

CUSTER CREEK CENTER

2040-2070 W Spring Creek Pkwy, Plano, TX 75075

For Lease



*Please
Contact*

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Property Info



- ◆ Five spaces available
- ◆ Join Habitat for Humanity ReStore Center, Camp Bow Wow, Indo-Pak Super Market, Ace Cash, and more!
- ◆ Thriving center with diverse tenant mix
- ◆ 80,000+ VPD between Custer and Spring Creek
- ◆ Located in great Retail Pocket with large National Anchors

\$20-\$25 PSF + NNN

Space Available
1,461—2,414 SF

Location
***SEQ of Custer Rd and
Spring Creek Pkwy***

Pricing

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W Spring Creek Pkwy

Site Plan

Custer Rd

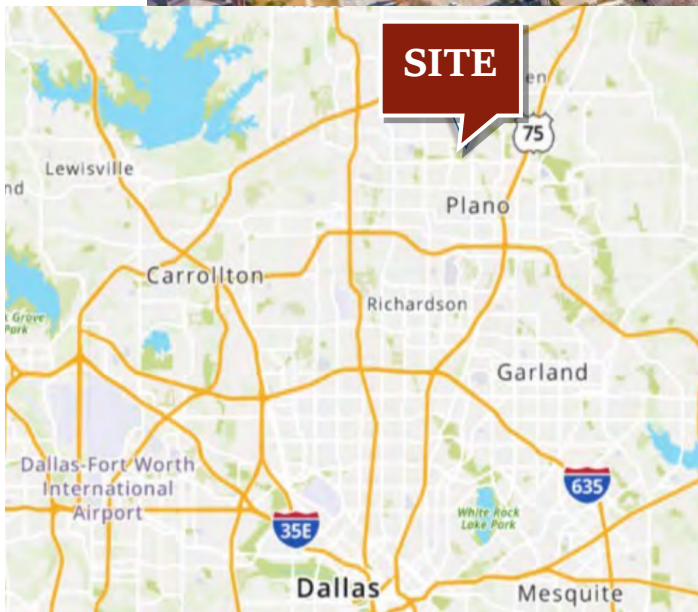
Custer Rd



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Location



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Surrounding Retail



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	1 Mile	3 Mile	5 Mile
Population:			
2025 Projection	16,181	150,389	427,540
2020 Estimate	14,743	136,530	378,931
2010 Census	14,572	131,163	293,182
Growth 2020-2025	9.75%	10.15%	12.83%
Growth 2010-2020	1.17%	4.09%	29.25%
2020 Population Hispanic Origin	1,259	12,751	50,261
2020 Population by Race:			
White	9,850	86,100	245,517
Black	1,010	8,992	36,013
Am. Indian & Alaskan	79	621	1,852
Asian	3,406	37,075	84,830
Hawaiian & Pacific Island	11	93	334
Other	388	3,649	10,384
U.S. Armed Forces:	0	52	228
Households:			
2025 Projection	6,302	57,534	168,520
2020 Estimate	5,757	52,330	149,842
2010 Census	5,733	50,372	118,115
Growth 2020 - 2025	9.47%	9.94%	12.47%
Growth 2010 - 2020	0.42%	3.89%	26.86%
Owner Occupied	4,074	35,011	77,685
Renter Occupied	1,684	17,319	72,157
2020 Avg Household Income	\$125,532	\$132,997	\$118,468
2020 Med Household Income	\$105,999	\$109,348	\$90,941
2020 Households by Household Inc:			
<\$25,000	256	3,977	16,787
\$25,000 - \$50,000	596	5,849	22,850
\$50,000 - \$75,000	993	7,561	24,023
\$75,000 - \$100,000	813	6,087	17,657
\$100,000 - \$125,000	923	7,195	17,027
\$125,000 - \$150,000	669	5,077	12,023
\$150,000 - \$200,000	752	7,144	16,076
\$200,000+	757	9,439	23,395

Demos/Tenant Roster

Suite	Tennant	Space (SF)
134	Available but Occupied	3,015
135	Bengal Mortgage	1,204
136	Restaurant	1,200
137	Mary Salon	1,217
138	Berkeley Décor	2,343
139	Golden Foot Spa	1,839
141	Allstate	890
146	Available	1,461
202	Music School	927
204	DFW Driving School	1,190
206	Thai Restaurant	1,338
208	Dr. Rita Um Chiropractic	1,383
306	Café Mozart	4,670
314	Ethnic Clothing Store	992
326	Plano Sewing	4,670
328	Ace Cash Express	1,199
330	Former Nail Salon Available	1,094
336	TK Hair Salon	1,795
346	End-Cap Available	2,414
400	Indo-Pak World Market	15,081
500	Habitat for Humanity Restore	18,000
Jr. Anchor	Camp Bow Wow	10,000

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Information About Brokerage Services

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

11-2-2015



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:
 - 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 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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