

Professional Office

Lease

CUSTER PROFESSIONAL BUILDING I
645 Custer Road
Suite 100
Allen, TX 75013

ROCKHILL
COMMERCIAL REAL ESTATE

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Property Overview

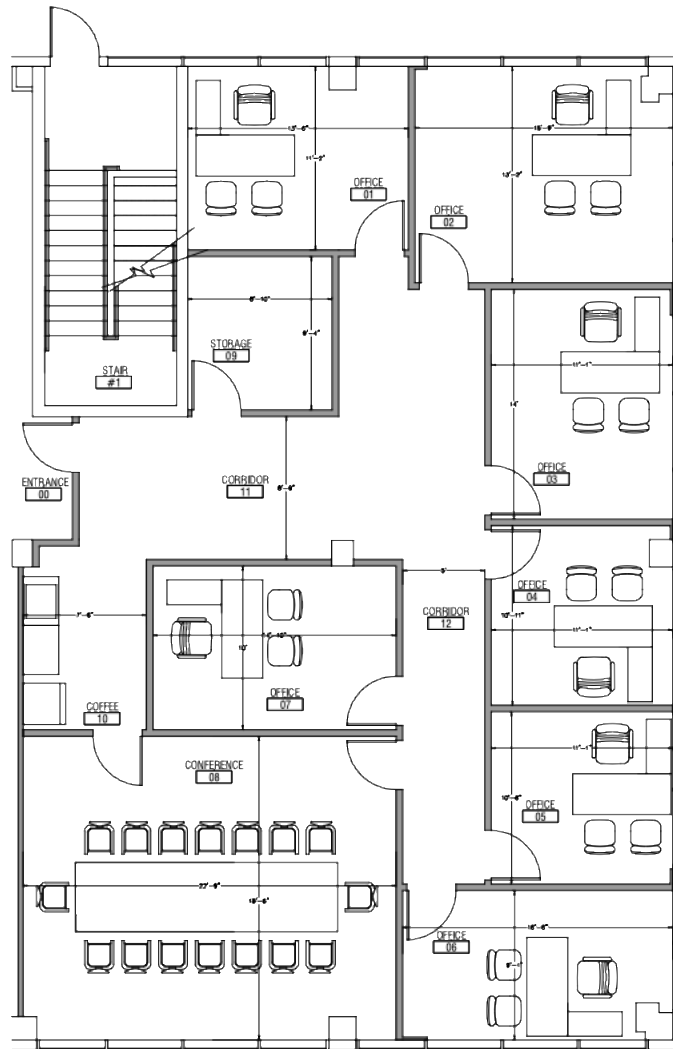
- Specialty three story Professional Office Building offering great exposure to Custer Road
- 1st Floor Professional Offices available
- Located on the Allen / Plano border in northwest Allen
- Proximity to Restaurant & Retail Amenities such as Watters Creek, McKinney Towne Crossing, and Stonebriar Centre
- Proximity to the Sam Rayburn Tollway, Interstate 75 corridor, and Preston Road
- Elevator & Stair access available
- Monument Signage available
- High traffic counts on Custer Road with 24,529 Average Daily Traffic Volume*

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- | | |
|------------------------------|----------------------------|
| • Use: Professional Office | • Size: 2,500 SF |
| • Parking Ratio: 3.3:1000/SF | • Lease Term: 3 – 10 Years |
| • Total Parking: 49 Spaces | • Building Size: 14,988 SF |
| • Year Built: 2017 | |

*TXDOT 2022 Average Daily Traffic Volume

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.

Floor Plan



Demographics | Traffic



Demographics

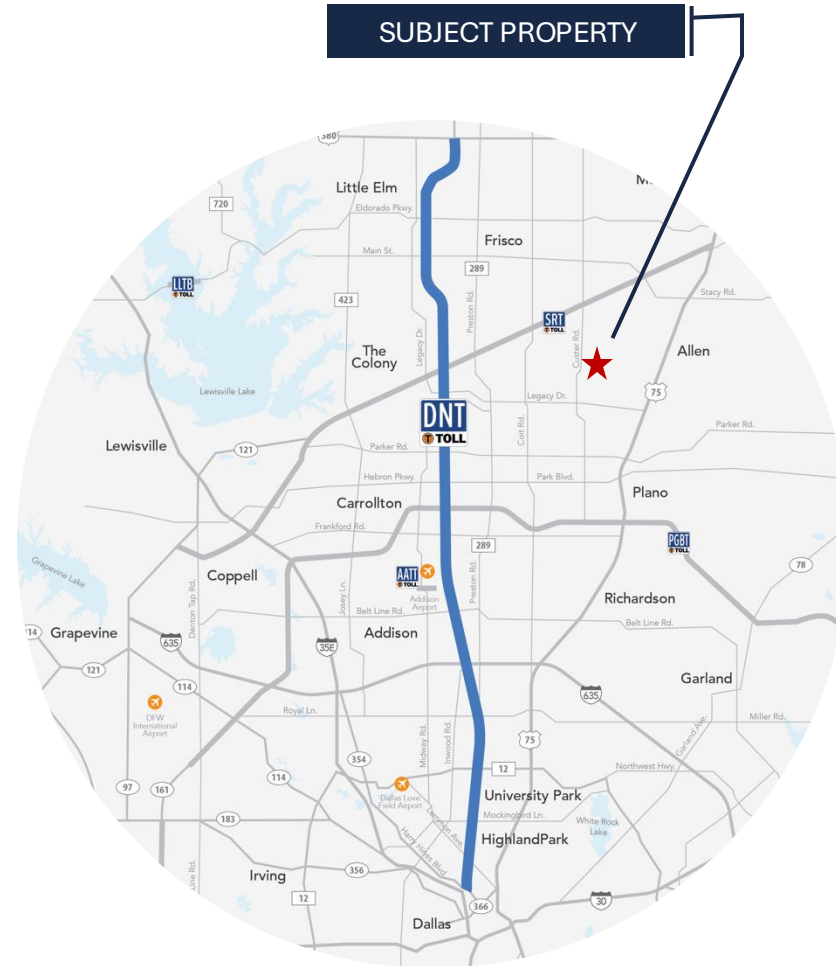
	1 MI	3 MI	5 MI
Population*	17,750	143,239	371,462
Households*	5,797	51,262	137,805
Medium Age	43.00	41.00	39.40
Medium HH Income	\$135,764	\$122,230	\$109,217
Population Growth 2024-2029	20.89%	21.44%	21.94%
Household Growth 2024-2029	21.08%	21.82%	22.24%



Average Daily Traffic Volume

	Traffic Count	Miles From Subject
Custer Road/Hedgcoxe Road	24,529	.09
Custer Road/Isabella Drive	20,248	.20

* 2024 Estimates



SUBJECT PROPERTY

Source: © 2024 CoStar Group
Texas Department of Transportation

Aerial

Edutree Learning Centre

ALLEN BURGERS & CLIPPERS

DISTRICT NAIL BAR

PARAGON DENTISTRY
A FAMILY & COSMETIC PRACTICE

7 ELEVEN



CVS

INFINITY CLEANERS
BECAUSE DIRTY IS ENDLESS

SUZUKI DENTAL
FAMILY AND COSMETIC DENTISTS

CHEESY

O'Reilly
AUTO PARTS

Papa Murphy's
TAKE 'N BAKE PIZZA

State Farm™

The Good Home Team

PLANO SMILE DESIGN

DONUTS

HOTWORX

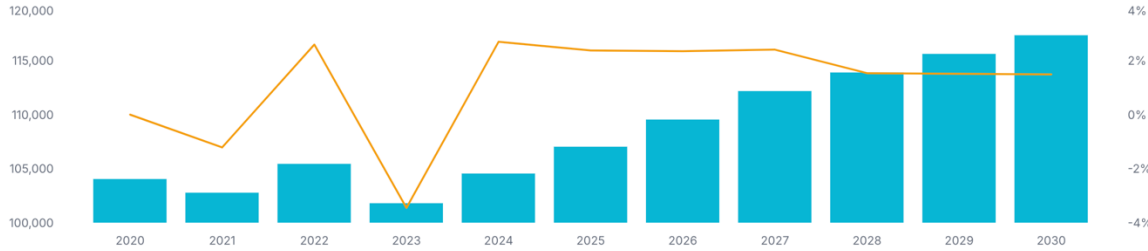
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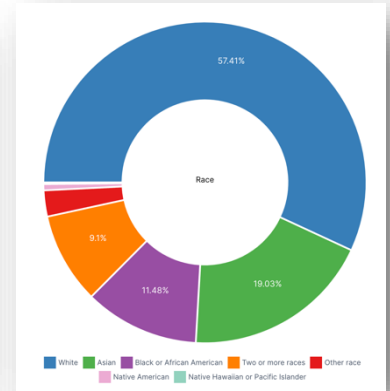
Location | Allen, TX



Population Growth Rate (Year over Year)



Last update at Mon Dec 30 2024



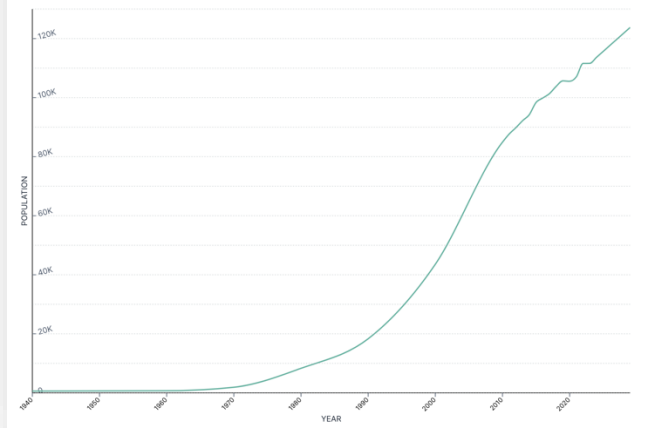
Top 25 most populated zip codes in Allen, TX

Our model provides a detailed 2025 through 2030 projected population growth for every zip code in Allen, TX.

U.S. Zip code	2020 census	2025 population	2030 population
75002	73,916	77,360	83,651
78504	61,182	64,937	69,858
78501	60,299	60,071	60,243
75013	42,956	51,400	57,894
78503	20,703	21,817	21,868



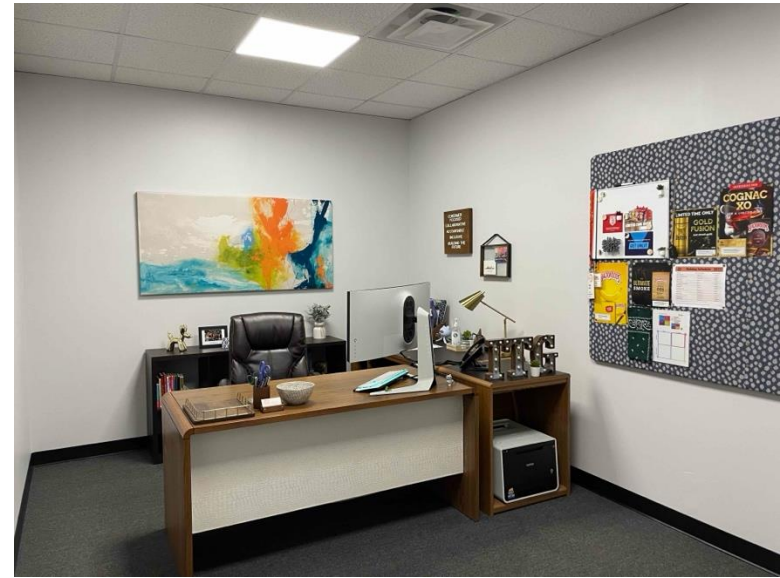
Allen, Texas Population 2024 113,644



Allen is a city located in [Collin County Texas](#). Allen has a 2024 population of **113,644**. Allen is currently growing at a rate of **1.81%** annually and its population has increased by **7.67%** since the most recent census, which recorded a population of **105,548** in 2020.

The average household income in Allen is \$150,270 with a poverty rate of 5.17%. The median age in Allen is 37.8 years: 36.7 years for males, and 38.6 years for females.

Source: 2024 World Population Review | Aterio data team





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.

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 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.

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.

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.

<u>Licensed Broker/Broker Firm Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Rockhill Commercial Real Estate			
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	(214) 975-0842
<u>License Broker Agent</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Tonya LaBarbera	678307	tonya@rockhillcre.com	(469) 323-2615
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Date</u>

