

# OFFICE SPACE FOR LEASE

# \$24 NNN

# 1,200 SF


## 1402 S Custer Road Suite 703

## McKinney, Texas




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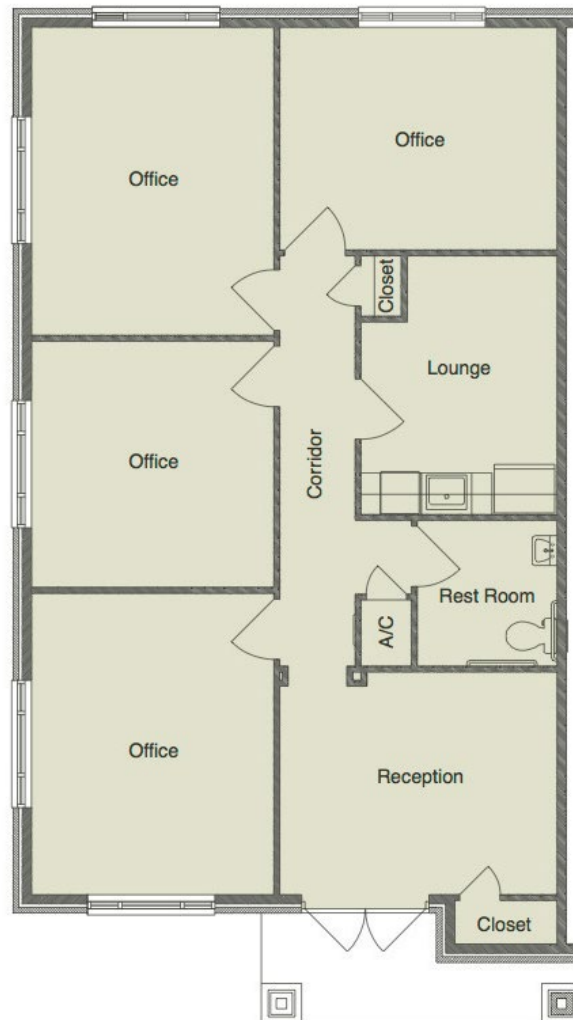
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6657 Virginia Pkwy #100  
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# OFFICE SPACE FOR LEASE

Office Space  
1402 S Custer Road #703  
McKinney, TX 75072

## FLOOR PLAN



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## SITE PLAN






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**SITE**


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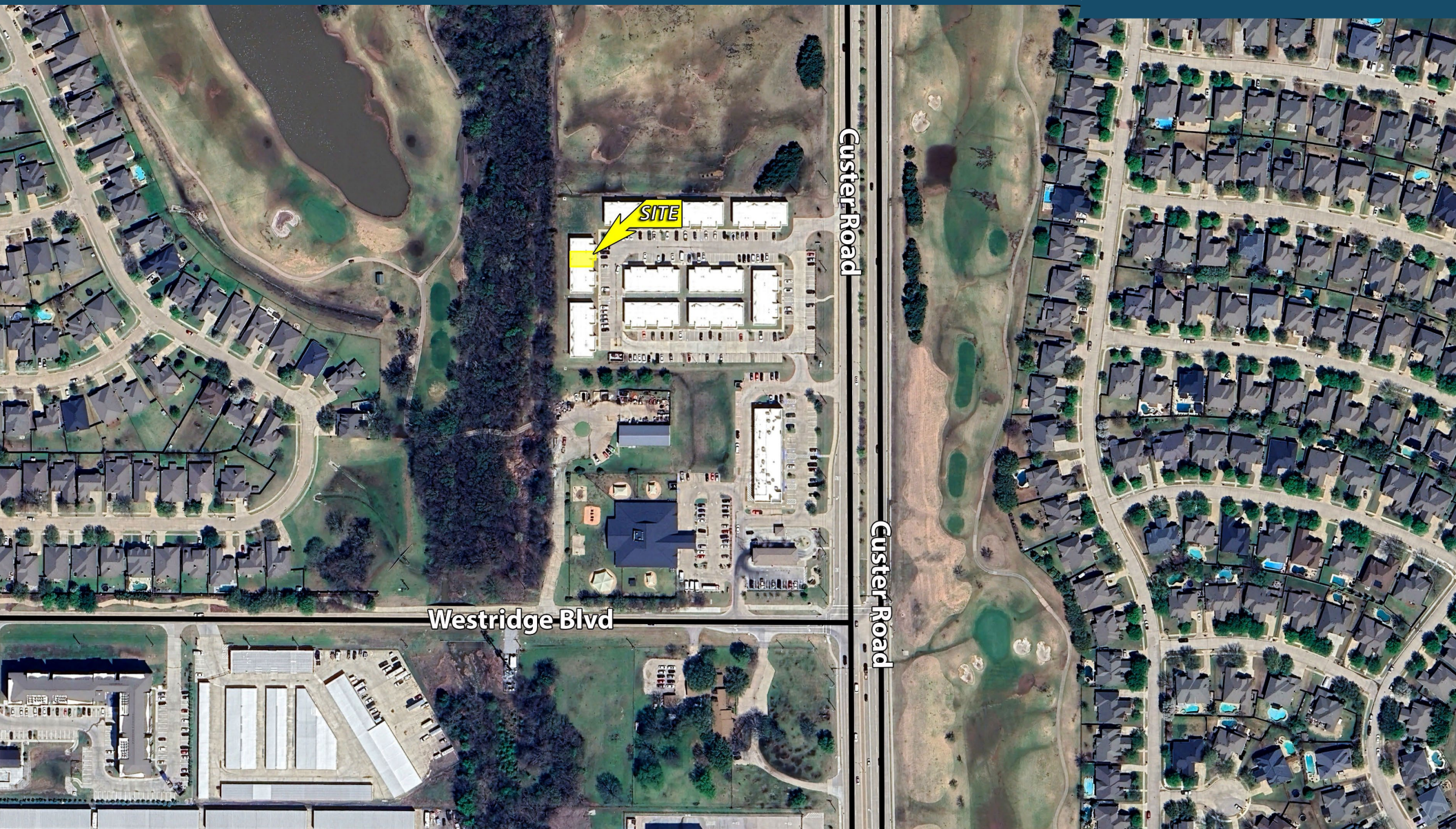
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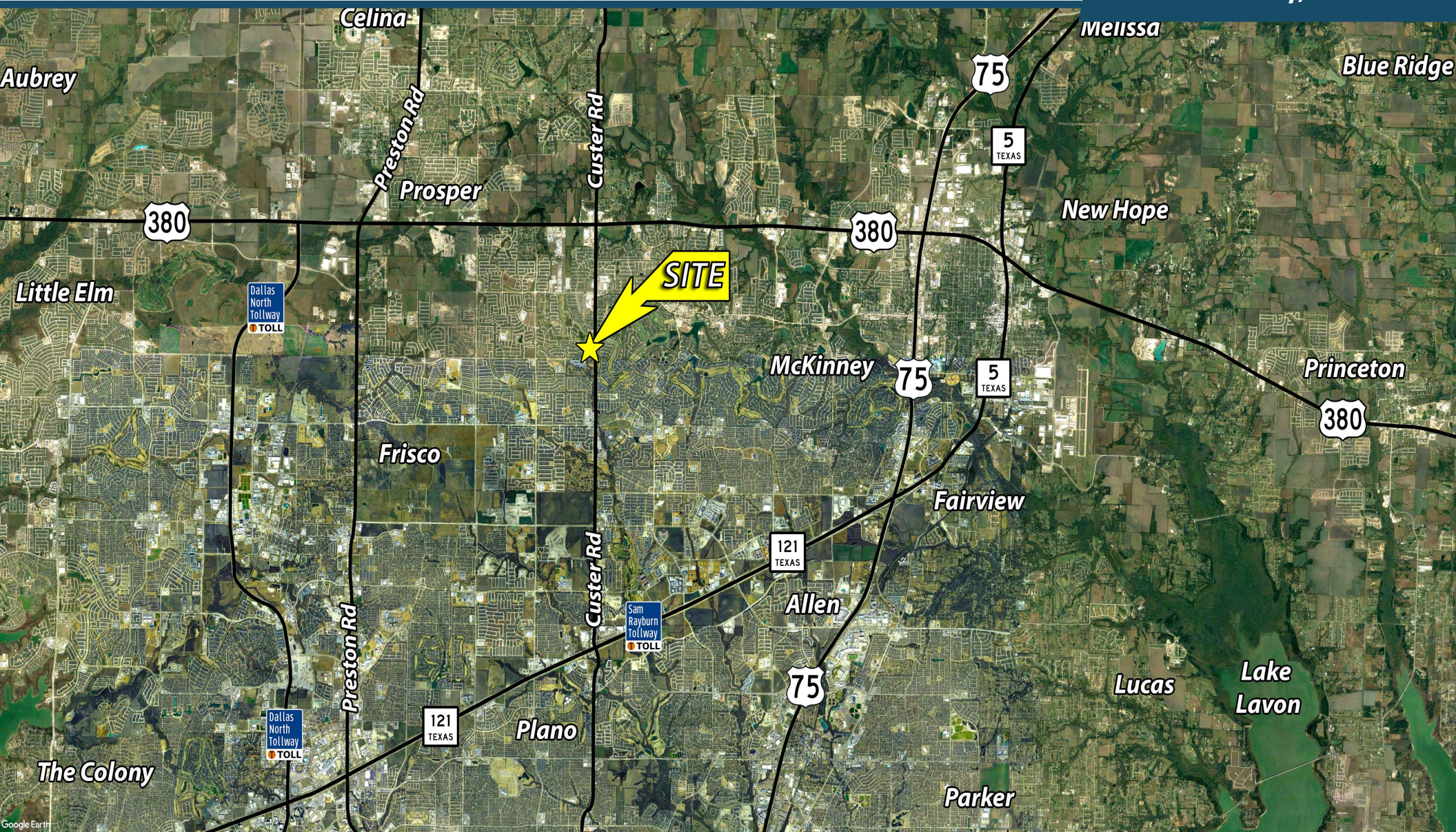
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## PROPERTY DETAILS

- **Price:** \$24 NNN
- **Property Type:** Office Condo
- **Available SF:** 1,200 SF
- **Suite:** 703
- **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 1,200-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 2<sup>nd</sup> 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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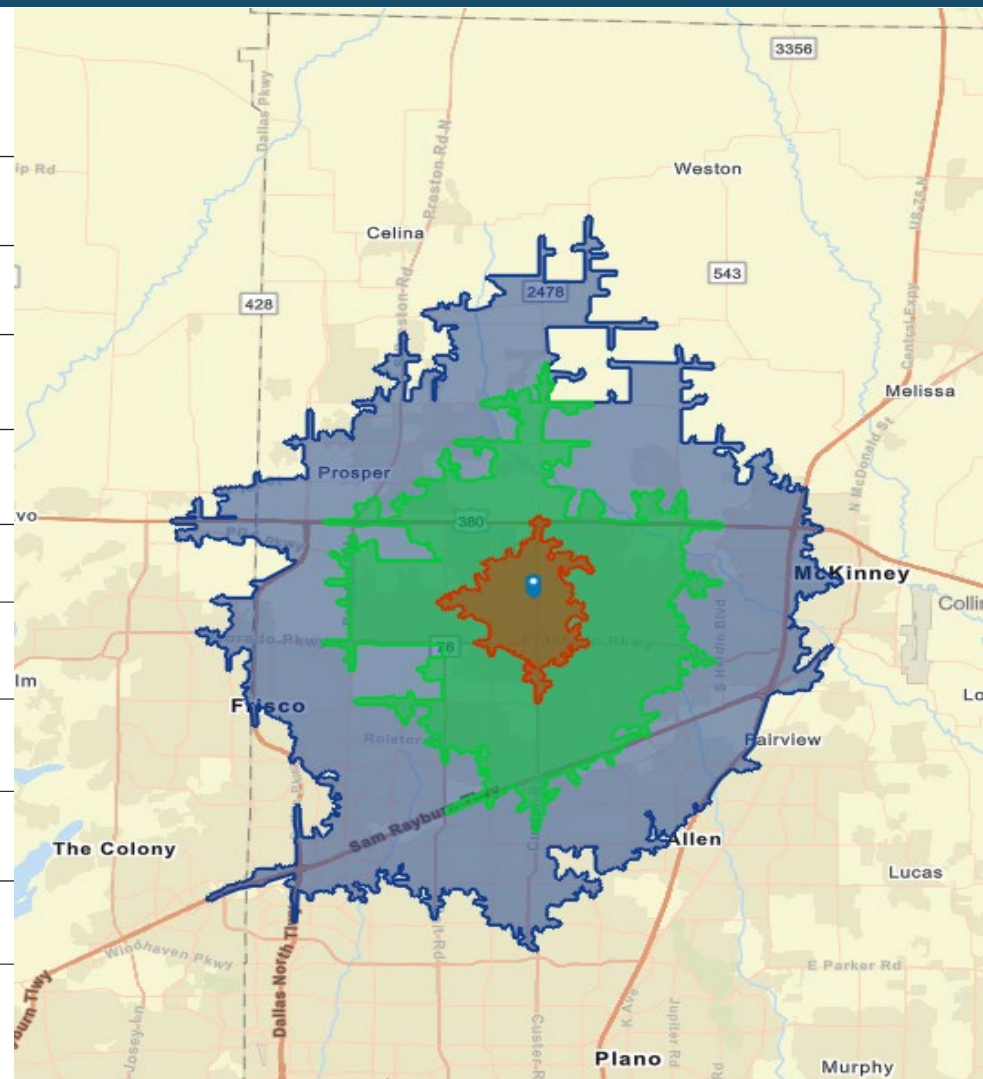


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## DEMOGRAPHICS

2023 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	29,986	185,085	440,529
Households	8,995	61,316	151,827
Families	7,211	46,555	112,613
Average Household Size	3.22	3.01	2.9
Owner Occupied Housing Units	7,134	43,351	99,591
Renter Occupied Housing Units	1,861	17,965	52,236
Median Age	34.3	34.5	35.2
Median Household Income	\$129,473	\$135,760	\$125,683
Average Household Income	\$164,985	\$172,485	\$165,700



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# DEMOGRAPHIC SUMMARY

1402 S Custer Rd, Ste 703, Mckinney, Texas, 75072

Drive time of 5 minutes

## KEY FACTS

28,986

Population



8,995

Households

34.3

Median Age

\$107,466

Median Disposable Income

## EDUCATION

2.5%

No High School Diploma



11.6%

High School Graduate



23.7%

Some College/

Associate's Degree



62.2%

Bachelor's/Grad/

Prof Degree

## INCOME



\$129,473

Median Household Income



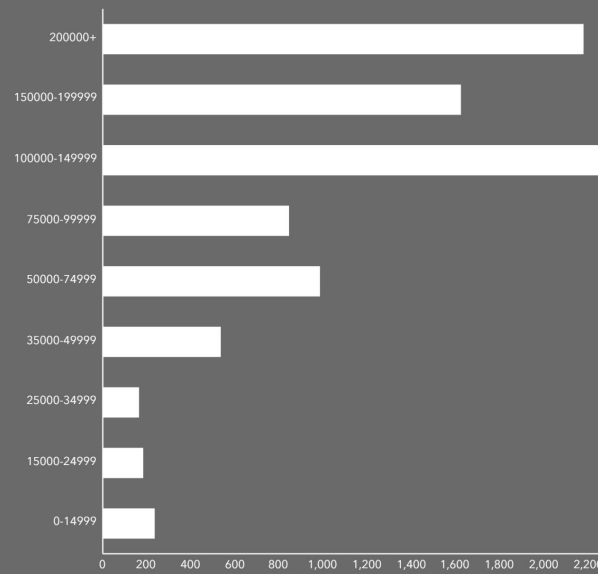
\$52,524

Per Capita Income

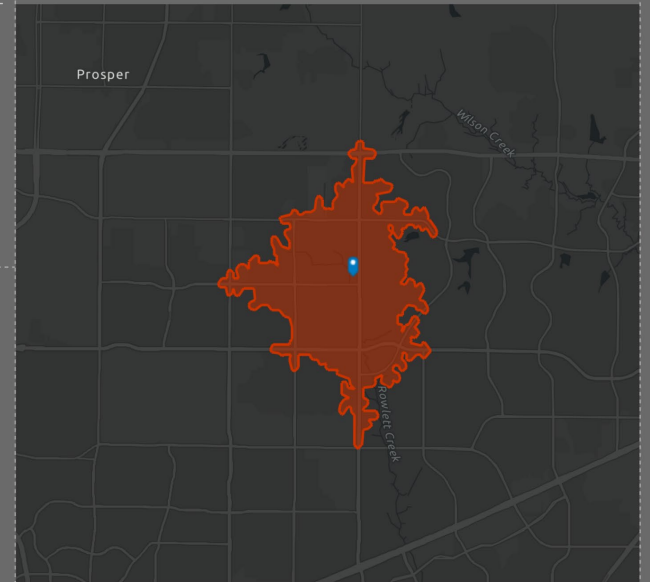


\$412,675

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

85.6%



Blue Collar

6.6%



Services

8.4%

3.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri

# DEMOGRAPHIC SUMMARY

1402 S Custer Rd, Ste 703, Mckinney, Texas, 75072

Drive time of 10 minutes

## KEY FACTS

185,085

Population



61,316

Households

34.5

Median Age

\$109,871

Median Disposable Income

## EDUCATION

2.2%

No High School Diploma



10.2%

High School Graduate



20.4%

Some College/

Associate's Degree



67.1%

Bachelor's/Grad/

Prof Degree

## INCOME



\$135,760

Median Household Income



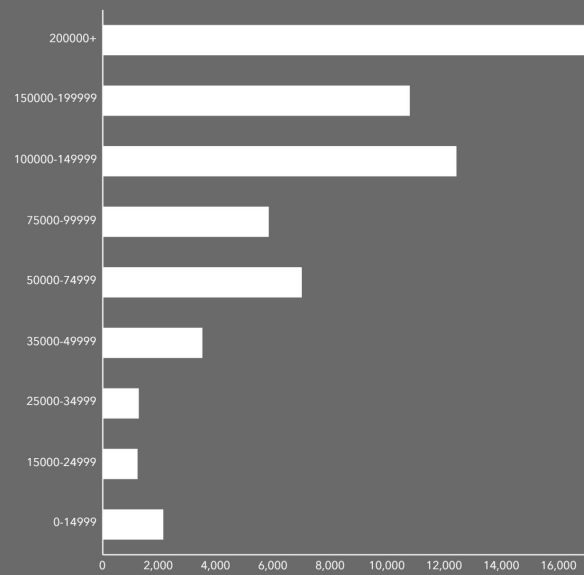
\$56,786

Per Capita Income

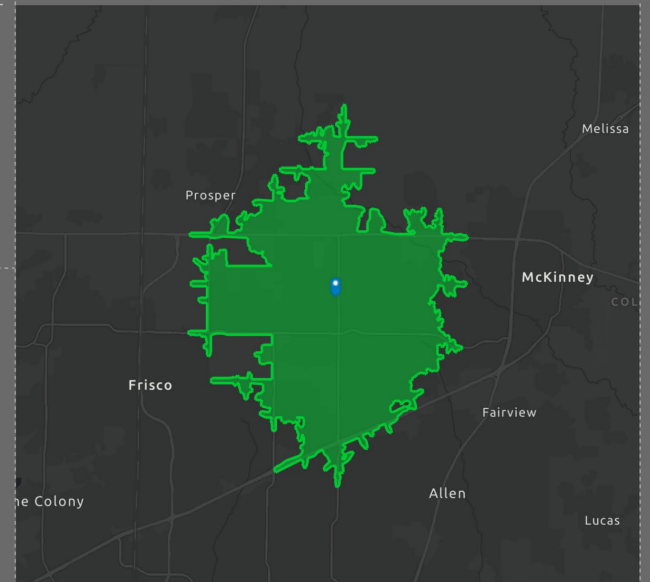


\$372,931

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

83.2%



Blue Collar

8.6%



Services

9.2%

3.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri

# DEMOGRAPHIC SUMMARY

1402 S Custer Rd, Ste 703, Mckinney, Texas, 75072  
 Drive time of 15 minutes

## KEY FACTS

440,529

Population



151,827

Households

35.2

Median Age

\$105,118

Median Disposable Income

## EDUCATION

3.2%

No High School Diploma



11.0%

High School Graduate



20.8%

Some College/ Associate's Degree



65.0%

Bachelor's/Grad/ Prof Degree

## INCOME



\$125,683

Median Household Income



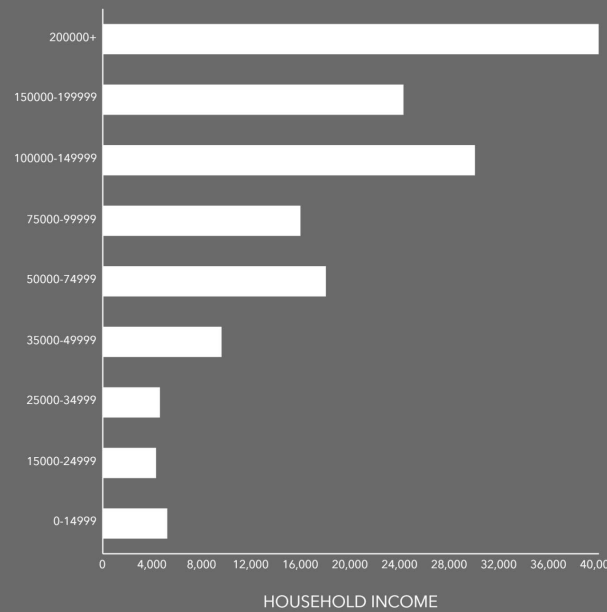
\$57,136

Per Capita Income

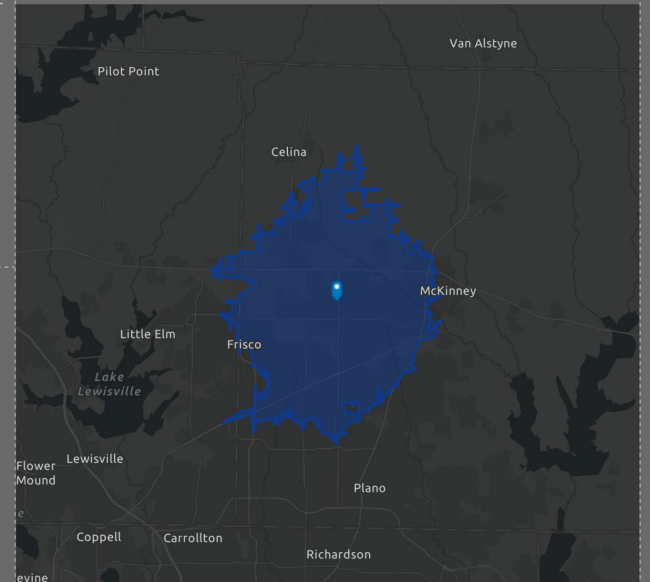


\$312,995

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT

82.7%

White Collar

8.7%

Blue Collar

9.9%

Services

3.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri



## 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.

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<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Ray Eckenrode	506389	ray@appiancommercial.com	972-562-9988
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Preston Taylor	734185	preston@appiancommercial.com	972-832-7099
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0