

7875 CUSTER RD, FRISCO, TX 75035

RETAIL STRIP CENTER



Asking	\$4,875,000
Cap Rate	6.25%



Neal Agrawal
972-804-0742
dfwneal@gmail.com
Crest Real Estate Advisors
www.preschoolexchange.com

INVESTMENT OVERVIEW

INVESTMENT SUMMARY

- Brand new Retail Strip Center with 3 Suites
- Fully Leased out
- 7-10 yr NNN lease with attractive lease rates & annual 2% rent escalation.
- 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 \$195,000



Neal Agrawal

972-804-0742

dfwneal@gmail.com

Crest Real Estate Advisors

www.preschoolexchange.com

PROPERTY OVERVIEW

PROPERTY SUMMARY

- Address- 7875 Custer Rd, Frisco, TX 75035
- Building Use- Retail Strip Center
- Tenants- 3 Restaurant/Fast food Operators
- Building Size- 8,006 sqft
- Lot- 1 acre approx.
- Year Built- 2025
- Lease- 7- 10 yrs
- Cap Rate- 6.25%
- Lease Type- NNN
- County- Collin
- Frontage- Custer Rd
- Adjacent Property- 7765 Custer Rd, Frisco
(Fully leased Childcare Center, available for purchase as an Investment property)



Neal Agrawal

972-804-0742

dfwneal@gmail.com

Crest Real Estate Advisors

www.preschoolexchange.com

LEASE SUMMARY

LEASE DETAILS

Suite No.	Tenant Name	Type of Business	Size	Base Rent	Lease Term	Tenant Allowance	Rent Start Date	NNN Start Date
#101	Ulavacharu FSCO LLC	Full Service Restaurant	4,512 sqft	\$38/sqft	10 yrs	\$45/sqft	8/1/2026	11/1/2025
#102	Ulavacharu FSCO LLC Extension	Take out	976 sqft	\$38/sqft	10 yrs	\$45/sqft	3/1/2026	11/1/2025
#103	Shawarmar LLC	Fast Food Restaurant	2,518 sqft	\$38/sqft	7 yrs	\$38/sqft	2/1/2026	11/1/2025

Annual Rent \$304,228 (yr. 1)

Rent Bumps 2% yearly

NNN \$10/sqft/yr approx.

Lease Extensions Two (2) - 5 yr Extensions

Lease Guarantee Tenant Personal Guarantee

Landlord Responsibilities Foundation, Exterior walls, Roof

Tenant Responsibilities Insurance, Taxes, Landscaping, Windows & Doors, Building Interior & HVAC

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 SWS4, CRYSTAL GREY - CLEAR
MT-1	METAL CAP

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



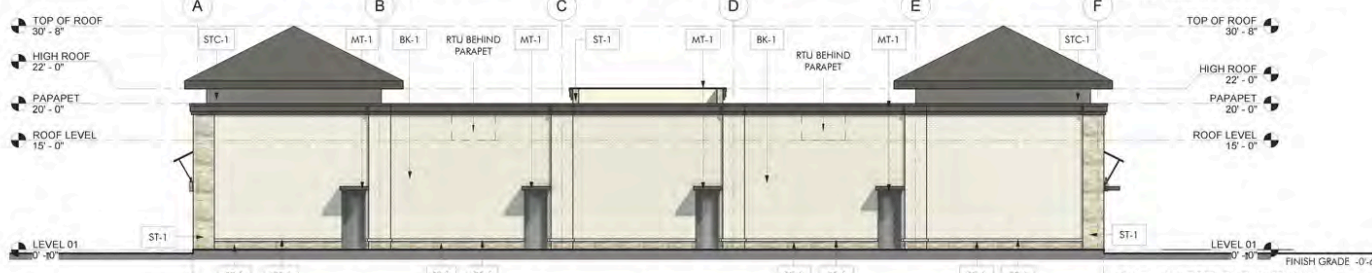
04 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



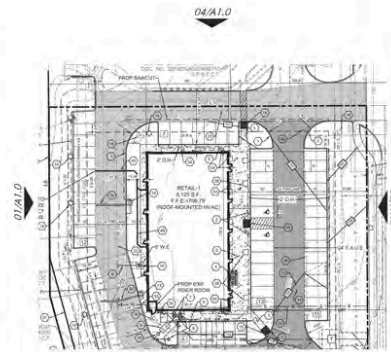
03 EAST ELEVATION
SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



01 WEST ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN

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.



owner
Sampath Yerruva
samyath.yerruva@gmail.com
t. 972.730.2600

architect
STUDIO RED DOT
10000 NCK, Suite 1045
Dallas, TX 75231
t. 469.941.4145 f. 214.291.5777

structural engineer
STRAND
10003 Technology Blvd West
Dallas, TX 75220
t. 972.620.8204

mep engineer
TBD
TBD
t. XXXX.XXXX.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 75370

The drawings and written record herein constitute the original work of the architect, and as reviewed, prepared and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

FACADE PLAN

revisions

NO.	DATE	DESCRIPTION

title
FACADE PLAN
date 03.07.2023
sheet

A1.0

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



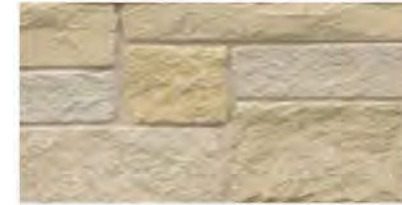
CS-1 CAST STONE



STC-1 STUCCO



BK-1 ACME BRICK, WHITE BUFF



ST-1 STONE VENEER - LIMESTONE BUFF SMOOTH



EXTERIOR RENDERING



owner
Sampath Yerruva
sampath.yerruva@gmail.com
1.972.730.2600

architect
STUDIO RED DOT
10000 NCK, Suite 1045
Dallas, TX 75231
1.469.941.4145 f.214.291.5777

structural engineer
STRAND
10003 Technology Blvd West
Dallas, TX 75220
1.972.620.8204

mep engineer
TBD
TBD
1.XXXXXX.XXXXX

civil engineer
TRIANGLE ENGINEERING LLC
1784 MacDermott Drive, Suite 110
Allen, TX 75013
1.469.331.8566

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

The drawing and written record herein constitute original work of the architect and its intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

FACADE PLAN

revisions

NO.	DATE	DESCRIPTION

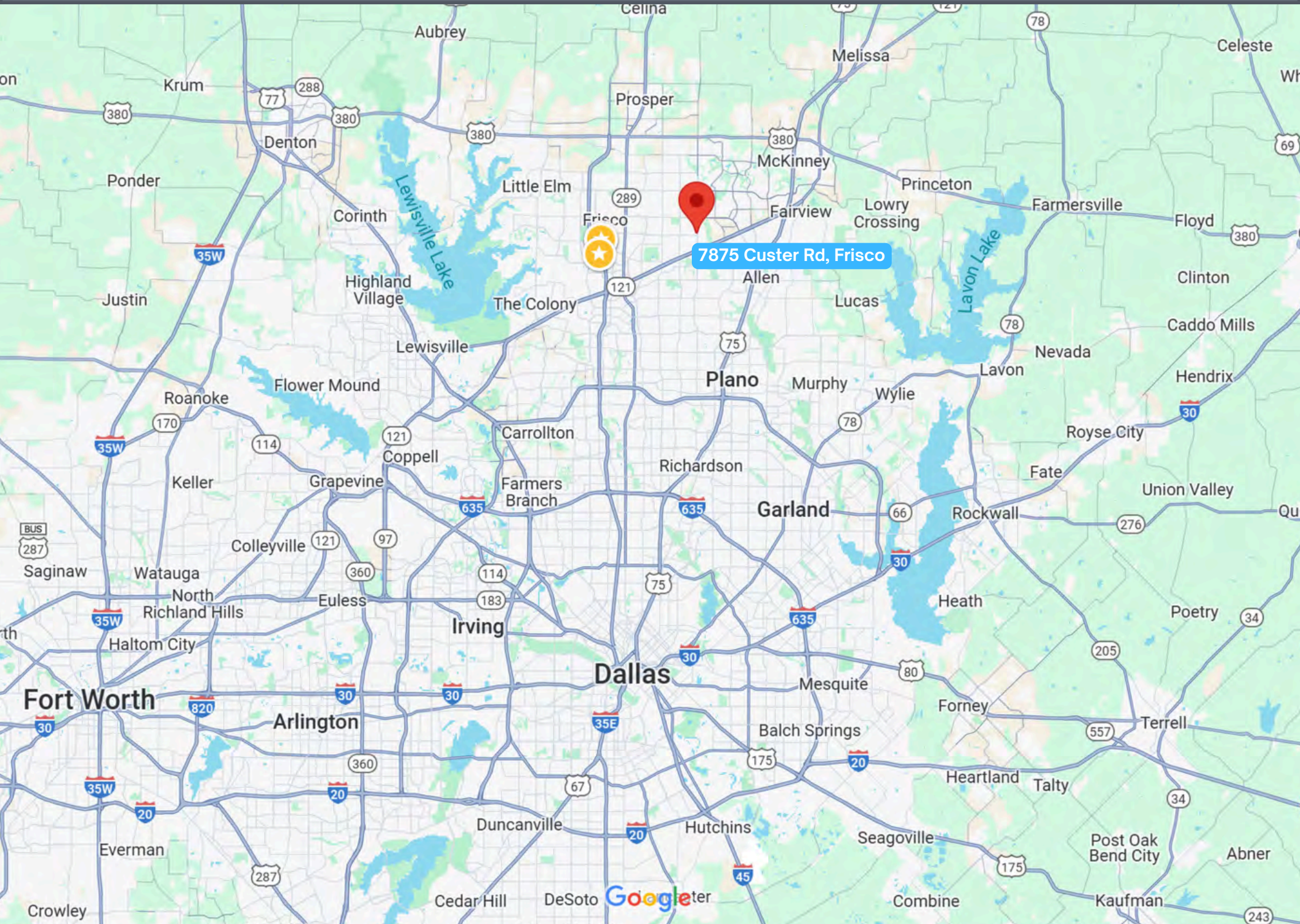
title
MATERIALS BOARD
date 03.07.2023
sheet

A1.1

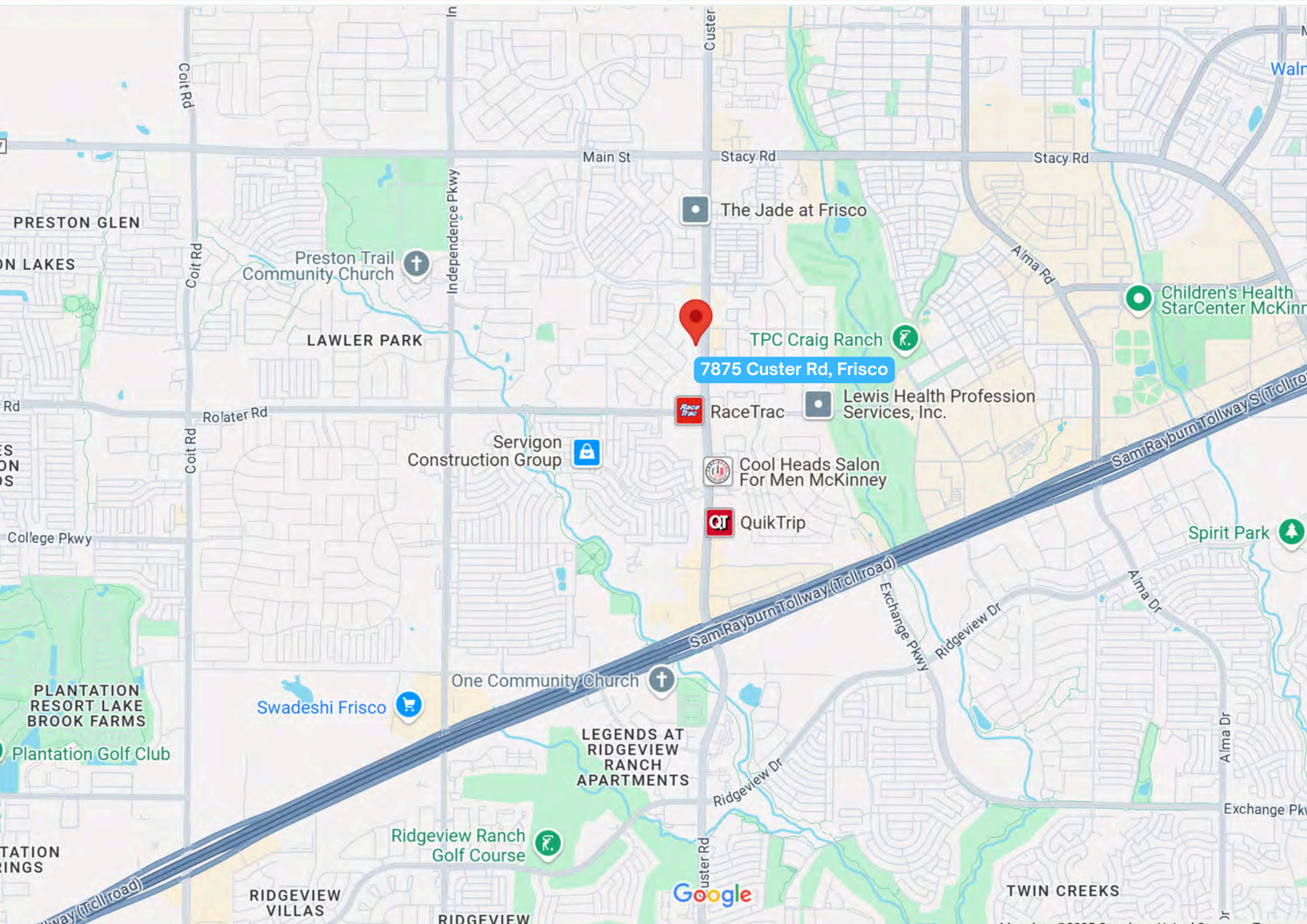
STAFF	ACTION	
	APPROVED	DENIED
P&Z	Date _____	Initials _____
Neighborhood # _____	Date _____	Initials _____

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

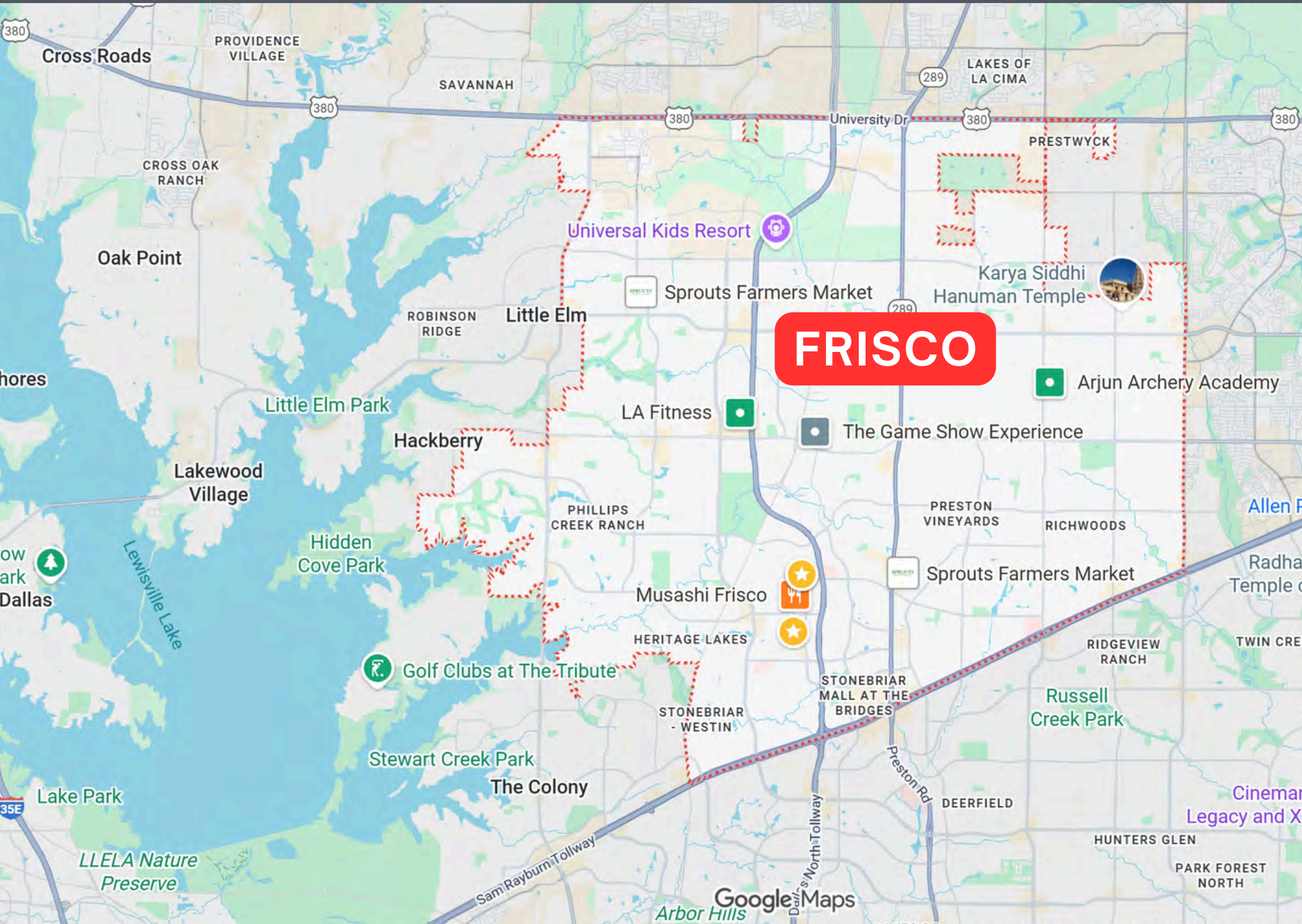
LOCATION MAP



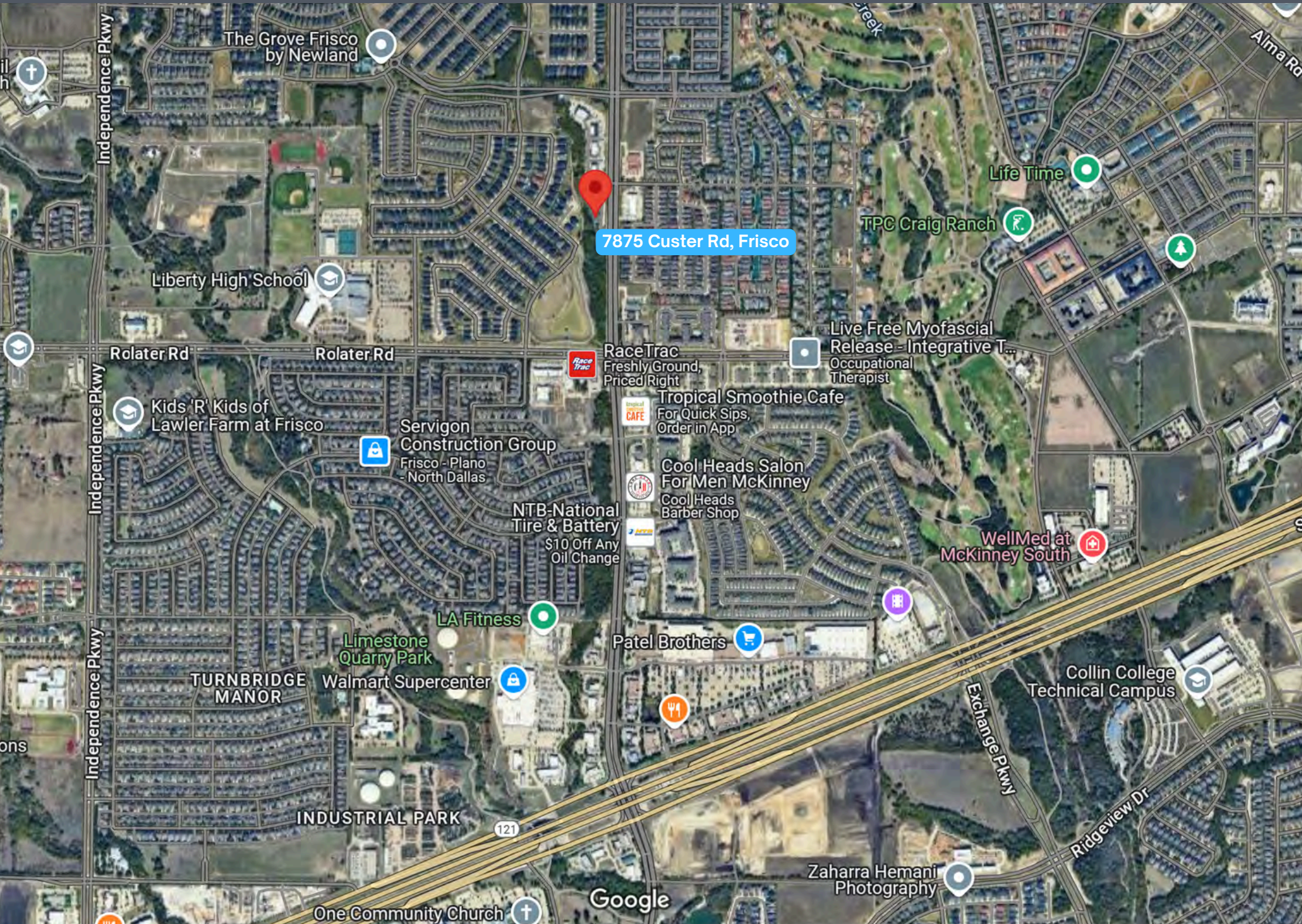
LOCATION MAP



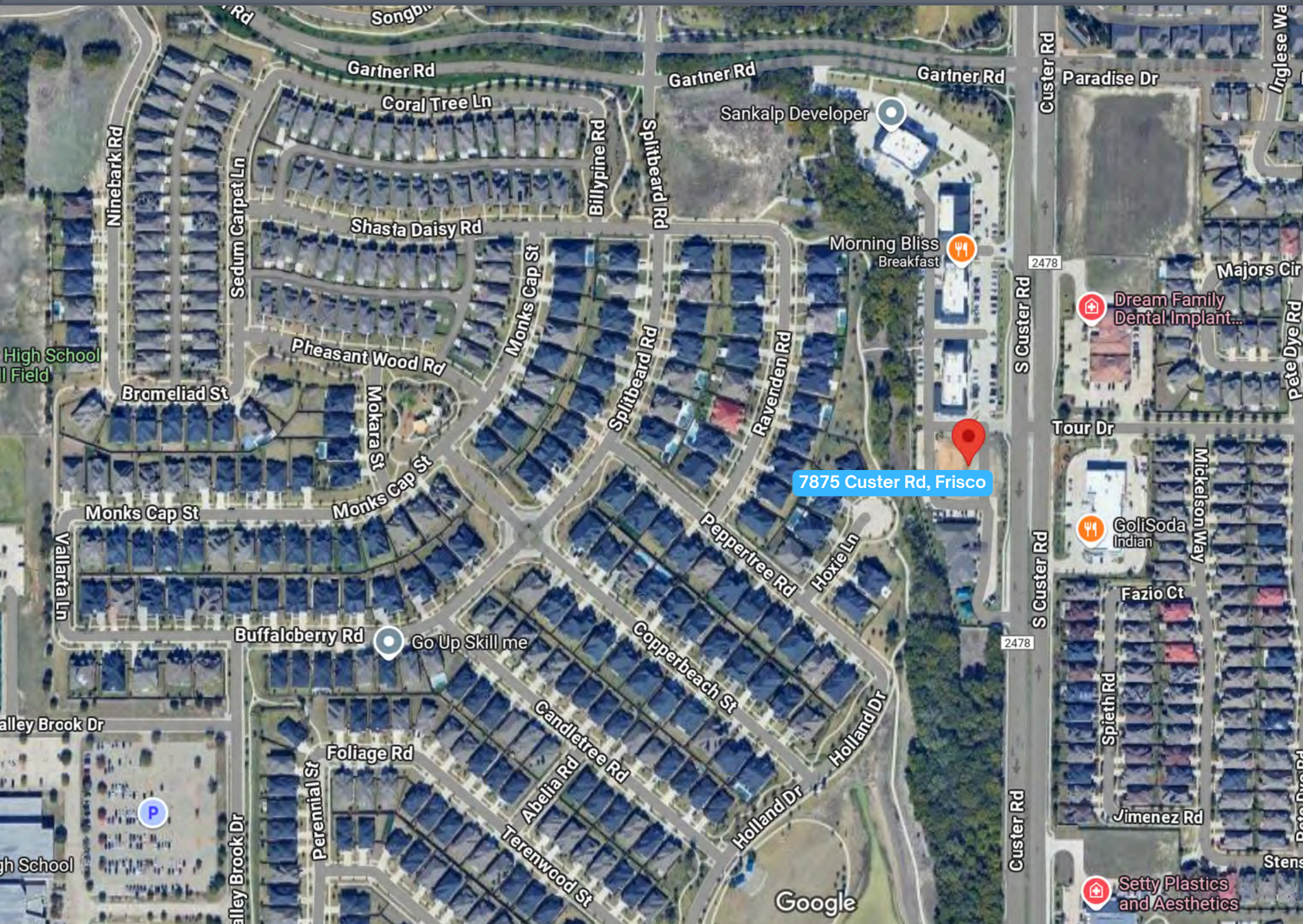
LOCATION MAP



AERIAL VIEW



AERIAL VIEW



7875 Custer Rd, Frisco

Google

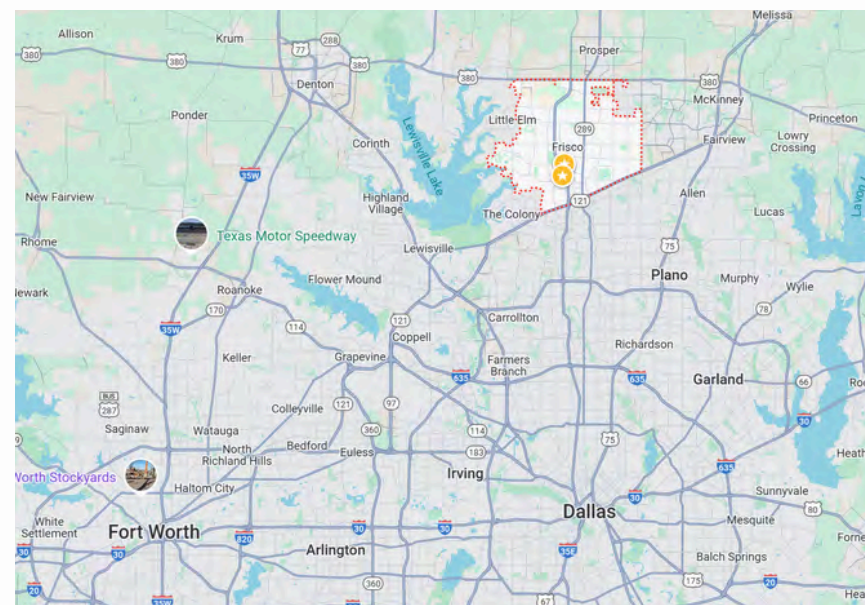
FRISCO HIGHLIGHTS

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

7875 Custer Rd, Frisco, Texas, 75035



Ring: 1 mile radius

Summary	Census 2020	2025	2030
Total Population	9,803	15,950	18,285
Total Households	3,816	5,862	6,868
Family Households	2,787	4,299	4,878
Average Household Size	2.57	2.72	2.66
Owner Occupied Housing Units	2,302	3,495	3,795
Renter Occupied Housing Units	1,514	2,367	3,073
Median Age	37.5	38.0	38.6

Trends 2025 - 2030	Area	State	National
Population	2.8%	1.1%	0.4%
Households	3.2%	1.4%	0.6%
Family Population	2.6%	1.3%	0.5%
Owner Occupied Housing Units	1.7%	1.8%	0.0%
Median Household Income	1.0%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	553	5.6%	873	5.5%	983	5.4%
5-9	712	7.3%	1,096	6.9%	1,116	6.1%
10-14	876	8.9%	1,369	8.6%	1,347	7.4%
15-19	800	8.2%	1,381	8.7%	1,399	7.7%
20-24	549	5.6%	936	5.9%	1,173	6.4%
25-29	468	4.8%	928	5.8%	1,222	6.7%
30-34	548	5.6%	796	5.0%	1,162	6.3%
35-39	794	8.1%	984	6.2%	1,042	5.7%
40-44	874	8.9%	1,386	8.7%	1,230	6.7%
45-49	962	9.8%	1,574	9.9%	1,618	8.8%
50-54	730	7.5%	1,403	8.8%	1,598	8.7%
55-59	537	5.5%	941	5.9%	1,323	7.2%
60-64	422	4.3%	680	4.3%	913	5.0%
65-69	336	3.4%	508	3.2%	678	3.7%
70-74	324	3.3%	417	2.6%	525	2.9%
75-79	183	1.9%	377	2.4%	424	2.3%
80-84	78	0.8%	199	1.3%	339	1.9%
Age 85+	55	0.6%	101	0.6%	194	1.1%

Demographic and Income Profile | 7875 Custer Rd, Frisco, Texas, 75035 | Ring: 1 mile radius

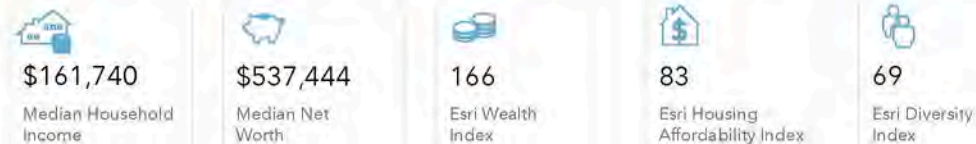
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	216	3.7%	244	3.5%
\$10,000-14,999	24	0.4%	28	0.4%
\$15,000-19,999	9	0.1%	7	0.1%
\$20,000-24,999	26	0.4%	24	0.3%
\$25,000-29,999	83	1.4%	81	1.2%
\$30,000-34,999	37	0.6%	39	0.6%
\$35,000-39,999	74	1.3%	78	1.1%
\$40,000-44,999	121	2.1%	130	1.9%
\$45,000-49,999	142	2.4%	145	2.1%
\$50,000-59,999	300	5.1%	331	4.8%
\$60,000-74,999	364	6.2%	413	6.0%
\$75,000-99,999	532	9.1%	593	8.6%
\$100,000-124,999	415	7.1%	446	6.5%
\$125,000-149,999	314	5.4%	360	5.2%
\$150,000-199,999	928	15.8%	1,102	16.1%
\$200,000-249,999	896	15.3%	1,138	16.6%
\$250,000-299,999	467	8.0%	606	8.8%
\$300,000-399,999	479	8.2%	627	9.1%
\$400,000-499,999	135	2.3%	124	1.8%
\$500,000+	301	5.1%	351	5.1%
Median Household Income	\$161,740	-	\$169,587	-
Average Household Income	\$195,199	-	\$201,253	-
Per Capita Income	\$69,920	-	\$73,568	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,431	45.2%	5,113	32.1%	5,166	28.3%
Black Alone	985	10.1%	1,437	9.0%	1,635	8.9%
American Indian	42	0.4%	52	0.3%	52	0.3%
Asian Alone	3,312	33.8%	7,901	49.5%	9,770	53.4%
Pacific Islander	9	0.1%	11	0.1%	13	0.1%
Some Other Race	230	2.4%	317	2.0%	365	2.0%
Two or More Races	794	8.1%	1,119	7.0%	1,284	7.0%
Hispanic (Any Race)	799	8.2%	1,095	6.9%	1,270	6.9%

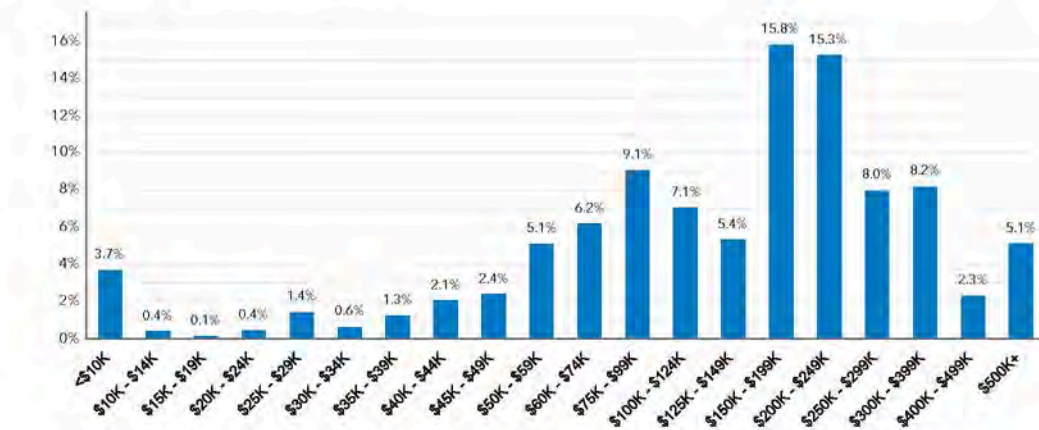
DEMOGRAPHICS REPORT

Demographic and Income Profile | 7875 Custer Rd, Frisco, Texas, 75035 | Ring: 1 mile radius

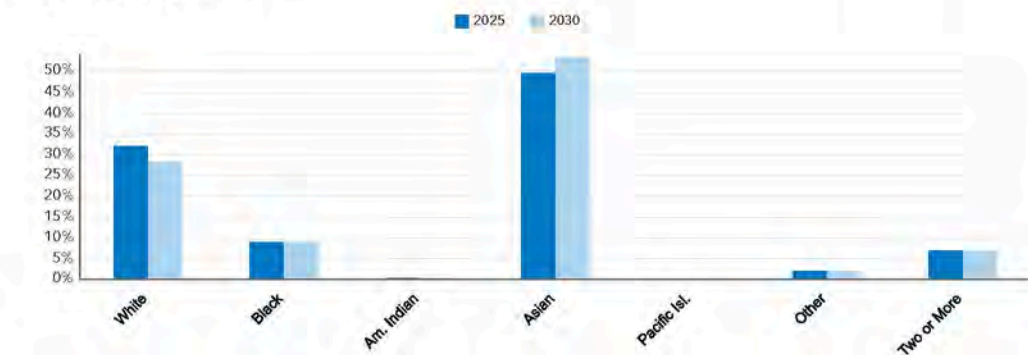
Key Indicators for 2025



Households by Income for 2025



Population by Race



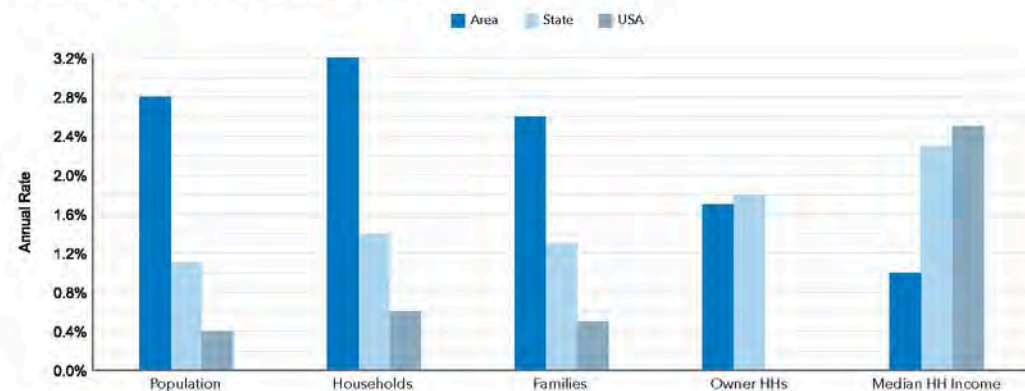
Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2020 decennial Census data

Demographic and Income Profile | 7875 Custer Rd, Frisco, Texas, 75035 | Ring: 1 mile radius

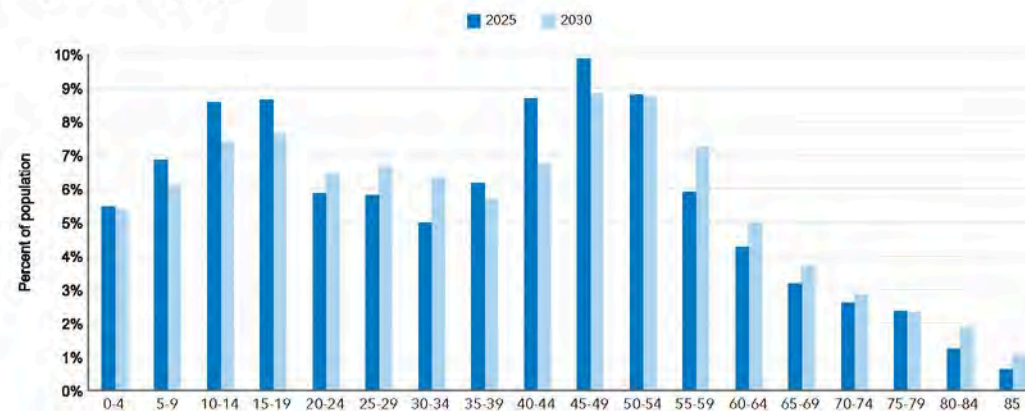
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2020 decennial Census data

DEMOGRAPHICS REPORT

Demographic and Income Profile

7875 Custer Rd, Frisco, Texas, 75035



Ring: 3 mile radius

Summary	Census 2020	2025	2030
Total Population	119,289	135,050	148,355
Total Households	39,752	45,574	50,556
Family Households	31,433	34,904	38,201
Average Household Size	3.00	2.96	2.93
Owner Occupied Housing Units	26,594	29,874	31,506
Renter Occupied Housing Units	13,158	15,700	19,049
Median Age	35.7	36.7	37.0

Trends 2025 - 2030	Area	State	National
Population	1.9%	1.1%	0.4%
Households	2.1%	1.4%	0.6%
Family Population	1.8%	1.3%	0.5%
Owner Occupied Housing Units	1.1%	1.8%	0.0%
Median Household Income	2.0%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	7,207	6.0%	7,666	5.7%	8,318	5.6%
5-9	10,588	8.9%	9,571	7.1%	9,477	6.4%
10-14	11,892	10.0%	11,953	8.8%	11,027	7.4%
15-19	9,962	8.3%	11,171	8.3%	11,276	7.6%
20-24	6,349	5.3%	8,516	6.3%	9,753	6.6%
25-29	5,434	4.6%	8,538	6.3%	10,915	7.4%
30-34	6,794	5.7%	7,134	5.3%	9,800	6.6%
35-39	10,019	8.4%	8,738	6.5%	8,816	5.9%
40-44	11,879	10.0%	11,787	8.7%	10,451	7.0%
45-49	11,608	9.7%	12,387	9.2%	12,616	8.5%
50-54	8,428	7.1%	11,631	8.6%	12,288	8.3%
55-59	6,049	5.1%	8,179	6.1%	10,830	7.3%
60-64	4,032	3.4%	5,896	4.4%	7,428	5.0%
65-69	3,076	2.6%	3,997	3.0%	5,316	3.6%
70-74	2,654	2.2%	3,037	2.3%	3,776	2.5%
75-79	1,762	1.5%	2,510	1.9%	2,867	1.9%
80-84	963	0.8%	1,430	1.1%	2,062	1.4%
Age 85+	591	0.5%	907	0.7%	1,338	0.9%

Demographic and Income Profile | 7875 Custer Rd, Frisco, Texas, 75035 | Ring: 3 mile radius

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	1,235	2.7%	1,234	2.4%
\$10,000-14,999	271	0.6%	235	0.5%
\$15,000-19,999	337	0.7%	296	0.6%
\$20,000-24,999	519	1.1%	421	0.8%
\$25,000-29,999	496	1.1%	408	0.8%
\$30,000-34,999	392	0.9%	338	0.7%
\$35,000-39,999	610	1.3%	542	1.1%
\$40,000-44,999	782	1.7%	733	1.4%
\$45,000-49,999	722	1.6%	650	1.3%
\$50,000-59,999	1,571	3.5%	1,476	2.9%
\$60,000-74,999	2,931	6.4%	2,913	5.8%
\$75,000-99,999	4,104	9.0%	4,042	8.0%
\$100,000-124,999	3,806	8.3%	3,867	7.7%
\$125,000-149,999	3,197	7.0%	3,444	6.8%
\$150,000-199,999	6,553	14.4%	7,401	14.6%
\$200,000-249,999	6,924	15.2%	8,689	17.2%
\$250,000-299,999	3,675	8.1%	4,751	9.4%
\$300,000-399,999	3,793	8.3%	5,076	10.0%
\$400,000-499,999	923	2.0%	840	1.7%
\$500,000+	2,736	6.0%	3,200	6.3%
Median Household Income	\$161,070	-	\$178,183	-
Average Household Income	\$196,809	-	\$210,901	-
Per Capita Income	\$66,576	-	\$72,054	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	51,791	43.4%	48,071	35.6%	46,398	31.3%
Black Alone	12,338	10.3%	14,218	10.5%	15,321	10.3%
American Indian	544	0.5%	518	0.4%	514	0.3%
Asian Alone	40,887	34.3%	57,501	42.6%	69,924	47.1%
Pacific Islander	77	0.1%	84	0.1%	91	0.1%
Some Other Race	2,851	2.4%	3,006	2.2%	3,319	2.2%
Two or More Races	10,802	9.1%	11,651	8.6%	12,788	8.6%
Hispanic (Any Race)	10,987	9.2%	11,636	8.6%	12,899	8.7%

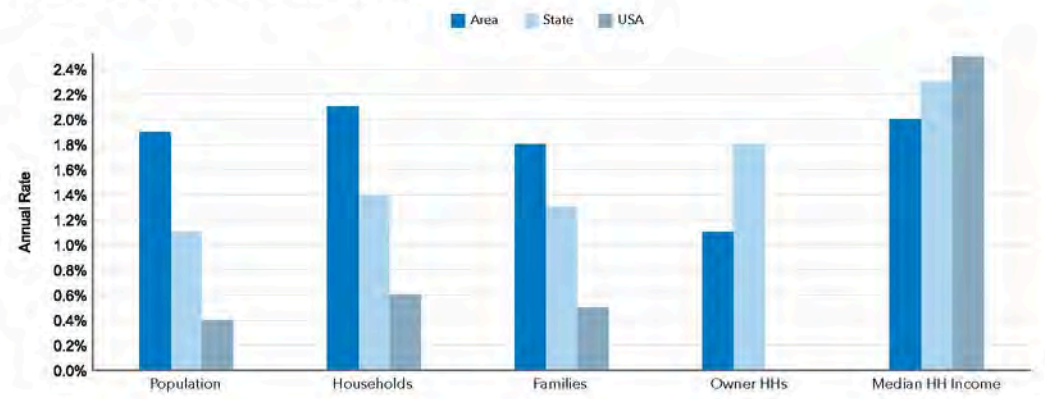
DEMOGRAPHICS REPORT

Demographic and Income Profile | 7875 Custer Rd, Frisco, Texas, 75035 | Ring: 3 mile radius

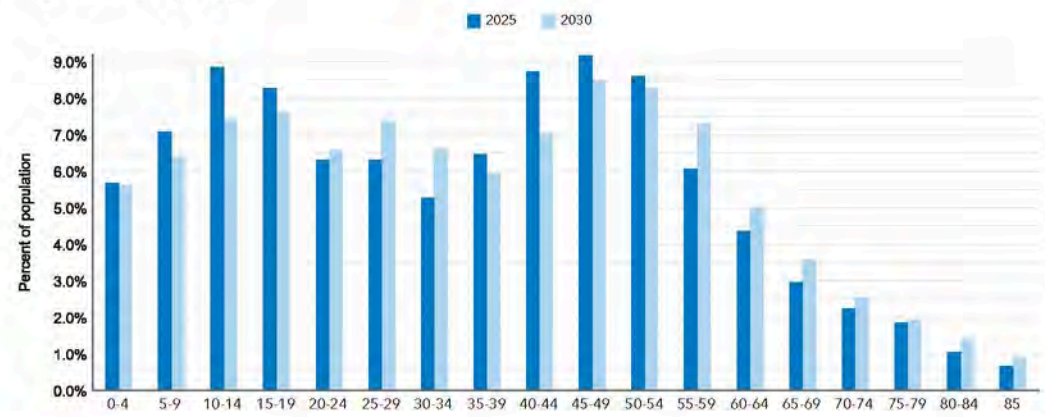
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



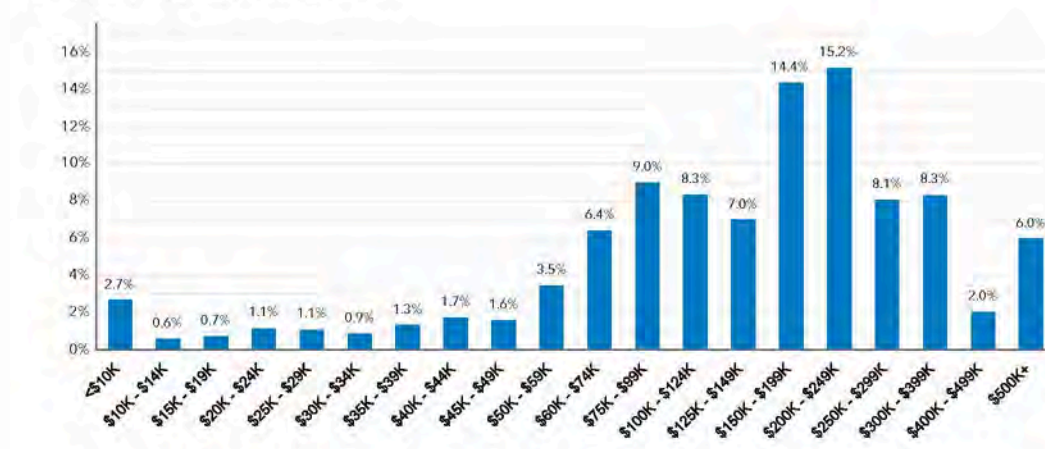
Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2020 decennial Census data

Demographic and Income Profile | 7875 Custer Rd, Frisco, Texas, 75035 | Ring: 3 mile radius

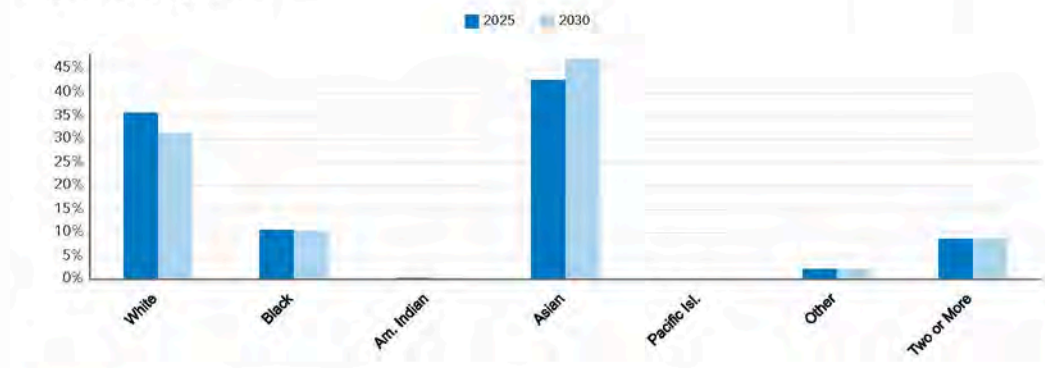
Key Indicators for 2025



Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2020 decennial Census data

DEMOGRAPHICS REPORT

Demographic and Income Profile

7875 Custer Rd, Frisco, Texas, 75035



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	332,198	360,568	382,315
Total Households	113,873	126,050	135,670
Family Households	89,011	95,433	101,207
Average Household Size	2.91	2.85	2.81
Owner Occupied Housing Units	75,506	82,394	86,175
Renter Occupied Housing Units	38,367	43,656	49,495
Median Age	36.8	37.7	38.0

Trends 2025 - 2030	Area	State	National
Population	1.2%	1.1%	0.4%
Households	1.5%	1.4%	0.6%
Family Population	1.2%	1.3%	0.5%
Owner Occupied Housing Units	0.9%	1.8%	0.0%
Median Household Income	1.8%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	19,382	5.8%	19,982	5.5%	21,014	5.5%
5-9	26,436	8.0%	24,010	6.7%	23,147	6.0%
10-14	30,310	9.1%	28,840	8.0%	26,483	6.9%
15-19	27,210	8.2%	27,789	7.7%	26,630	7.0%
20-24	18,623	5.6%	23,015	6.4%	24,016	6.3%
25-29	15,859	4.8%	23,964	6.7%	28,567	7.5%
30-34	19,110	5.8%	20,315	5.6%	27,019	7.1%
35-39	25,817	7.8%	23,093	6.4%	23,628	6.2%
40-44	29,574	8.9%	28,949	8.0%	26,127	6.8%
45-49	30,227	9.1%	29,873	8.3%	29,859	7.8%
50-54	24,491	7.4%	29,923	8.3%	29,267	7.7%
55-59	20,046	6.0%	23,324	6.5%	27,617	7.2%
60-64	14,071	4.2%	18,758	5.2%	20,982	5.5%
65-69	10,652	3.2%	13,137	3.6%	16,571	4.3%
70-74	8,940	2.7%	9,821	2.7%	11,825	3.1%
75-79	5,713	1.7%	7,927	2.2%	8,690	2.3%
80-84	3,307	1.0%	4,586	1.3%	6,388	1.7%
Age 85+	2,431	0.7%	3,262	0.9%	4,484	1.2%

Demographic and Income Profile | 7875 Custer Rd, Frisco, Texas, 75035 | Ring: 5 mile radius

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	3,219	2.5%	3,046	2.3%
\$10,000-14,999	821	0.7%	688	0.5%
\$15,000-19,999	1,212	1.0%	998	0.7%
\$20,000-24,999	1,254	1.0%	1,027	0.8%
\$25,000-29,999	1,719	1.4%	1,391	1.0%
\$30,000-34,999	1,514	1.2%	1,292	0.9%
\$35,000-39,999	1,836	1.5%	1,644	1.2%
\$40,000-44,999	2,392	1.9%	2,143	1.6%
\$45,000-49,999	2,010	1.6%	1,765	1.3%
\$50,000-59,999	4,208	3.3%	3,939	2.9%
\$60,000-74,999	7,901	6.3%	7,631	5.6%
\$75,000-99,999	11,983	9.5%	11,630	8.6%
\$100,000-124,999	11,972	9.5%	11,980	8.8%
\$125,000-149,999	10,855	8.6%	11,417	8.4%
\$150,000-199,999	18,918	15.0%	20,778	15.3%
\$200,000-249,999	16,796	13.3%	20,730	15.3%
\$250,000-299,999	8,968	7.1%	11,443	8.4%
\$300,000-399,999	9,121	7.2%	11,884	8.8%
\$400,000-499,999	2,163	1.7%	1,918	1.4%
\$500,000+	7,188	5.7%	8,325	6.1%
Median Household Income	\$150,248	-	\$164,140	-
Average Household Income	\$185,116	-	\$199,136	-
Per Capita Income	\$64,812	-	\$70,780	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	163,579	49.2%	152,113	42.2%	144,979	37.9%
Black Alone	33,365	10.0%	38,185	10.6%	40,489	10.6%
American Indian	1,598	0.5%	1,494	0.4%	1,491	0.4%
Asian Alone	90,327	27.2%	122,735	34.0%	145,581	38.1%
Pacific Islander	222	0.1%	234	0.1%	246	0.1%
Some Other Race	10,307	3.1%	10,710	3.0%	11,670	3.0%
Two or More Races	32,801	9.9%	35,097	9.7%	37,860	9.9%
Hispanic (Any Race)	36,305	10.9%	38,072	10.6%	41,539	10.9%

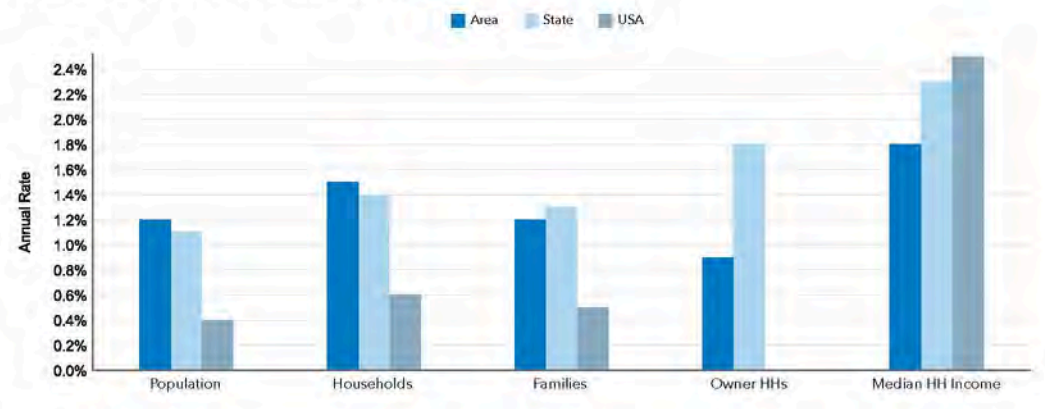
DEMOGRAPHICS REPORT

Demographic and Income Profile | 7875 Custer Rd, Frisco, Texas, 75035 | Ring: 5 mile radius

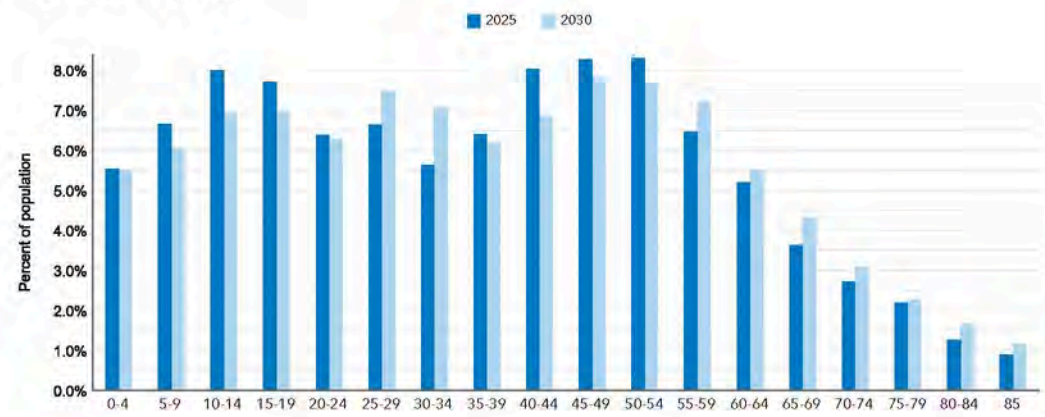
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



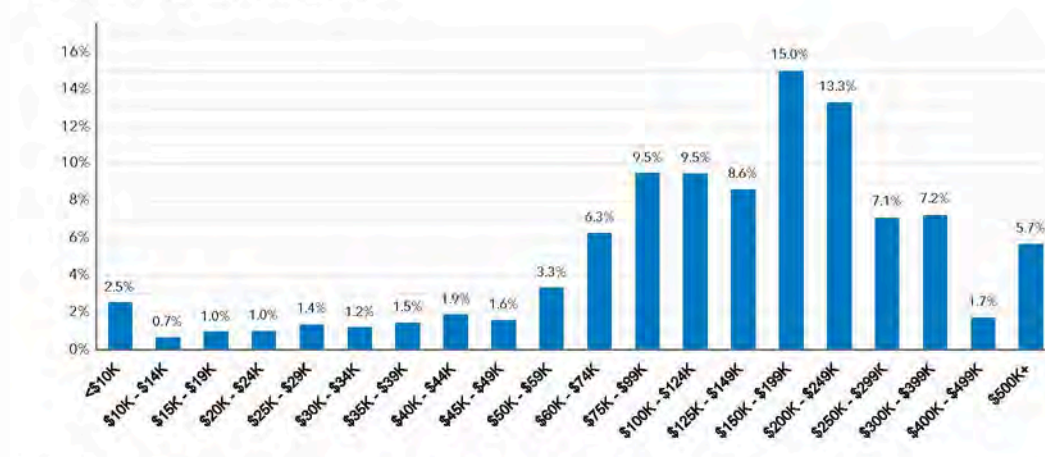
Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2020 decennial Census data

Demographic and Income Profile | 7875 Custer Rd, Frisco, Texas, 75035 | Ring: 5 mile radius

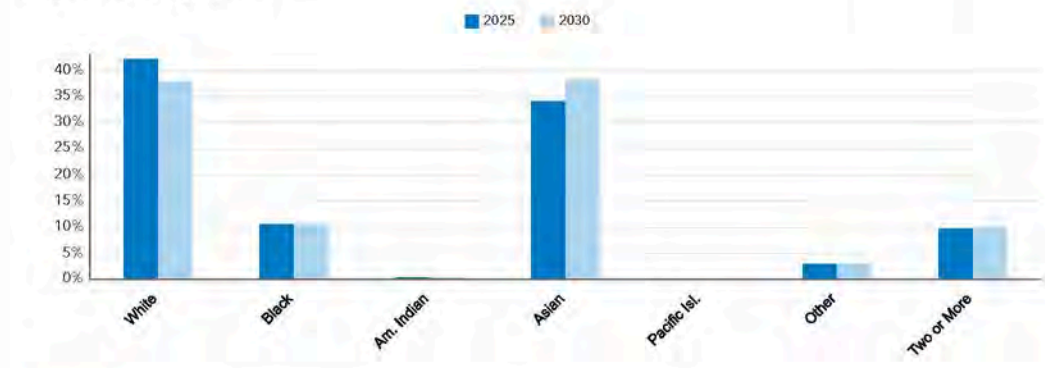
Key Indicators for 2025



Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2020 decennial Census data

INFORMATION ABOUT BROKERAGE SERVICES



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Crest Real Estate Advisors LLC	9006236	dfwneal@gmail.com	(972)804-0742
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Neal Agrawal	0589239	dfwneal@gmail.com	(972)804-0742
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	(972)804-0742
Neal Agrawal	0589239	dfwneal@gmail.com	(972)804-0742
Name of Sales Agent/Associate	License No.	Email	Phone



Preschool Exchange

www.preschoolexchange.com