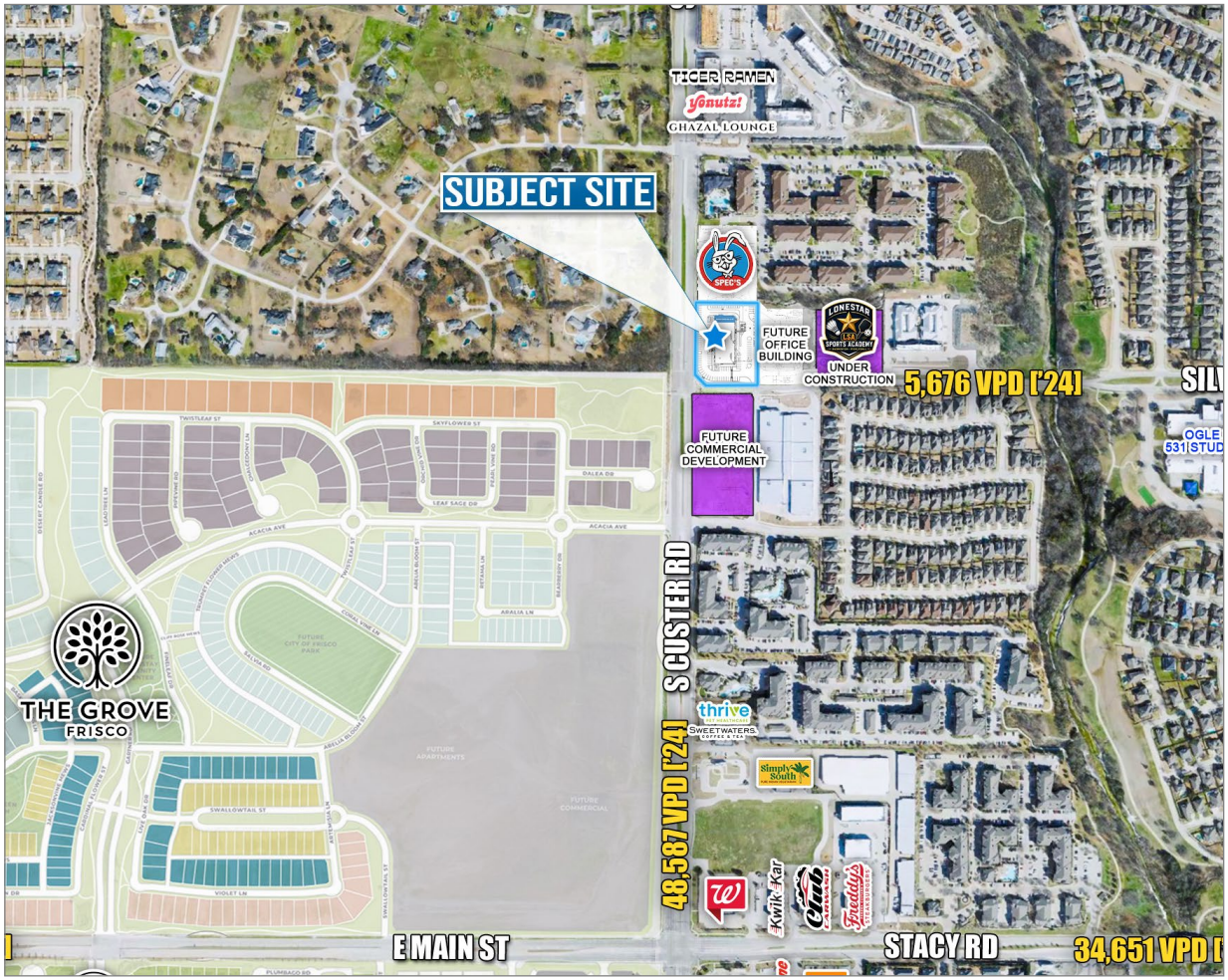
RETAIL AND RESTAURANT SPACE AVAILABLE FOR LEASE

McKinney, TX



LOCATION

NEQ Custer Road & Silverado Trail

McKinney, TX 75070

PROPERTY HIGHLIGHTS:

- **Available Space**: 14,393 SF of retail and restaurant
- 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)

CONTACT:

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TEY TINER | 214.534.3683 | TEY@FALCONCOMPANIES.COM

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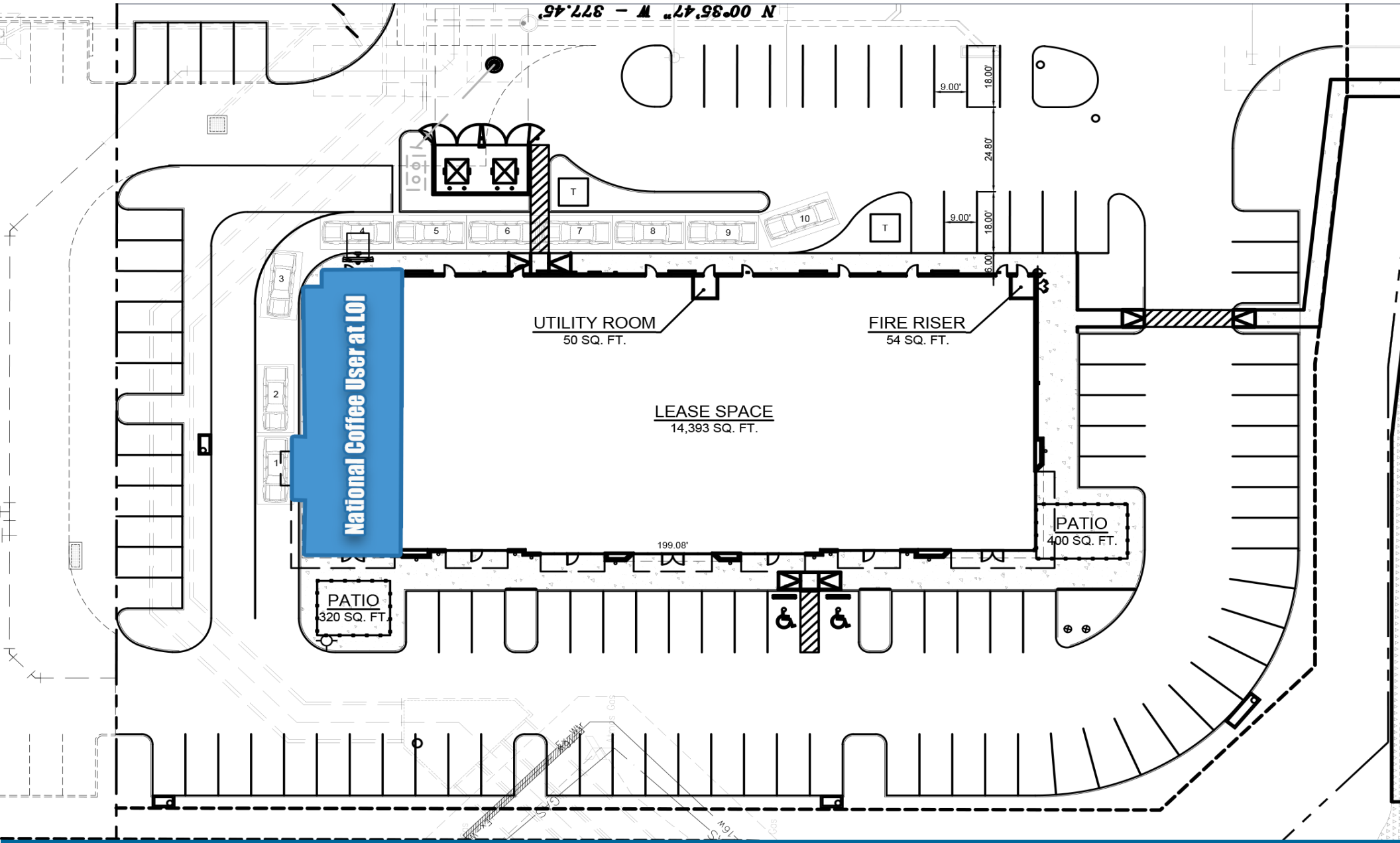
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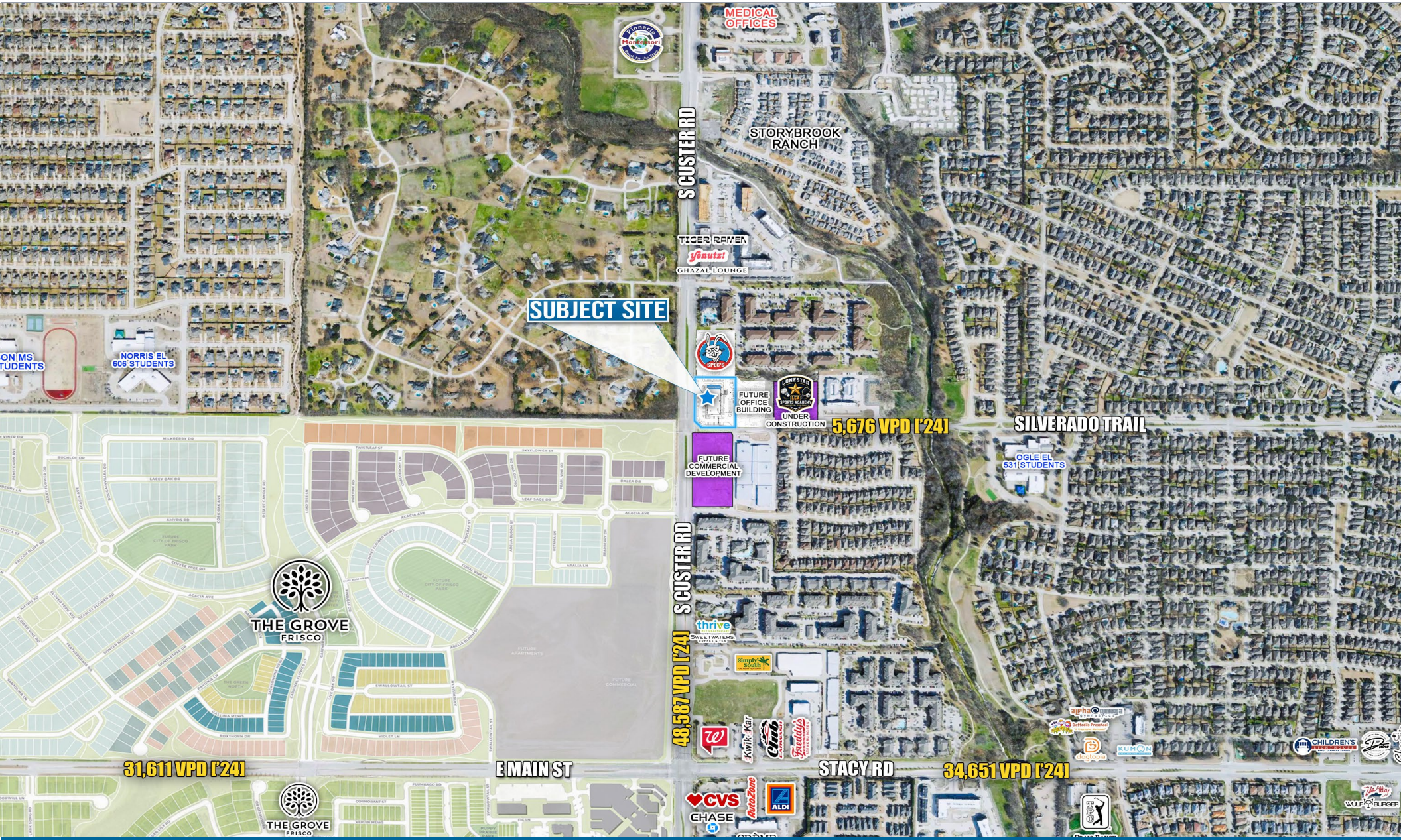
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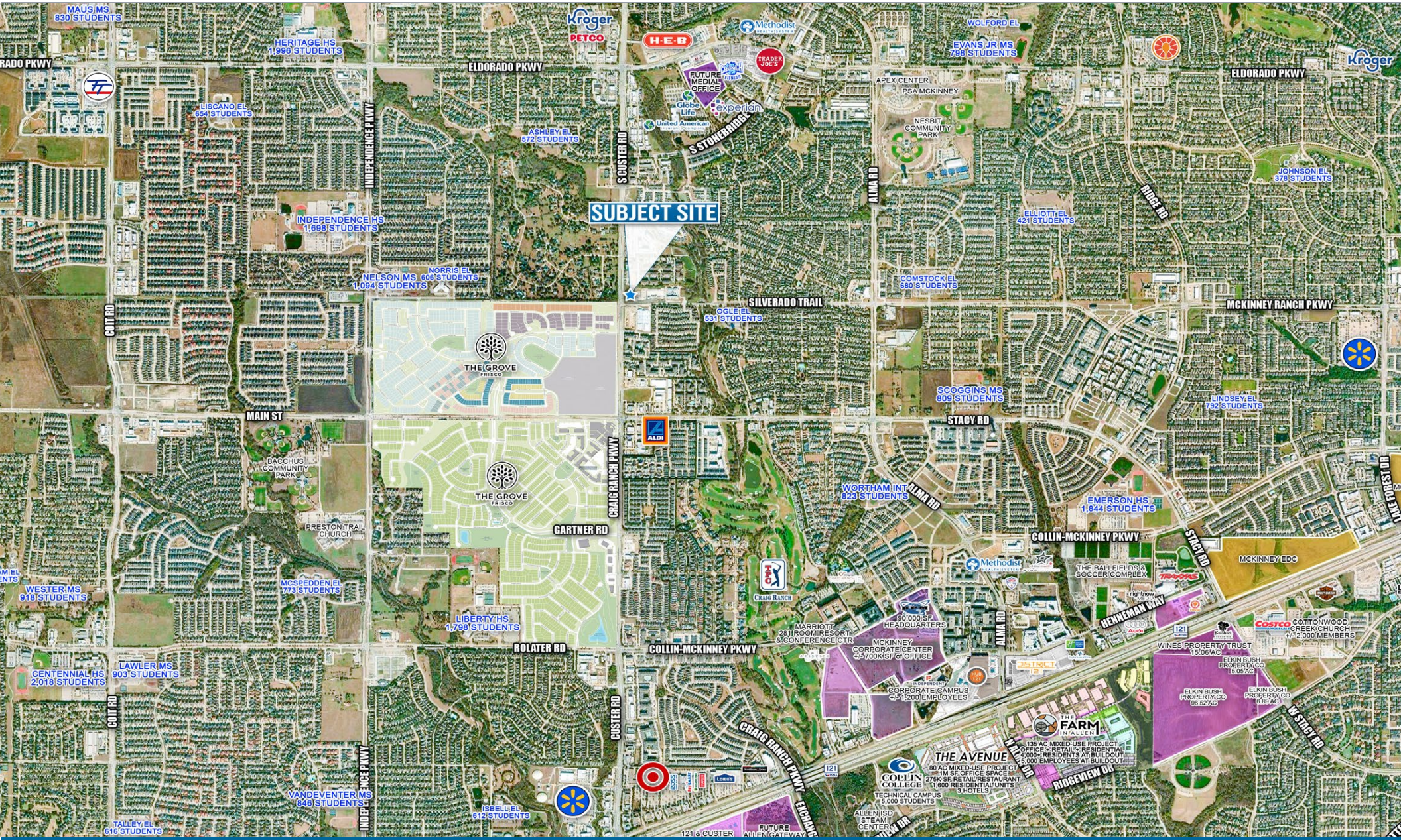
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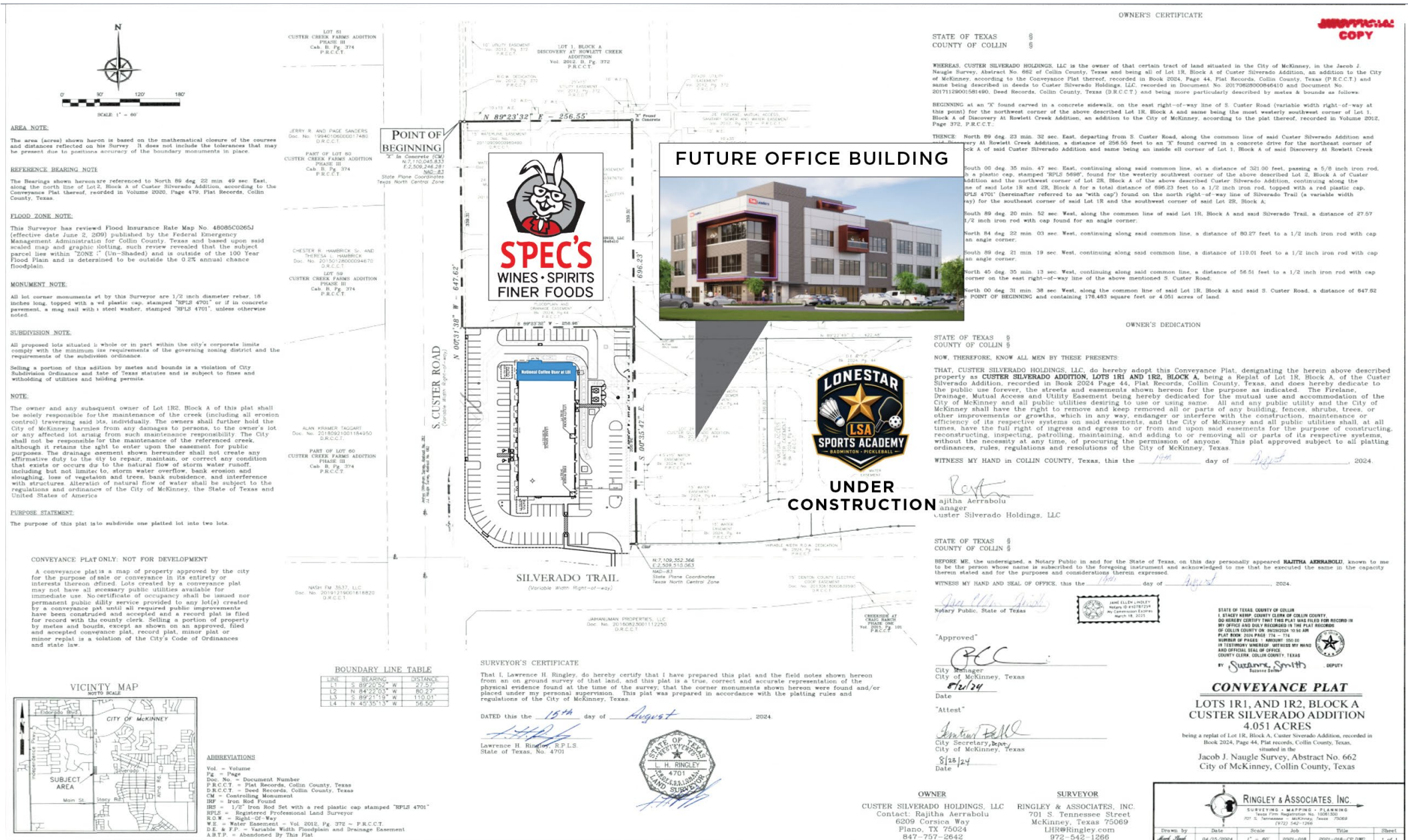
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DEMOGRAPHIC SUMMARY

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

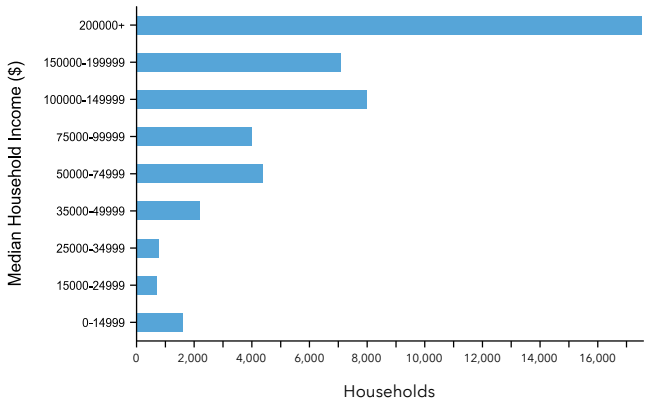
$11,568
2025 Meals at Home

$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

This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2025, 2030.

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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 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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Timothy Hughes Designated Broker of Firm	335775 License No.	thughes@falconcompanies.com E-Mail	972-404-8383 Phone
Sales Agent / Associate's Name	License No.	E-Mail	Phone

Buyer / Tenant / Seller / Landlord Initials

Date