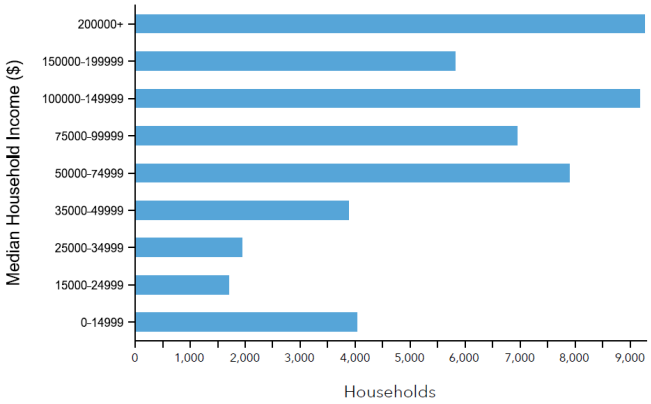
$8,171
2023 Meals at Home

$35,040
Retail Goods

$4,478
Entertainment

$1,195
Personal Care

$8,162
Health Care



BUSINESS

7,084
Total Businesses

82,000
Total Employees

23.44%
Blue Collar Occupation

76.55%
White Collar Occupation

Tapestry segments

No segments found

2025 Race and ethnicity (Esri)

The largest group: White Alone (51.74)

The smallest group: Pacific Islander Alone (0.07)

Indicator ▲	Value	Diff
White Alone	51.74	+3.19
Black Alone	9.39	-6.33
American Indian/Alaska Native Alone	0.82	-0.15
Asian Alone	18.52	+10.12
Pacific Islander Alone	0.07	-0.06
Other Race	7.51	-4.56
Two or More Races	11.97	-2.19
Hispanic Origin (Any Race)	19.68	-9.50

Bars show deviation from Dallas-Ft. Worth, TX

INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

• A BROKER is responsible for all brokerage activites, including acts performed by sales agents sponsored by the broker.

• A 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:

- 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 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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Sales Agent / Associate's Name	License No.	E-Mail	Phone

Buyer / Tenant / Seller / Landlord Initials

Date