

7875 Custer Rd, Frisco, TX 75035

Retail Strip Center



Asking	\$5,000,000
Cap Rate	6.00%



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INVESTMENT OVERVIEW

Investment Summary

- Brand new Retail Strip Center with 3 Suites
- 2 large Suites leased
- 1 smaller Suite- lease pending
- 15 yr NNN lease with attractive lease rates & annual 2% rent escalation
- Currently under construction with April 2025 handover
- Located in Frisco, one of the fastest growing cities in the country
- Excellent visibility with full frontage on Custer Rd, which is a major road in Collin County connecting the cities of Frisco and McKinney
- Located outside The Grove Master planned Community with hundreds of homes already built & more planned in the future phases
- The average Household Income in the 1-mile radius is above \$180,000



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PROPERTY OVERVIEW

Property Summary

- Address- 7875 Custer Rd
Frisco, TX 75035
- Building Use- Retail Strip Center
- Tenant- 3 Restaurant/Fast food Operators
- Building Size- 8,125 sqft
- Lot- 1 acre approx.
- Year Built- 2025 (Under construction)
- Handover- April 1st, 2025 (projected)
- Lease- 15 yrs
- Cap Rate- 6%
- Lease Type- NNN
- County- Collin
- Frontage- Custer Rd
- Adjacent Property- 7765 Custer Rd, Frisco
(Childcare Center fully leased, available for purchase as Investment property)



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LEASE SUMMARY

Lease Details

Tenants	3 Restaurants/ Fast food operators <ul style="list-style-type: none">• #101: 4,500 sqft. Leased to a Restaurant/Fast food operator• #102: 1,000 sqft. (Final talks for Lease @\$38/sqft)• #103: 2,500 sqft. Leased to a Restaurant/Fast food operator
Lease Term	15 yrs.
Lease Type	NNN
Lease Start Date	April, 2025
Base Rent	\$38/yr. approx.
Starting Base Rent	\$304,000 (Annually- projected) <ul style="list-style-type: none">• #101: \$171,000 (Annually)• #102: \$38,000 (Annually- projected)• #103: \$95,000 (Annually)
Rent Bumps	2% yearly
NNN	\$10/sqft/y approx.
Rent Commencement	Aug 1st- Sep 1st, 2025
Lease Guarantee	Tenant Personal Guarantee
Landlord Responsibilities	Foundation, Exterior walls, Roof
Tenant Responsibilities	Insurance, Taxes, Landscaping, Windows & Doors, Building Interior & HVAC

PICTURES



FRONT ELEVATION

FACADE PLAN NOTES

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
5. AN ON-SITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
6. AN APPROVED FACADE PLAN SHALL BE POSTED ON SITE AT ALL TIMES.

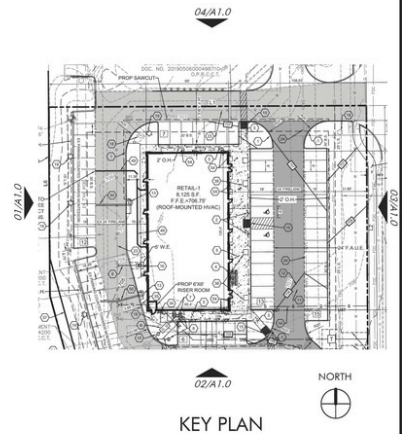
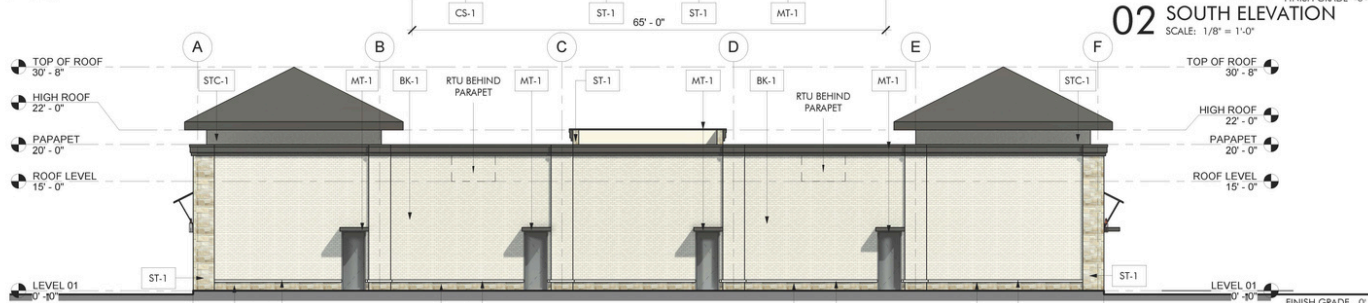
MATERIALS CALCULATION TABLE

	FACADE AREA	GLASS/DOOR	NET SURFACE AREA	BRICK		STONE		STUCCO		CAST STONE	
NORTH ELEVATION	1,351 SF	315 SF	1,036 SF	721 SF	70%	246 SF	24%	48 SF	05%	14 SF	01%
EAST ELEVATION	2,637 SF	945 SF	1,692 SF	994 SF	59%	588 SF	35%	95 SF	06%	19 SF	01%
SOUTH ELEVATION	1,351 SF	342 SF	1,009 SF	700 SF	70%	235 SF	23%	48 SF	05%	12 SF	01%
WEST ELEVATION	2,637 SF	108 SF	2,529 SF	1,983 SF	77%	238 SF	10%	95 SF	04%	47 SF	02%

EXTERIOR FINISH LEGEND

FIN. #	MATERIAL
BK-1	ACME BRICK - WHITE BLUFF
ST-1	STONE - BLACKSON BRICK - LIMESTONE BUFF LUEDERS SMOOTH
STC-1	STUCCO - WHITE FINISH
CS-1	CAST STONE
GL-1	GLAZING - GUARDIAN SUN GUARD SN54, CRYSTAL GREY - CLEAR
MT-1	METAL CAP

NOTE: WINDOWS WILL BE SET BACK 6" FROM FACE OF WALL



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Dallas, TX 75231
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structural engineer
STRAND
10003 Technology Blvd West
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mep engineer
TBD
TBD
t. XXXX.XXX.XXXX

civil engineer
TRIANGLE ENGINEERING LLC
1754 McDermott Drive, Suite 110
Allen, TX 75013
t. 469.331.8566

project
FRISCO RETAIL - LAKE LITTLE SCHOLARS
Project NO. SP23-0021
Frisco, TX 75070

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FACADE PLAN

revisions

NO.	DESCRIPTION

ACTION	
APPROVED	DENIED
STAFF _____	_____
Date _____	Initials _____
P&Z _____	_____
Date _____	Initials _____
Neighborhood # _____	_____

See the Staff Approval Letter or P&Z Result Memo for any conditions associated with the approval of the project.

title
FACADE PLAN
date 03.07.2023
sheet
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FRONT ELEVATION



ALUMINUM WINDOWS, EXTERIOR LOUVERS AND GRILLES - KAWNEER - BLACK ANODIZED FINISH



GLASS - GUARDIAN, SUN GUARD SN54, CRYSTAL GREY - CLEAR



MT-1 PRE-FINISH, DARK GREY METAL



CS-1 CAST STONE



STC-1 STUCCO



BK-1 ACME BRICK, WHITE BUFF



ST-1 STONE VENEER - LIMESTONE BUFF SMOOTH



EXTERIOR RENDERING



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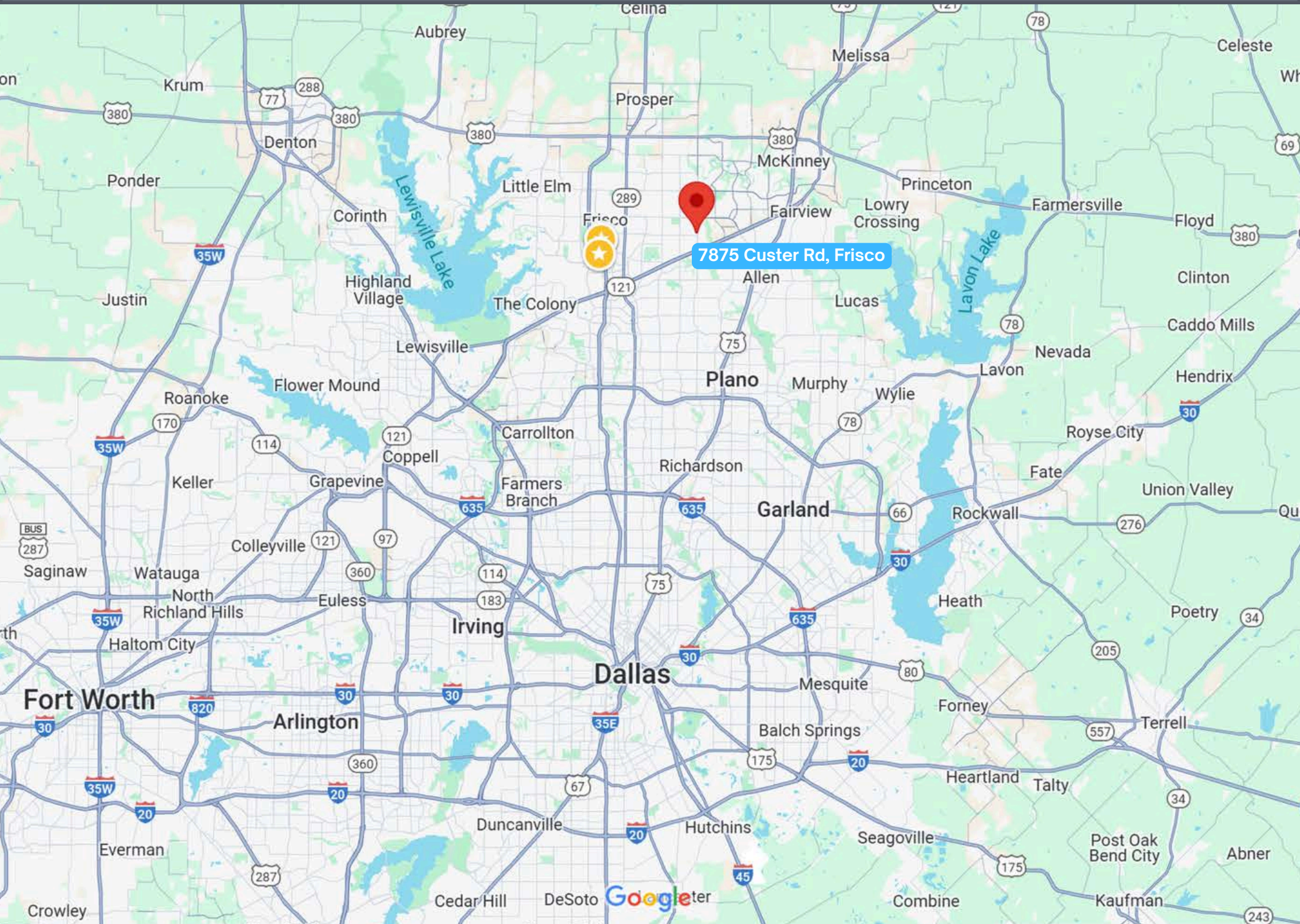
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MATERIALS BOARD

date 03.07.2023

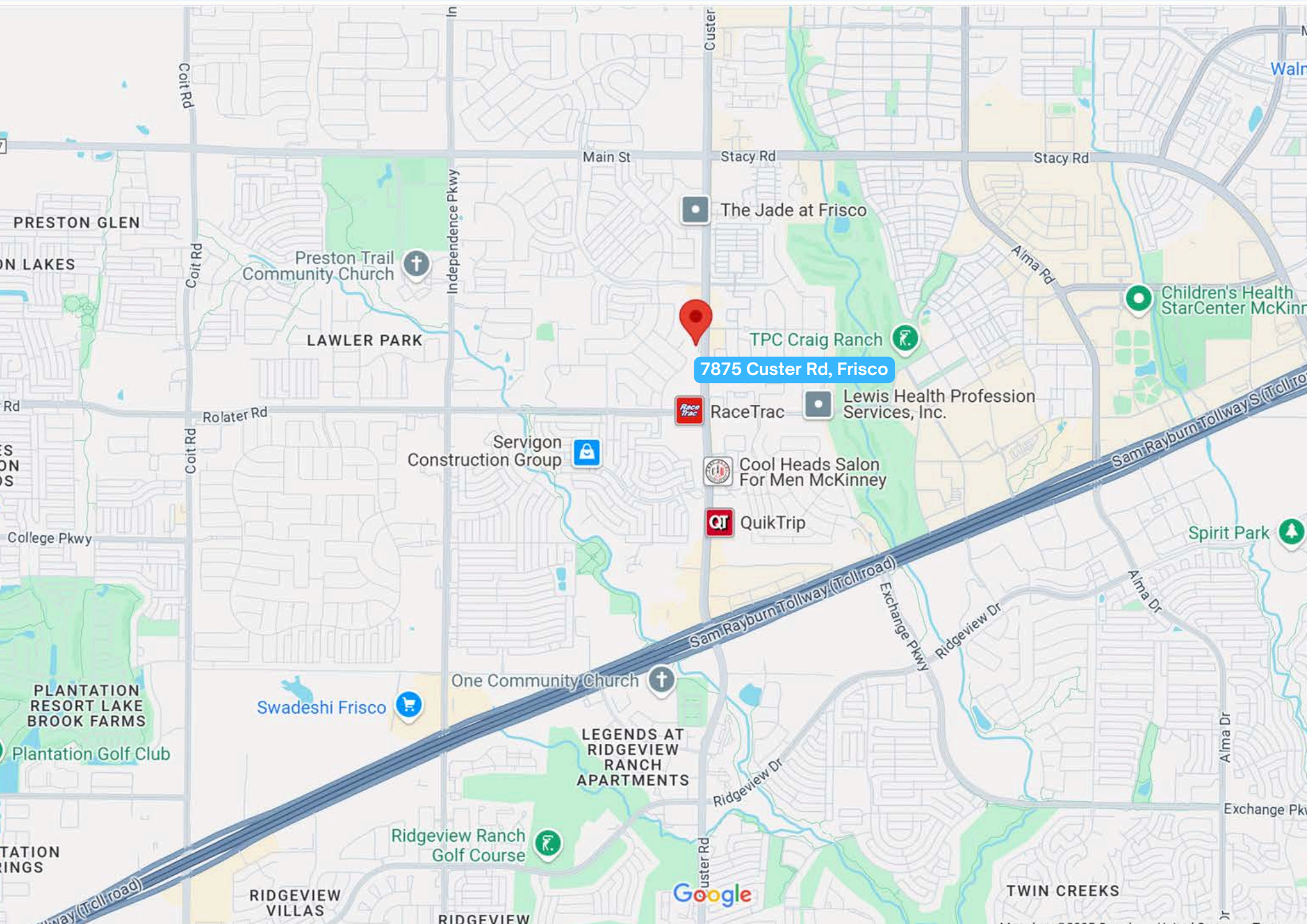
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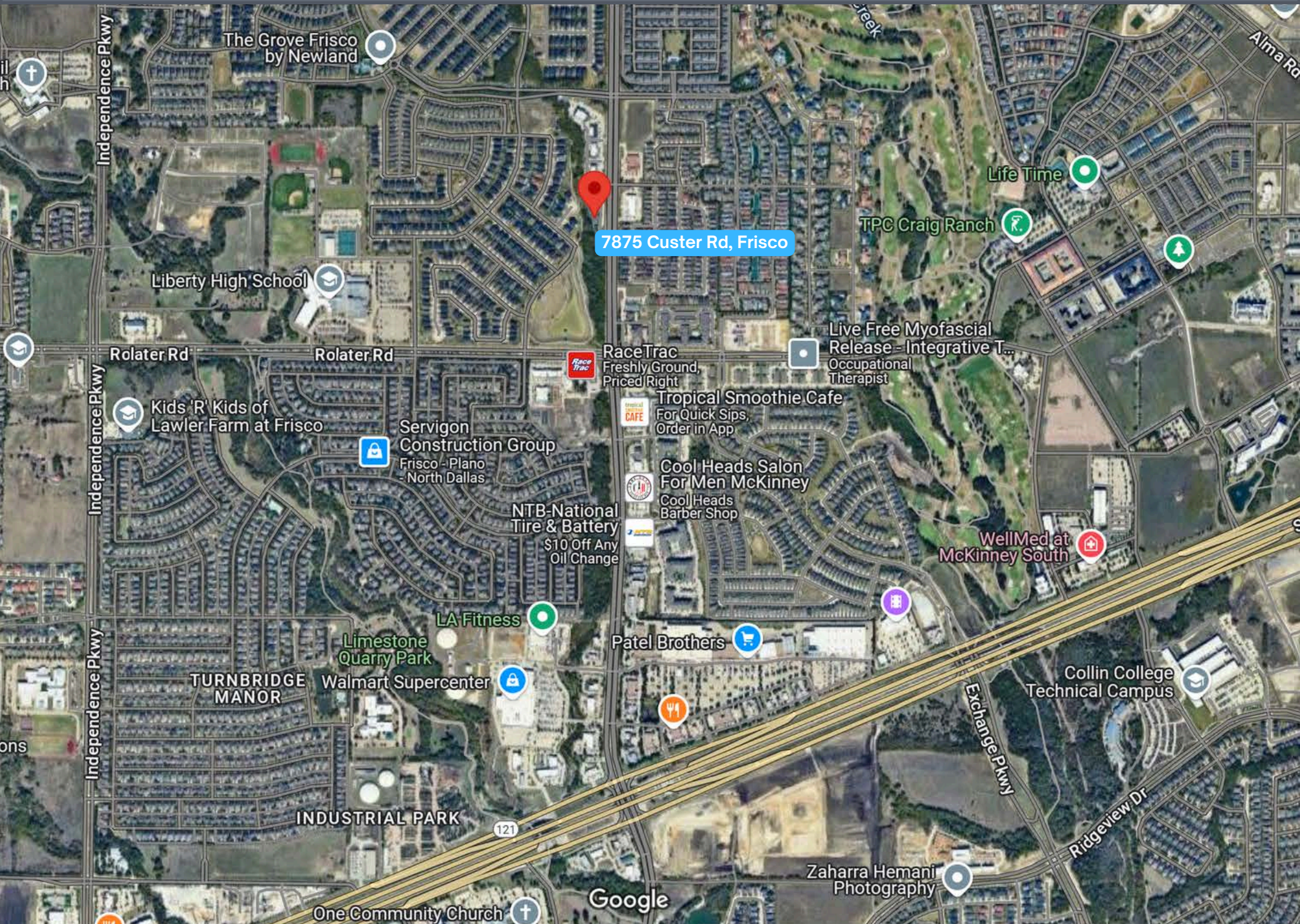
LOCATION MAP



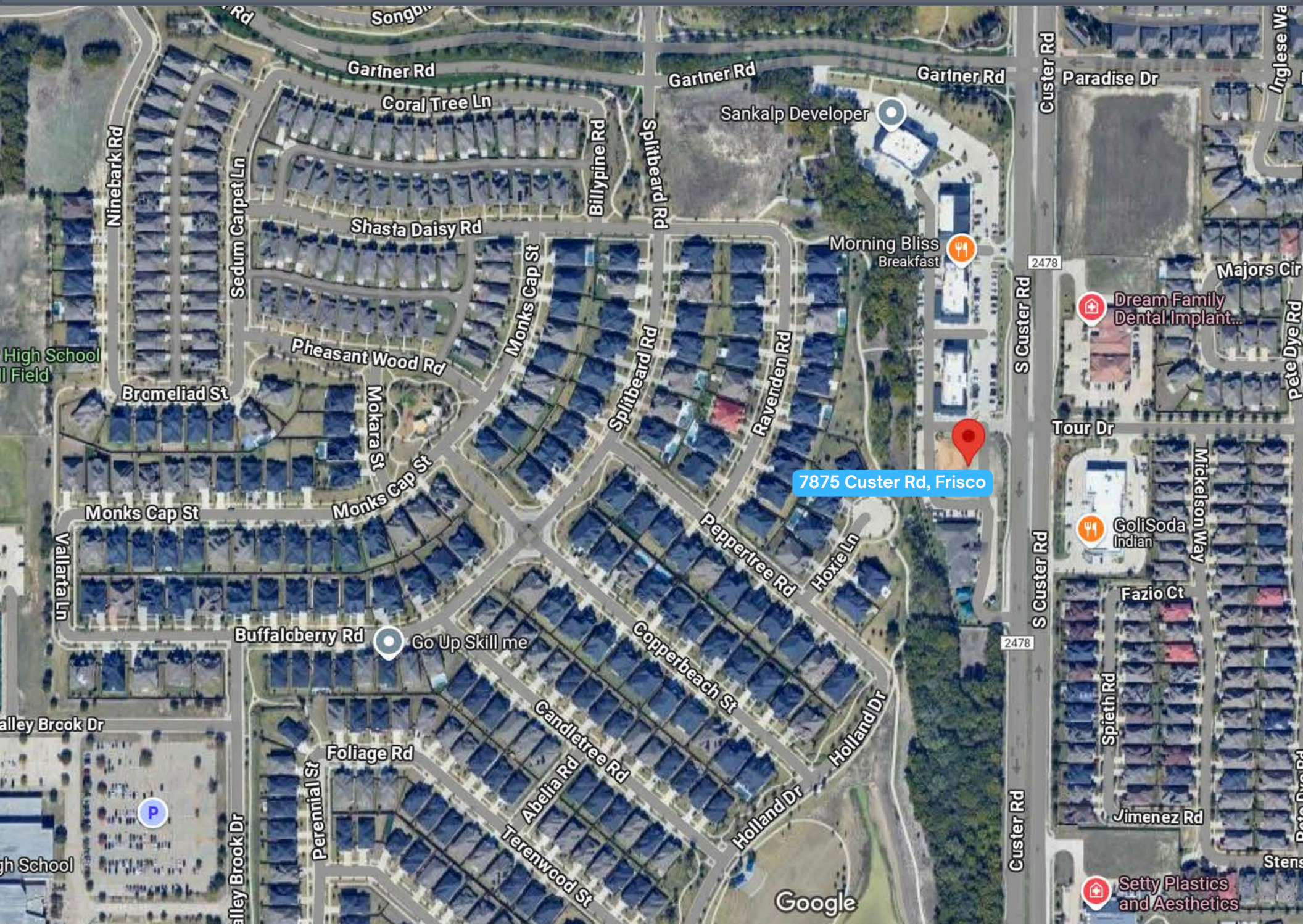
LOCATION MAP



AERIAL VIEW



AERIAL VIEW



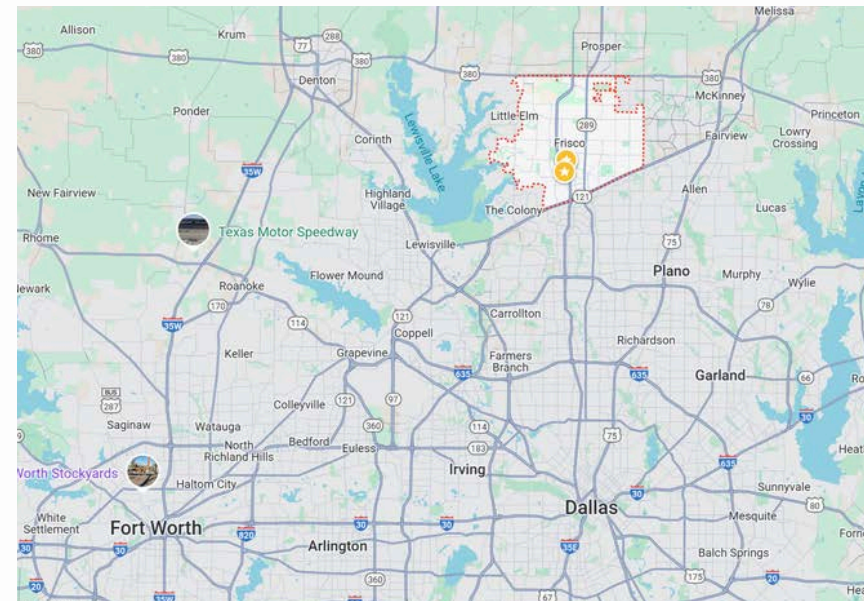
FRISCO HIGHLIGHTS

Frisco

[Frisco](#) is a very fast growing city in Texas, located in Collin and Denton counties. It is part of the Dallas–Fort Worth metroplex (DFW) and about 25 miles (40 km) from both Dallas Love Field and Dallas/Fort Worth International Airport. Frisco is home to various world class venues.

The [Ford Center at the Star](#) is a 12,000-seat indoor stadium. The 91-acre Dallas Cowboys project "The Star" includes the team's headquarters and training facilities, including the Ford Center, where the Cowboys practice Universal Destinations & Experiences, a division of Comcast NBCUniversal, officially introduces [Universal Kids Resort](#) – the company's first-ever theme park designed specifically for families with young children. Located in Frisco, Texas. [Toyota Stadium](#), which opened in 2005 as "Pizza Hut Park", is a 20,500-seat stadium. It is primarily used as a soccer stadium by FC Dallas. The [Comerica Center](#) (formerly Dr Pepper Arena), a combination hockey and basketball venue, is the home of the Texas Legends of the NBA G League and the Frisco Fighters of the Indoor Football League, and a practice facility for the Dallas Stars of the NHL.

Frisco is home to a highly educated workforce. Many professionals seek out Frisco to live because of the highly-rated public school education provided by [Frisco Independent School District \(FISD\)](#). Low taxes, exemplary schools, premier lifestyle amenities, and access to top tier sports are just a few ways Frisco attracts the best companies, residents and workers.



FRISCO HIGHLIGHTS

Frisco major Employers

- [4WEB Medical](#)
- [Accolite Digital Inc.](#)
- [Addus HomeCare](#)
- [Altair Global](#)
- [Amazon Delivery Station](#)
- [Boingo Wireless, Inc.](#)
- [Brierley+Partners](#)
- [Cardtronics](#)
- [Careington International Corporation](#)
- [Complexity](#)
- [Comstock Resources](#)
- [Conifer Health Solutions](#)
- [Cornerstone Automation Systems, Inc. \(CASI\)](#)
- [Dairy.com](#)
- [Dallas Cowboys Merchandising Distribution and Sales Center](#)
- [Equinix](#)
- [ExteNet Systems](#)
- [FA Peinado](#)
- [Federal Express](#)
- [Fiserv](#)
- [FM Global](#)
- [GEA Food Solutions](#)
- [Gearbox Software](#)
- [HCL America](#)
- [Healthcare Highways](#)
- [Home Depot Inc.](#)
- [HRchitect](#)
- [JW Logistic](#)
- [Keurig Dr Pepper \(2021\)](#)
- [KidZania USA](#)
- [Level 3 Communications](#)
- [Lexipol](#)
- [McAfee, LLC](#)
- [Magellan Health, Inc.](#)
- [Magnus Chemicals](#)
- [National Breast Cancer Foundation Inc.](#)
- [Northwest Hardwoods](#)
- [PGA of America \(2022\)](#)
- [Quality Custom Distribution \(QCD\)](#)
- [Ruiz Mexican Foods, Inc.](#)
- [Schlumberger Technology Corporation](#)
- [Schneider Optical Machines Inc.](#)
- [Scoreboard Ventures](#)
- [Sentient Energy](#)
- [Shield AI](#)
- [Social Finance \(SoFi\)](#)
- [SunteckTTS](#)
- [Teachers Insurance and Annuity Association of America \(TIAA\)](#)
- [The Hartford](#)
- [ThyssenKrupp Elevator Corporation](#)
- [Toshiba Global Commerce Solutions USA](#)
- [Transplace Texas](#)
- [T-Mobile USA](#)
- [Valify](#)
- [Walgreens Specialty Pharmacy](#)
- [WileyX, Inc.](#)
- [Wintrust Commercial Finance](#)
- [WorldLink](#)

FRISCO HIGHLIGHTS



DEMOGRAPHICS REPORT



Demographic and Income Profile

7765 Custer Rd, Frisco, Texas, 75035 2
 7765 Custer Rd, Frisco, Texas, 75035
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.14172
 Longitude: -96.73384

Summary	Census 2010	Census 2020	2024	2029
Population	3,135	9,803	15,291	17,319
Households	1,033	3,816	5,645	6,470
Families	827	2,787	4,098	4,559
Average Household Size	3.03	2.57	2.71	2.68
Owner Occupied Housing Units	851	2,302	3,278	3,525
Renter Occupied Housing Units	182	1,514	2,367	2,945
Median Age	34.3	37.5	37.1	38.1

Trends: 2024-2029 Annual Rate	Area	State	National
Population	2.52%	1.09%	0.38%
Households	2.77%	1.36%	0.64%
Families	2.15%	1.26%	0.56%
Owner HHs	1.46%	1.82%	0.97%
Median Household Income	1.30%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	341	6.0%	310	4.8%
\$15,000 - \$24,999	25	0.4%	19	0.3%
\$25,000 - \$34,999	112	2.0%	107	1.7%
\$35,000 - \$49,999	225	4.0%	228	3.5%
\$50,000 - \$74,999	763	13.5%	802	12.4%
\$75,000 - \$99,999	500	8.9%	507	7.8%
\$100,000 - \$149,999	786	13.9%	823	12.7%
\$150,000 - \$199,999	1,028	18.2%	1,336	20.6%
\$200,000+	1,866	33.1%	2,338	36.1%
Median Household Income	\$152,463		\$162,655	
Average Household Income	\$182,873		\$201,833	
Per Capita Income	\$65,754		\$73,489	

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	312	10.0%	553	5.6%	882	5.8%	967	5.6%
5 - 9	418	13.3%	712	7.3%	1,197	7.8%	1,253	7.2%
10 - 14	306	9.8%	876	8.9%	1,372	9.0%	1,510	8.7%
15 - 19	162	5.2%	800	8.2%	1,229	8.0%	1,303	7.5%
20 - 24	69	2.2%	549	5.6%	820	5.4%	916	5.3%
25 - 34	332	10.6%	1,016	10.4%	1,664	10.9%	1,898	11.0%
35 - 44	776	24.8%	1,668	17.0%	2,780	18.2%	3,022	17.5%
45 - 54	424	13.5%	1,692	17.3%	2,635	17.2%	3,011	17.4%
55 - 64	213	6.8%	959	9.8%	1,282	8.4%	1,561	9.0%
65 - 74	85	2.7%	660	6.7%	854	5.6%	1,049	6.1%
75 - 84	33	1.1%	261	2.7%	489	3.2%	680	3.9%
85+	4	0.1%	55	0.6%	87	0.6%	147	0.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,454	78.3%	4,431	45.2%	5,347	35.0%	5,351	30.9%
Black Alone	186	5.9%	985	10.0%	1,447	9.5%	1,591	9.2%
American Indian Alone	15	0.5%	42	0.4%	55	0.4%	56	0.3%
Asian Alone	350	11.2%	3,312	33.8%	6,958	45.5%	8,644	49.9%
Pacific Islander Alone	3	0.1%	9	0.1%	11	0.1%	11	0.1%
Some Other Race Alone	54	1.7%	230	2.3%	330	2.2%	375	2.2%
Two or More Races	72	2.3%	794	8.1%	1,143	7.5%	1,291	7.5%
Hispanic Origin (Any Race)	200	6.4%	799	8.2%	1,147	7.5%	1,311	7.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 05, 2025

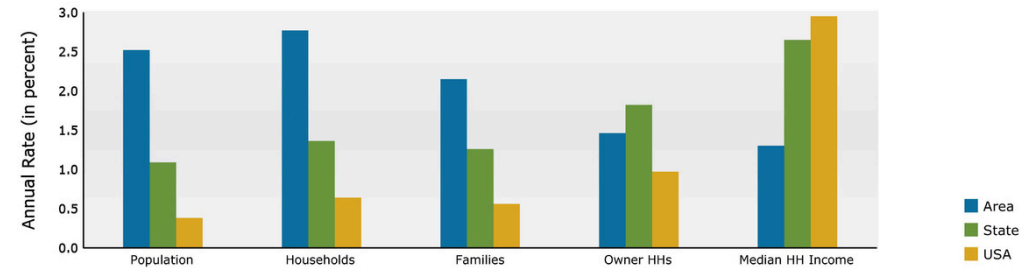


Demographic and Income Profile

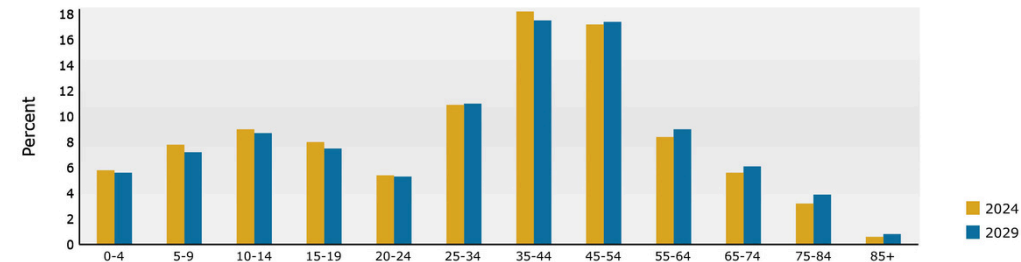
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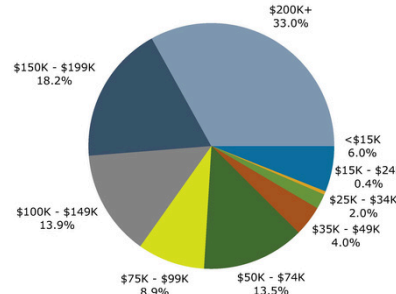
Trends 2024-2029



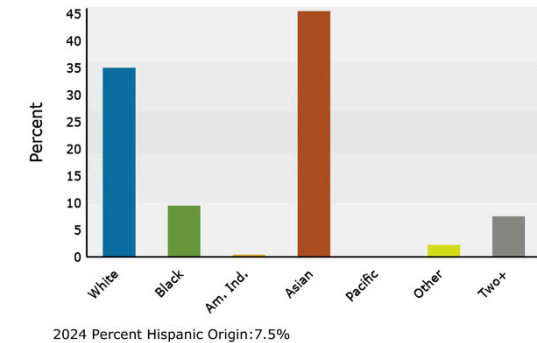
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 05, 2025

DEMOGRAPHICS REPORT



Demographic and Income Profile

7765 Custer Rd, Frisco, Texas, 75035 2
 7765 Custer Rd, Frisco, Texas, 75035
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 33.14172
 Longitude: -96.73384

Summary	Census 2010	Census 2020	2024	2029
Population	67,198	119,371	135,998	149,497
Households	22,888	39,704	45,129	49,758
Families	17,862	31,390	34,771	37,839
Average Household Size	2.93	3.00	3.01	3.00
Owner Occupied Housing Units	17,160	26,537	29,966	31,782
Renter Occupied Housing Units	5,728	13,167	15,163	17,976
Median Age	33.4	35.7	36.4	37.2

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.91%	1.09%	0.38%
Households	1.97%	1.36%	0.64%
Families	1.71%	1.26%	0.56%
Owner HHs	1.18%	1.82%	0.97%
Median Household Income	1.75%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,486	3.3%	1,299	2.6%
\$15,000 - \$24,999	641	1.4%	453	0.9%
\$25,000 - \$34,999	1,061	2.4%	898	1.8%
\$35,000 - \$49,999	1,696	3.8%	1,480	3.0%
\$50,000 - \$74,999	4,825	10.7%	4,492	9.0%
\$75,000 - \$99,999	4,460	9.9%	4,257	8.6%
\$100,000 - \$149,999	7,236	16.0%	7,483	15.0%
\$150,000 - \$199,999	7,655	17.0%	9,461	19.0%
\$200,000+	16,070	35.6%	19,934	40.1%
Median Household Income	\$155,657		\$169,728	
Average Household Income	\$190,093		\$212,846	
Per Capita Income	\$63,392		\$71,250	

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,338	9.4%	7,206	6.0%	7,989	5.9%	8,550	5.7%
5 - 9	7,267	10.8%	10,594	8.9%	10,843	8.0%	10,850	7.3%
10 - 14	6,053	9.0%	11,899	10.0%	12,753	9.4%	12,656	8.5%
15 - 19	3,965	5.9%	9,970	8.4%	11,140	8.2%	11,577	7.7%
20 - 24	2,304	3.4%	6,362	5.3%	7,841	5.8%	8,689	5.8%
25 - 34	9,613	14.3%	12,238	10.3%	14,452	10.6%	17,612	11.8%
35 - 44	15,047	22.4%	21,904	18.3%	24,406	17.9%	24,558	16.4%
45 - 54	8,741	13.0%	20,065	16.8%	23,436	17.2%	25,565	17.1%
55 - 64	4,562	6.8%	10,099	8.5%	11,976	8.8%	14,974	10.0%
65 - 74	2,348	3.5%	5,731	4.8%	6,624	4.9%	8,469	5.7%
75 - 84	735	1.1%	2,719	2.3%	3,685	2.7%	4,811	3.2%
85+	225	0.3%	586	0.5%	852	0.6%	1,185	0.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	47,923	71.3%	51,707	43.3%	50,524	37.2%	48,250	32.3%
Black Alone	5,815	8.7%	12,320	10.3%	14,173	10.4%	15,085	10.1%
American Indian Alone	300	0.4%	542	0.5%	563	0.4%	568	0.4%
Asian Alone	9,427	14.0%	41,076	34.4%	55,522	40.8%	69,005	46.2%
Pacific Islander Alone	36	0.1%	76	0.1%	81	0.1%	85	0.1%
Some Other Race Alone	1,478	2.2%	2,849	2.4%	3,166	2.3%	3,483	2.3%
Two or More Races	2,219	3.3%	10,800	9.0%	11,969	8.8%	13,021	8.7%
Hispanic Origin (Any Race)	6,625	9.9%	10,970	9.2%	12,172	9.0%	13,402	9.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 05, 2025

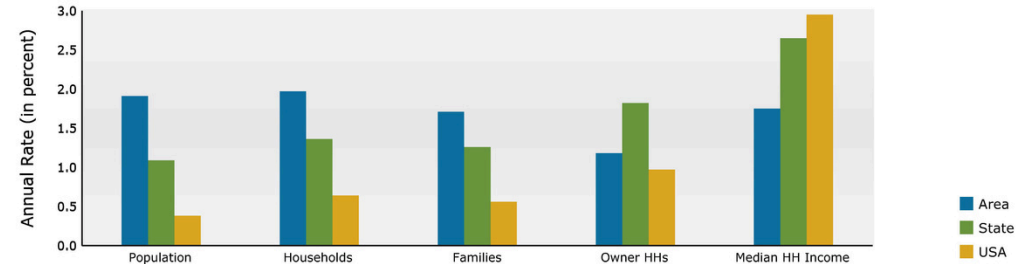


Demographic and Income Profile

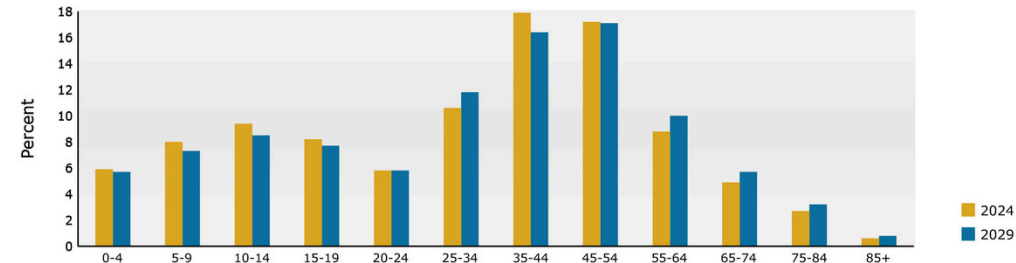
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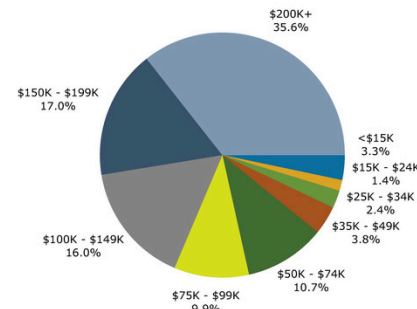
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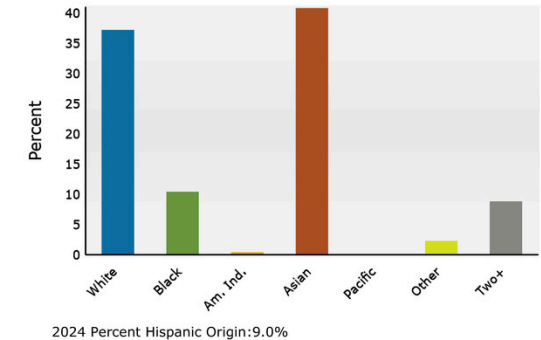
Population by Age



2024 Household Income



2024 Population by Race



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DEMOGRAPHICS REPORT



Demographic and Income Profile

7765 Custer Rd, Frisco, Texas, 75035 2
7765 Custer Rd, Frisco, Texas, 75035
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.14172
Longitude: -96.73384

Summary	Census 2010	Census 2020	2024	2029
Population	229,508	332,636	362,695	380,788
Households	78,923	114,048	125,015	132,304
Families	62,086	89,118	94,933	98,906
Average Household Size	2.90	2.91	2.89	2.87
Owner Occupied Housing Units	59,989	75,534	82,210	84,765
Renter Occupied Housing Units	18,934	38,514	42,805	47,539
Median Age	34.6	36.8	37.5	38.2
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.98%	1.09%	0.38%	
Households	1.14%	1.36%	0.64%	
Families	0.82%	1.26%	0.56%	
Owner HHs	0.61%	1.82%	0.97%	
Median Household Income	2.08%	2.65%	2.95%	

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	3,658	2.9%	3,185	2.4%
\$15,000 - \$24,999	1,986	1.6%	1,395	1.1%
\$25,000 - \$34,999	4,149	3.3%	3,394	2.6%
\$35,000 - \$49,999	5,244	4.2%	4,350	3.3%
\$50,000 - \$74,999	13,117	10.5%	11,847	9.0%
\$75,000 - \$99,999	12,963	10.4%	12,174	9.2%
\$100,000 - \$149,999	23,724	19.0%	23,828	18.0%
\$150,000 - \$199,999	21,336	17.1%	25,764	19.5%
\$200,000+	38,838	31.1%	46,367	35.0%

Median Household Income	\$143,197	\$158,692
Average Household Income	\$179,391	\$200,709
Per Capita Income	\$61,911	\$69,829

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,037	8.3%	19,403	5.8%	20,571	5.7%	21,146	5.6%
5 - 9	22,709	9.9%	26,455	8.0%	26,422	7.3%	25,205	6.6%
10 - 14	21,308	9.3%	30,332	9.1%	30,739	8.5%	29,473	7.7%
15 - 19	15,091	6.6%	27,229	8.2%	28,258	7.8%	27,489	7.2%
20 - 24	8,371	3.6%	18,652	5.6%	22,304	6.1%	22,509	5.9%
25 - 34	29,719	12.9%	35,069	10.5%	39,763	11.0%	47,399	12.4%
35 - 44	46,995	20.5%	55,448	16.7%	59,506	16.4%	58,077	15.3%
45 - 54	34,902	15.2%	54,759	16.5%	60,278	16.6%	61,218	16.1%
55 - 64	18,381	8.0%	34,186	10.3%	37,833	10.4%	42,788	11.2%
65 - 74	8,759	3.8%	19,637	5.9%	22,001	6.1%	26,631	7.0%
75 - 84	3,257	1.4%	9,032	2.7%	11,768	3.2%	14,686	3.9%
85+	978	0.4%	2,432	0.7%	3,253	0.9%	4,166	1.1%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	163,655	71.3%	163,596	49.2%	159,489	44.0%	150,391	39.5%
Black Alone	17,869	7.8%	33,402	10.0%	38,010	10.5%	39,731	10.4%
American Indian Alone	1,061	0.5%	1,599	0.5%	1,605	0.4%	1,595	0.4%
Asian Alone	33,962	14.8%	90,670	27.3%	115,995	32.0%	138,033	36.2%
Pacific Islander Alone	121	0.1%	222	0.1%	234	0.1%	239	0.1%
Some Other Race Alone	5,787	2.5%	10,322	3.1%	11,294	3.1%	12,248	3.2%
Two or More Races	7,052	3.1%	32,825	9.9%	36,068	9.9%	38,551	10.1%
Hispanic Origin (Any Race)	23,212	10.1%	36,345	10.9%	39,965	11.0%	43,270	11.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 05, 2025

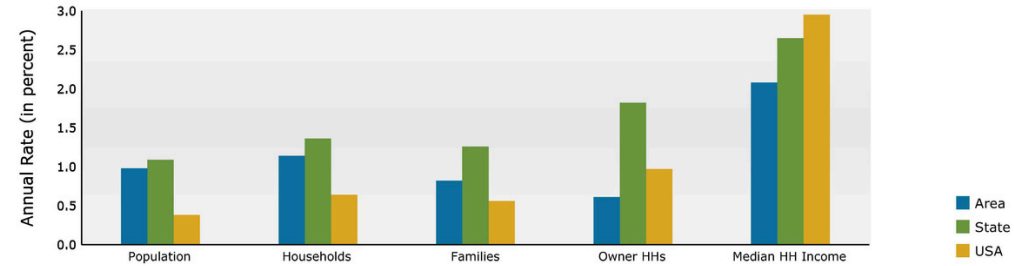


Demographic and Income Profile

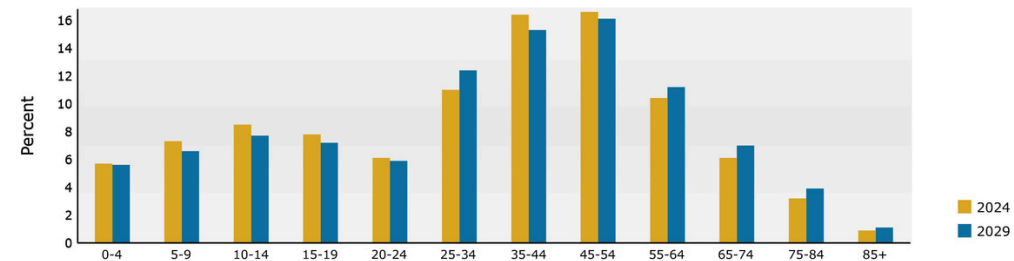
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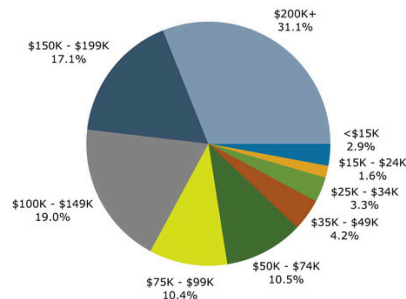
Trends 2024-2029



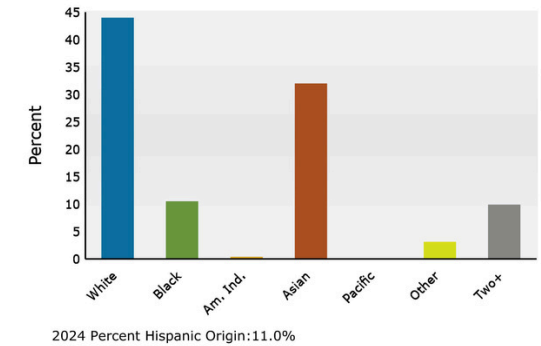
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 05, 2025

INFORMATION ABOUT BROKERAGE SERVICES

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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