

OFFICE SPACE FOR LEASE

\$2,900/Month

1,225 SF

1402 S Custer Road

McKinney, Texas



APPIAN
COMMERCIAL REALTY

Preston Taylor
☎ (972)562-9988 Opt. 3
🌐 www.AppianCommercial.com

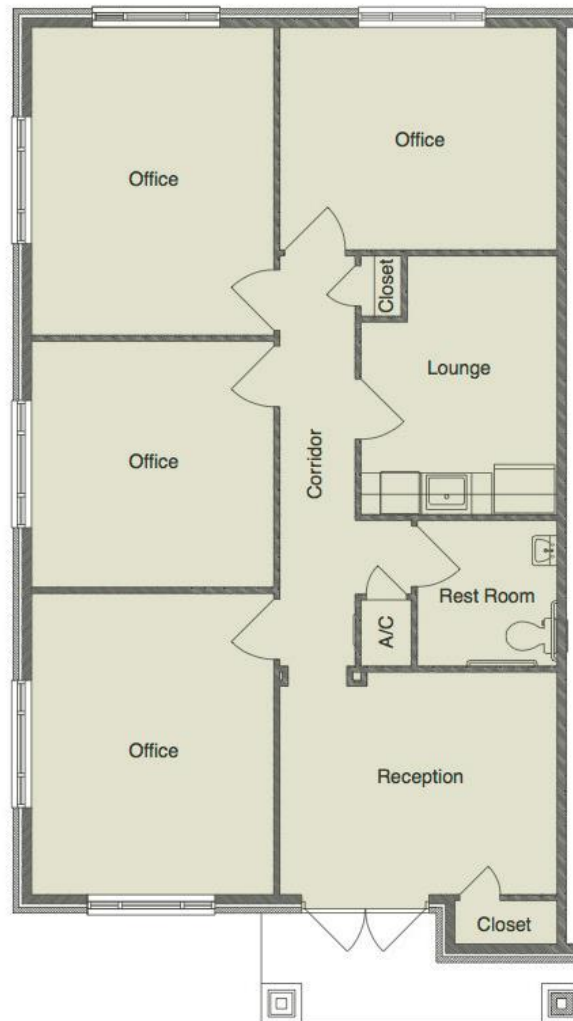
Ray Eckenrode, CCIM, SIOR
☎ (972)562-9988 Opt. 2
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📍 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE SPACE FOR LEASE

Office Space
1402 S Custer Road
#404 McKinney, TX

FLOOR PLAN



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SITE PLAN



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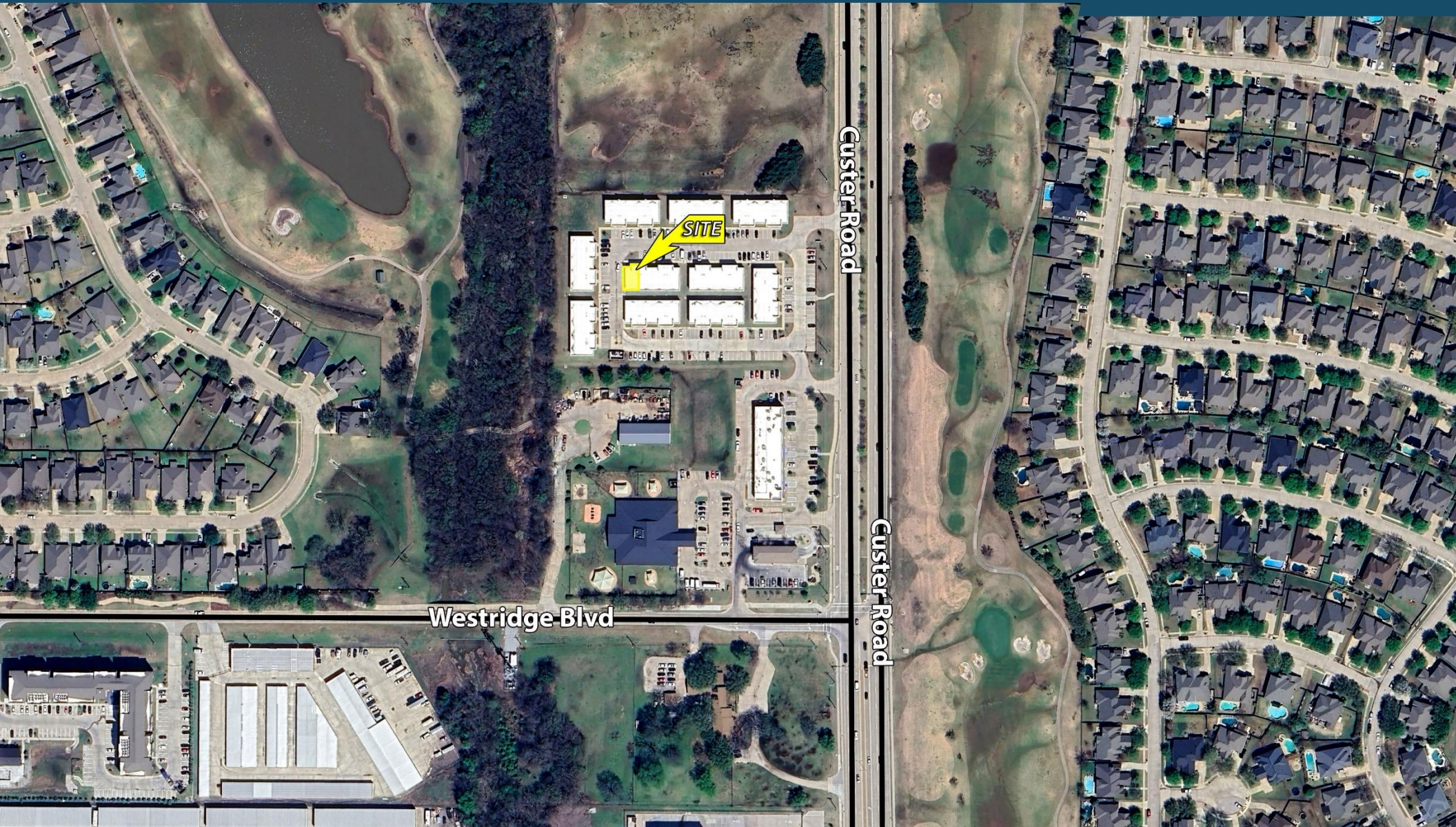
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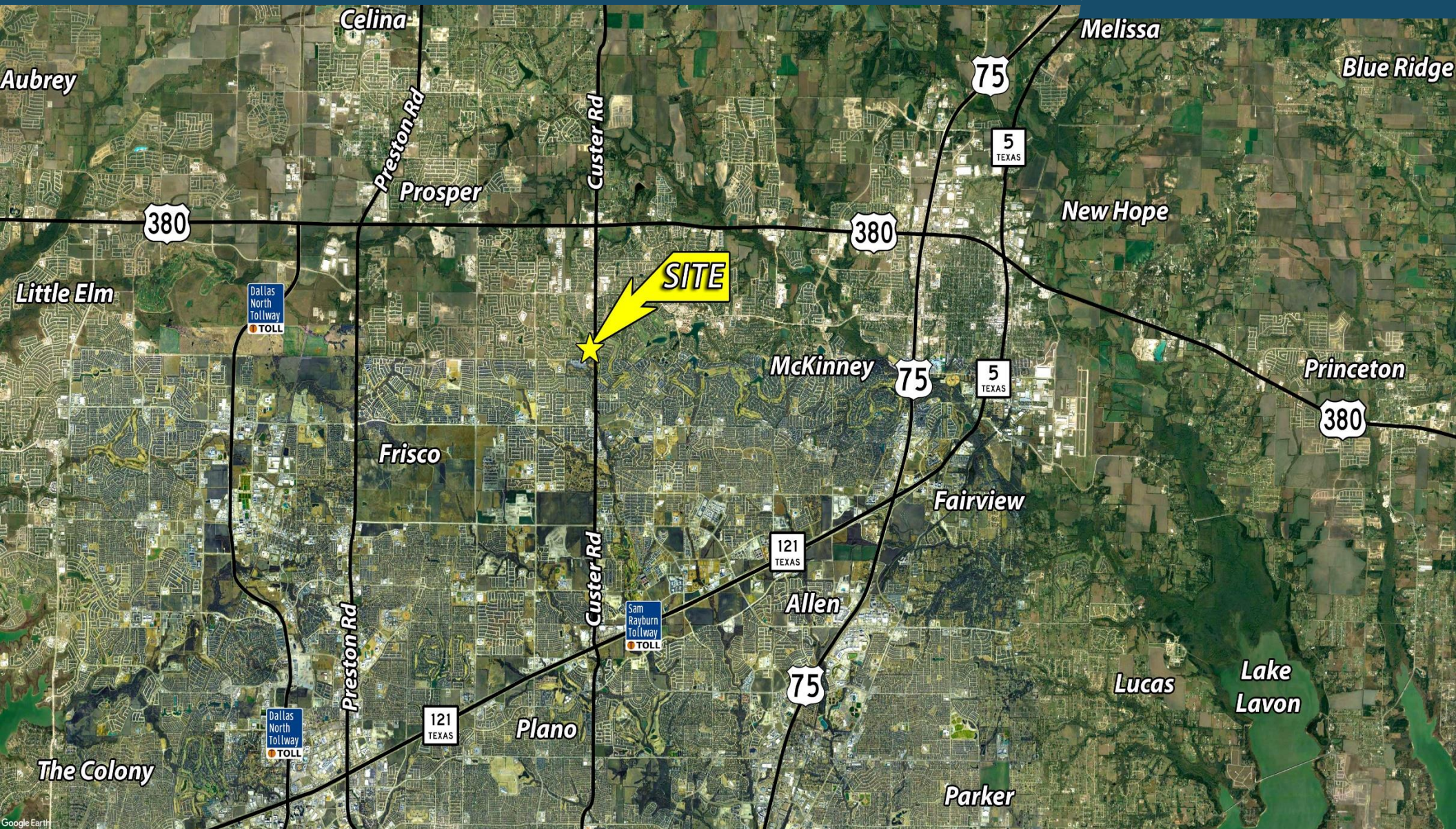
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PROPERTY DETAILS

- **Price:** \$2,900/Month + HOA
- **Property Type:** Office Condo
- **Available SF:** 1,225 SF
- **Suite:** 404
- **Address:** 1402 S Custer Road
- **City:** McKinney

- **County:** Collin
- **Date Available:** Immediately
- **Cross Street:** Custer Road & Westridge Blvd
- **Property Status:** Existing
- **Building Size:** 4,900 SF

PROPERTY INFORMATION

This 1,225-square-foot office space is located on Custer Road in McKinney, Texas. It is a modern and versatile workspace that offers an ideal location for businesses seeking a professional environment. McKinney, known for its vibrant community and economic growth, surrounds this office space. Located on Custer Road, one of McKinney's prominent commercial corridors, it offers excellent accessibility. The area boasts a diverse range of businesses, restaurants, and retail establishments, catering to the needs of employees and clients. It is well-positioned near major transportation routes, ensuring easy access for commuters and visitors. Don't miss this exceptional opportunity to secure this 2nd generation office space in McKinney, Texas. Experience the thriving community and economic potential of this area by scheduling a tour today.



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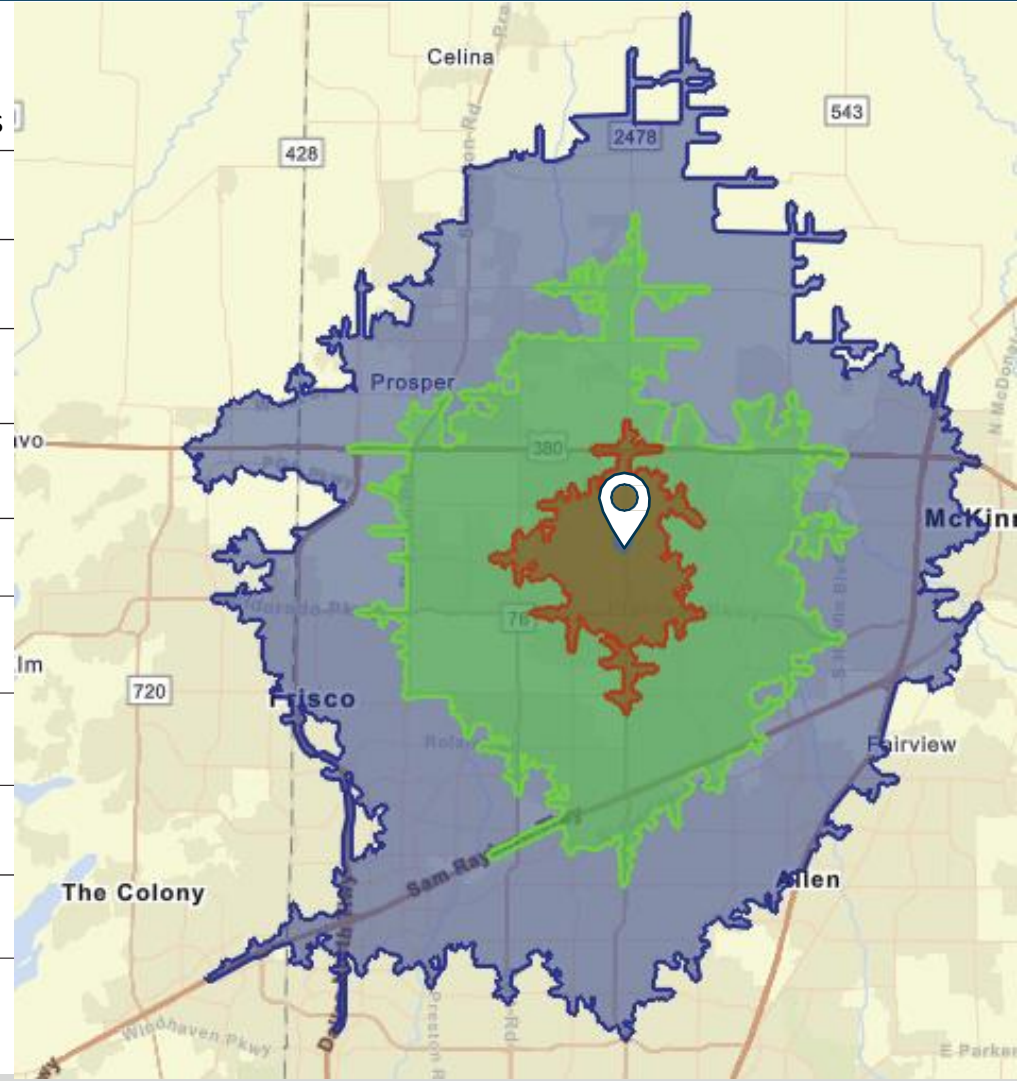
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DEMOGRAPHICS


2022 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	39,762	222,248	523,608
Households	12,678	73,605	183,872
Families	10,247	55,554	134,048
Average Household Size	3.13	3.02	2.84
Owner Occupied Housing Units	9,991	50,722	114,818
Renter Occupied Housing Units	2,687	22,883	69,054
Median Age	34.2	34.1	35.0
Median Household Income	\$134,037	\$151,700	\$136,886
Average Household Income	\$187,189	\$190,102	\$179,871



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DEMOGRAPHIC SUMMARY

1402 S Custer Road Suite 404 McKinney, TX 75072
Drive time of 5 minutes

KEY FACTS

39,762

Population



12,678

Households

34.2

Median Age

\$109,414

Median Disposable Income

EDUCATION

3%

No High School Diploma



11%

High School Graduate



23%

Some College



64%

Bachelor's/Grad/Prof Degree

INCOME



\$134,037

Median Household Income



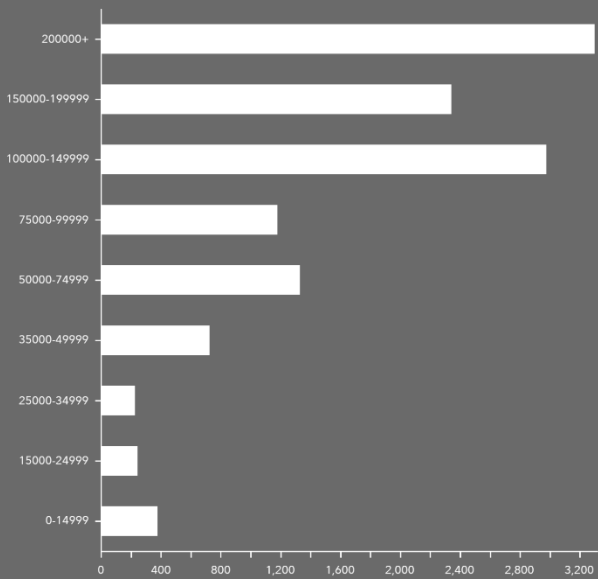
\$53,818

Per Capita Income

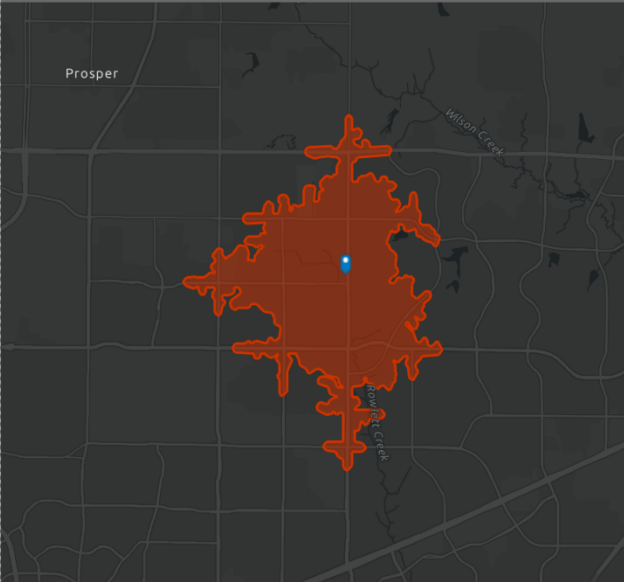


\$428,401

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

85%



Blue Collar

7%



Services

8%

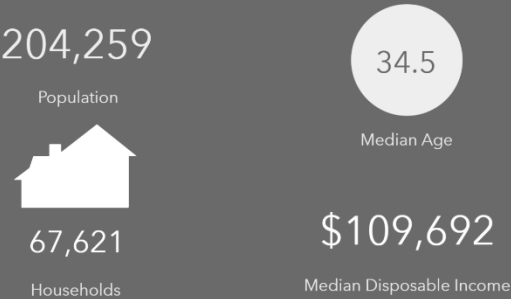
3.2%

Unemployment Rate

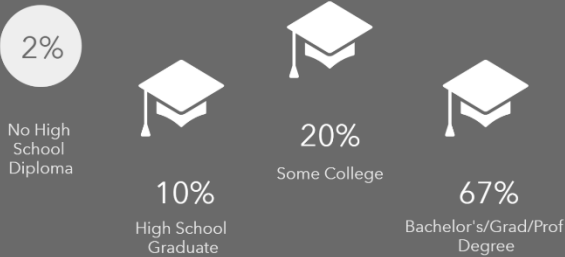
DEMOGRAPHIC SUMMARY

1402 S Custer Road Suite 404 McKinney, TX 75072
Drive time of 10 minutes

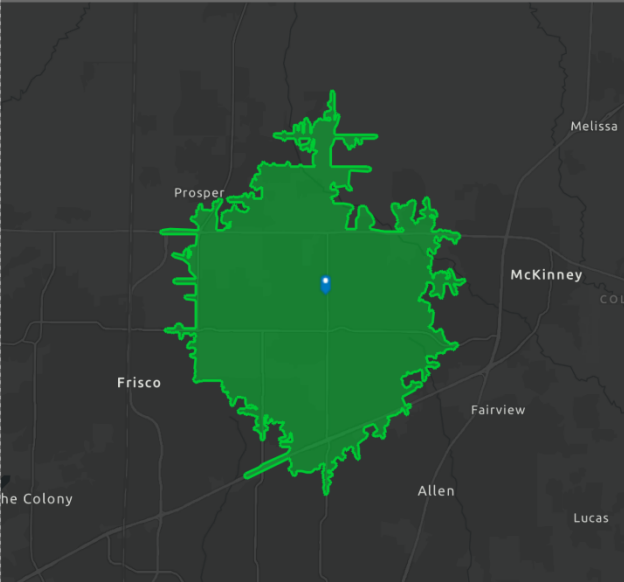
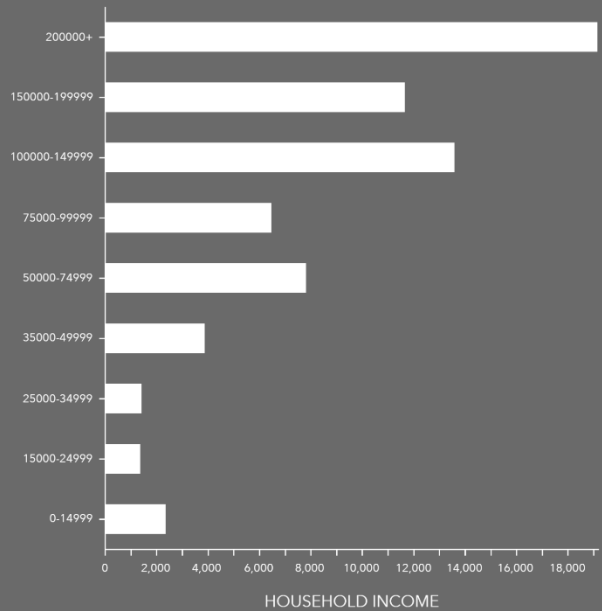
KEY FACTS



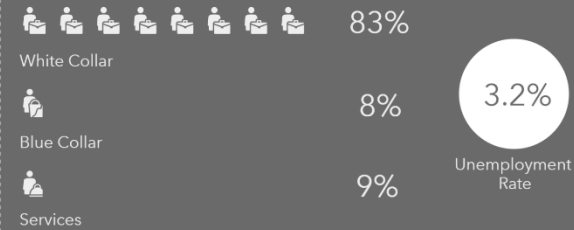
EDUCATION



INCOME



EMPLOYMENT



Source: Esri. The vintage of the data is 2023, 2028.

DEMOGRAPHIC SUMMARY

1402 S Custer Road Suite 404 McKinney, TX 75072
Drive time of 15 minutes

KEY FACTS

481,138

Population



168,028

Households

35.3

Median Age

\$103,727

Median Disposable Income

EDUCATION

3%

No High School Diploma



11%

High School Graduate



21%

Some College



65%

Bachelor's/Grad/Prof Degree

INCOME



\$123,054

Median Household Income



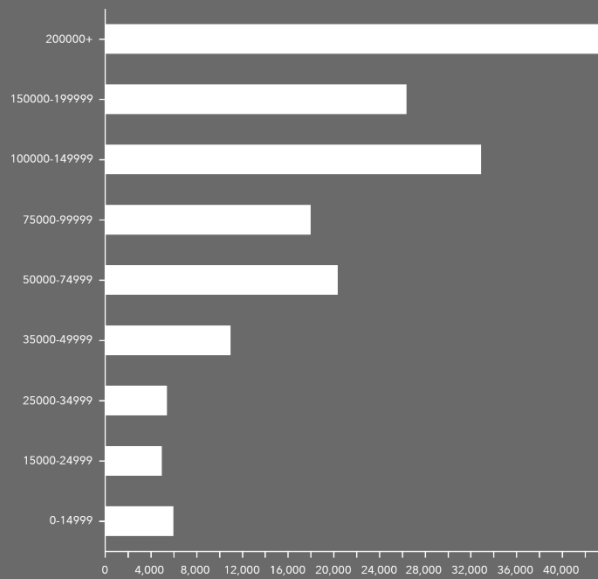
\$57,062

Per Capita Income

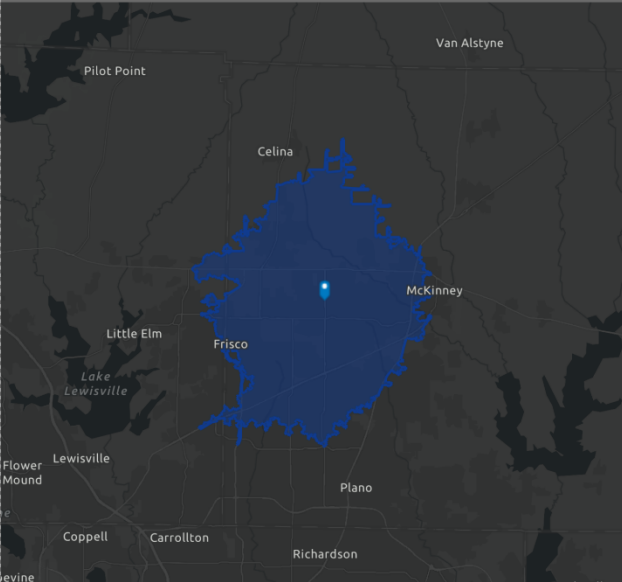


\$297,540

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



82%

White Collar



9%

Blue Collar



10%

Services

3.2%

Unemployment Rate



Information About Brokerage Services

11-2-2015

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

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.

Appian Commercial Realty LLC	579746	appiancommercial@gmail.com	972-562-9988
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ray Eckenrode	506389	ray@appiancommercial.com	972-562-9988
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Preston Taylor	734185	preston@appiancommercial.com	972-832-7099
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

IABS 1-0