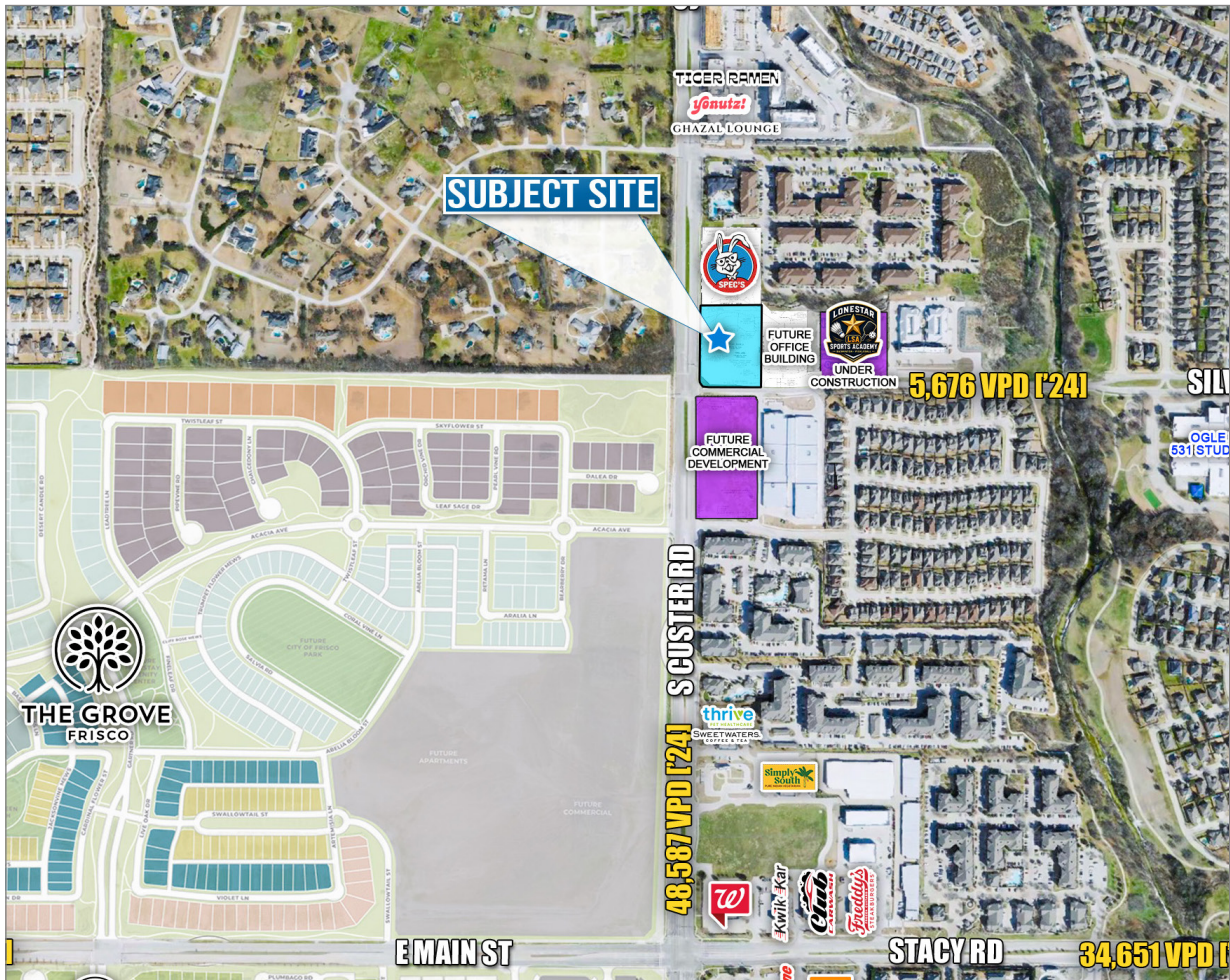


HARD CORNER PAD SITE(S) AVAILABLE

McKinney, TX



LOCATION

NEQ Custer Road & Silverado Trail
McKinney, TX 75070

PROPERTY HIGHLIGHTS:

- **Total Available:** 2.051 AC (*divisible*)
- Hard corner pad site opportunity in affluent McKinney, TX surrounded by dense residential and retail developments.
- Frontage along highly trafficked Custer Road seeing nearly 50,000 vehicles per day.
- Across Custer from The Grove, a 735 acre master planned community that will bring a total of nearly 2,000 single family lots at total buildout.
- Contact broker for pricing.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	16,359	138,711	328,364
Daytime Population	14,649	109,563	266,457
Average HH Income	\$157,346	\$158,027	\$154,121

TRAFFIC COUNTS:

Custer Road:	48,587 VPD (2024)
Silverado Trail:	5,676 VPD (2024)

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7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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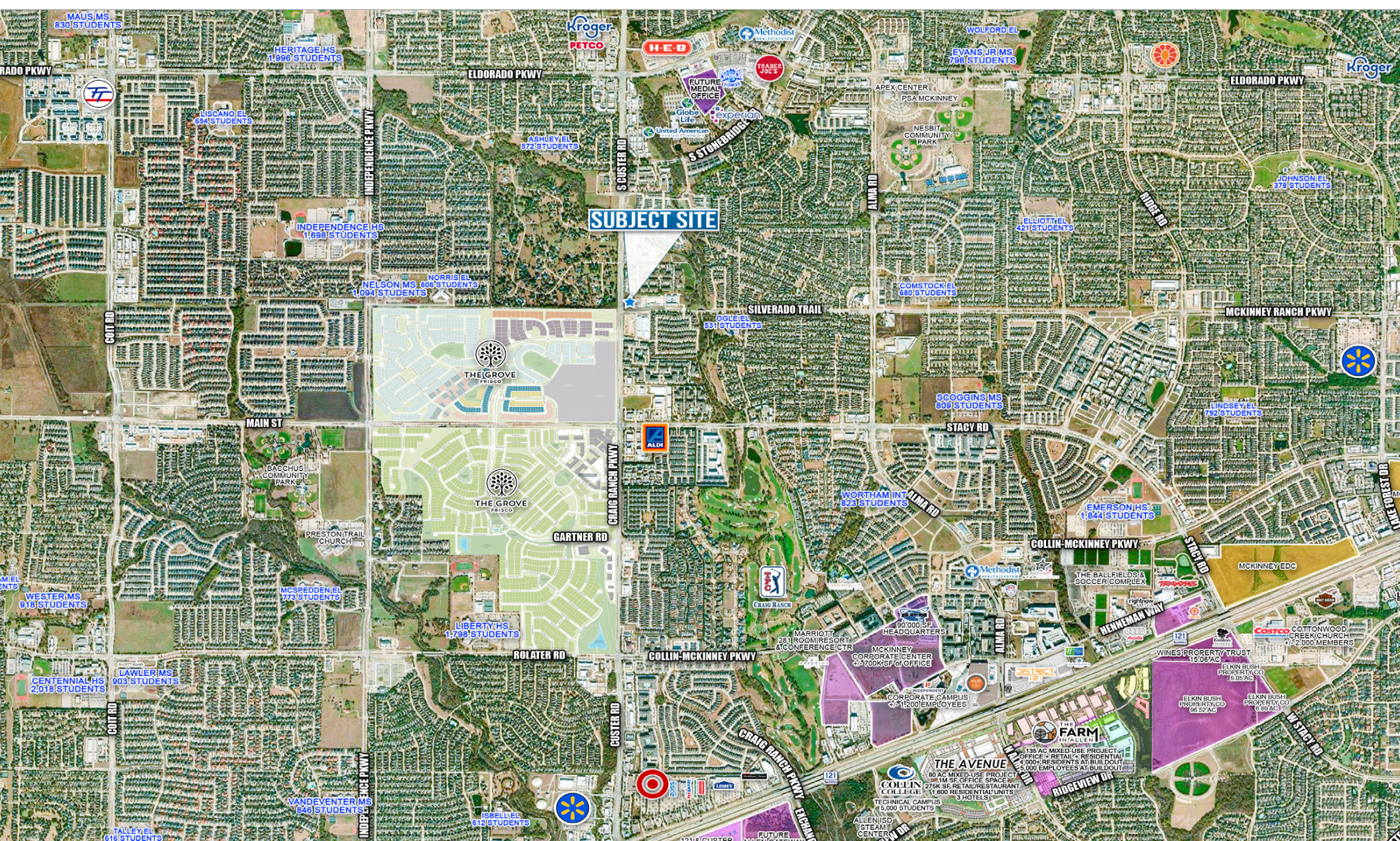
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DEMOGRAPHIC SUMMARY

4151 S Custer Rd

Ring of 3 miles

KEY FACTS



138,711

Population



109,563

Daytime Population



1.72%

'23-'28 Compound
Annual Growth Rate



46,334

Households



\$608,694

Median Home Value



36.6

Median Age

EDUCATION



9%

High School Diploma



12%

Some College



68.24%

Bachelor's Degree or
Graduate Degree

INCOME



\$158,027

Median
Household Income



\$194,194

Average
Household Income



\$64,698

Per Capita
Income



\$654,720

Median
Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$163,797

Total Annual
Expenditures



\$6,874

2025 Meals at
Restaurants



\$11,568

2025 Meals at
Home



\$52,142

Retail Goods



\$6,706

Entertainment



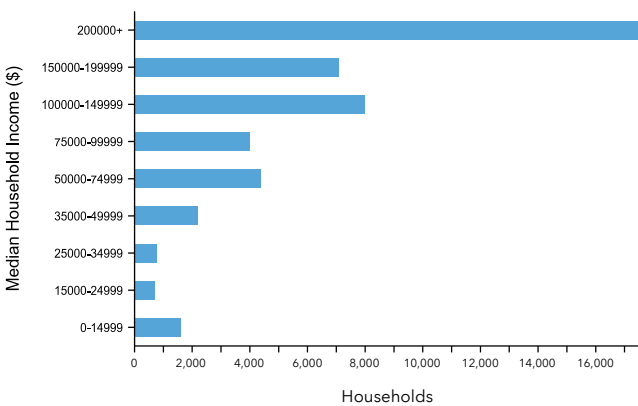
\$1,741

Personal Care



\$11,861

Health Care



BUSINESS



3,069

Total Businesses



24,392

Total Employees



16.76%

Blue Collar
Occupation



83.25%

White Collar
Occupation

Tapestry

Top 3 segments by household count

[L2 Professional Pride >](#) 20.8K | 44.9%

[H2 Boomburbs >](#) 13.5K | 29.2%

[D3 Modern Minds >](#) 4,580 | 9.9%

Other 7,434 | 16.0%

[View comparison table](#)

2025 Race and ethnicity (Esri)

The largest group: Asian Alone (38.88)

The smallest group: Pacific Islander Alone (0.07)

Indicator	Value	Diff	
White Alone	38.34	-10.21	
Black Alone	11.08	-4.64	
American Indian/Alaska Native Alone	0.39	-0.58	
Asian Alone	38.88	+30.48	
Pacific Islander Alone	0.07	-0.06	
Other Race	2.33	-9.74	
Two or More Races	8.92	-5.24	
Hispanic Origin (Any Race)	9.01	-20.17	

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 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:
 - 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