

COMMERCIAL PROPERTY FOR SALE / LEASE

Lease / Sale



Custer main Park



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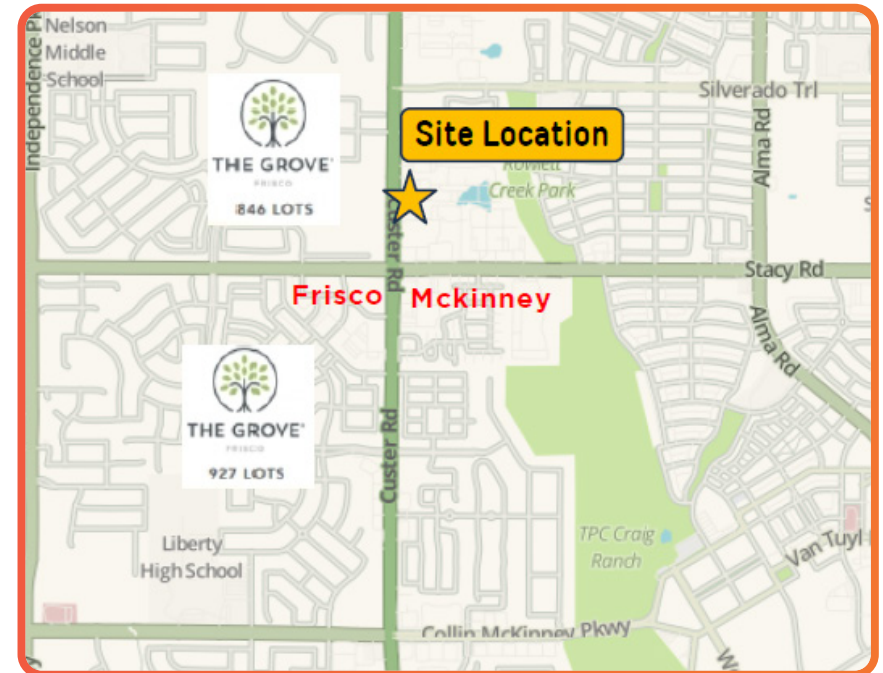
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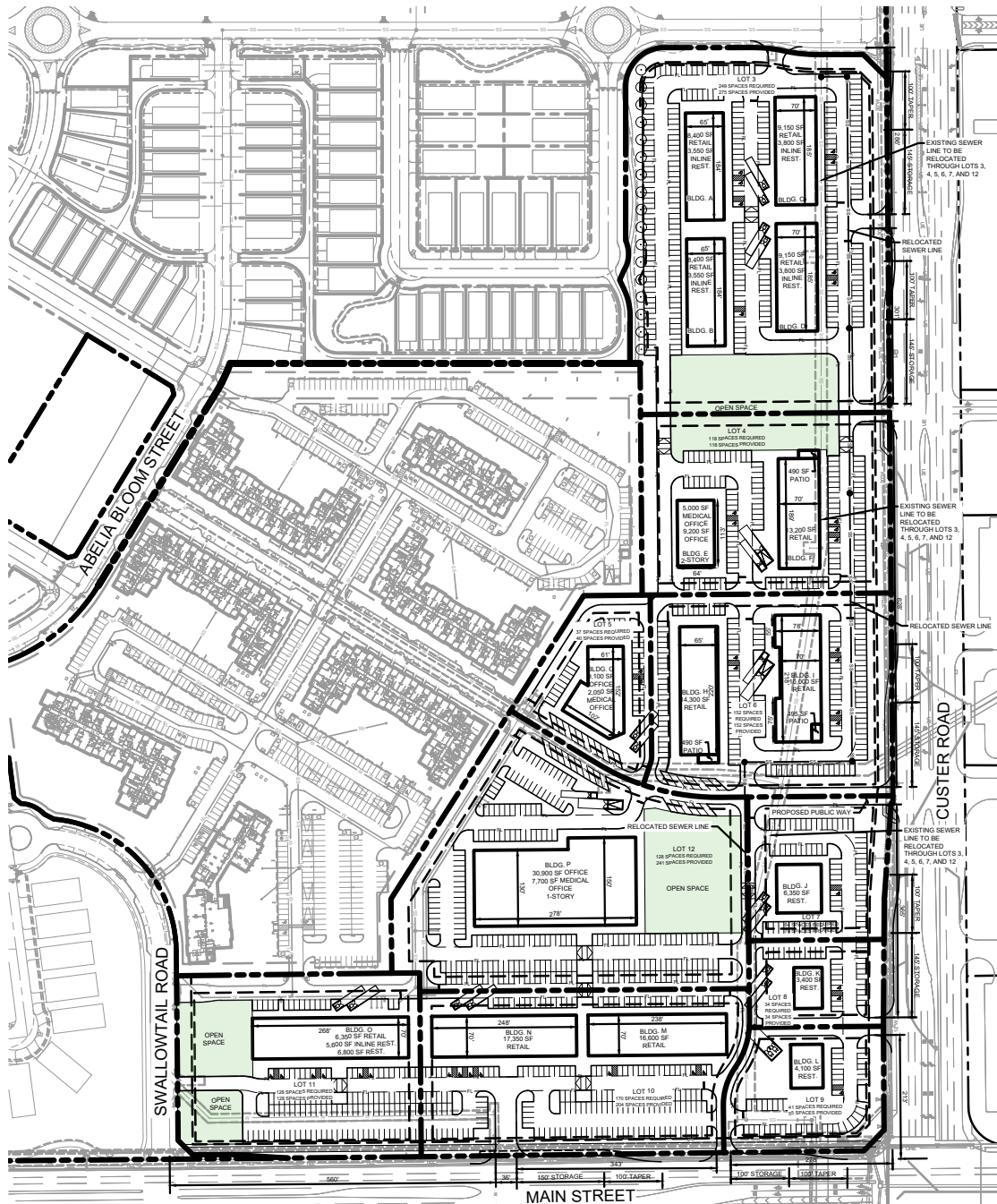
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Highlight Points

- Size: 6.3 Acres | Zoned Commercial
- Type: New Construction | Tenant Improvement (TI) Package Available
- Availability: Restaurant Retail and Office Spaces
- Location: Frisco, TX – One of the Fastest-Growing Cities in the U.S.
- Intersection: Main & Custer Intersection adjacent to “Grove Master community”
- Delivery: Estimated Completion – Q1 2027



Site Plan



Site Plan Details



GENERAL SITE DATA	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7
ZONING	PD	PD	PD	PD	PD
LOT AREA	6.3 AC / 276,158 SF	3.0 AC / 132,504 SF	1.2 AC / 52,212 SF	3.3 AC / 143,708 SF	1.3 AC / 58,730 SF
TOTAL LOT AREA					
LAND USE	RETAIL & OFFICE (PROFESSIONAL)	RETAIL & OFFICE (PROFESSIONAL & MEDICAL)	OFFICE (PROFESSIONAL & MEDICAL)	RETAIL	RESTAURANT
TOTAL BUILDING AREA (PROPOSED)	BUILDING A 8,400 SF RETAIL 3,550 SF INLINE RESTAURANT BUILDING B 8,400 SF RETAIL 3,550 SF INLINE RESTAURANT BUILDING C 9,150 SF RETAIL 3,800 SF INLINE RESTAURANT BUILDING D 9,150 SF RETAIL 3,800 SF INLINE RESTAURANT	BUILDING E 9,200 SF OFFICE 5,000 SF MEDICAL OFFICE BUILDING F 13,200 SF RETAIL 490 SF PATIO	BUILDING G 9,100 SF OFFICE 2,250 SF MEDICAL OFFICE	BUILDING H 14,300 SF RETAIL 490 SF PATIO BUILDING I 16,000 SF RETAIL 495 SF PATIO	BUILDING J 6,350 SF RESTAURANT
BUILDING HEIGHT (# STORIES)	BUILDING A 1-STORY BUILDING B 1-STORY BUILDING C 1-STORY BUILDING D 1-STORY	BUILDING E 2-STORY BUILDING F 1-STORY	BUILDING G 1-STORY	BUILDING H 1-STORY BUILDING I 1-STORY	BUILDING J 1-STORY
OPEN SPACE REQUIRED					
OPEN SPACE PROVIDED					
REQUIRED PARKING (WITH RATIO)	RETAIL 1 SPACE PER 200 SF RESTAURANT (INLINE) 1 SPACE PER 200 SF	RETAIL 1 SPACE PER 200 SF OFFICE (PROFESSIONAL) 1 SPACE PER 350 SF OFFICE (MEDICAL) 1 SPACE PER 200 SF	RETAIL 1 SPACE PER 200 SF OFFICE (PROFESSIONAL) 1 SPACE PER 350 SF	RETAIL 1 SPACE PER 200 SF	RESTAURANT 1 SPACE PER 100 SF
TOTAL PARKING REQUIRED	249 SPACES	118 SPACES	38 SPACES	152 SPACES	64 SPACES
TOTAL PARKING PROVIDED	275 SPACES	118 SPACES	38 SPACES	152 SPACES	70 SPACES

GENERAL SITE DATA	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12
ZONING	PD	PD	PD	PD	PD
LOT AREA	0.8 AC / 34,416 SF	1.3 AC / 55,406 SF	3.5 AC / 152,657 SF	3.0 AC / 130,262 SF	5.0 AC / 218,136 SF
TOTAL LOT AREA					
LAND USE	RESTAURANT	RESTAURANT	RETAIL & RESTAURANT	RETAIL & RESTAURANT	RETAIL & OFFICE (PROFESSIONAL & MEDICAL)
TOTAL BUILDING AREA (PROPOSED)	BUILDING K 3,400 SF RESTAURANT	BUILDING L 4,100 SF RESTAURANT	BUILDING M 16,600 RETAIL BUILDING N 17,350 RETAIL	BUILDING O 6,300 SF RETAIL 5,600 SF INLINE RESTAURANT 6,800 RESTAURANT	BUILDING P 30,900 SF OFFICE 7,700 SF MEDICAL OFFICE
BUILDING HEIGHT (# STORIES)	BUILDING K 1-STORY	BUILDING L 1-STORY	BUILDING M 1-STORY BUILDING N 1-STORY	BUILDING O 1-STORY	BUILDING P 1-STORY
OPEN SPACE REQUIRED	ACRES				
OPEN SPACE PROVIDED	ACRES				
REQUIRED PARKING (WITH RATIO)	RESTAURANT 1 SPACE PER 100 SF	RESTAURANT 1 SPACE PER 100 SF	RETAIL 1 SPACE PER 200 SF RESTAURANT 1 SPACE PER 100 SF	RETAIL 1 SPACE PER 200 SF RESTAURANT (INLINE) 1 SPACE PER 200 SF RESTAURANT 1 SPACE PER 100 SF	OFFICE (MEDICAL) 1 SPACE PER 200 SF OFFICE (PROFESSIONAL) 1 SPACE PER 350 SF
TOTAL PARKING REQUIRED	34 SPACES	41 SPACES	170 SPACES	128 SPACES	128 SPACES
TOTAL PARKING PROVIDED	34 SPACES	55 SPACES	207 SPACES	128 SPACES	250 SPACES

Aerial View

Lease / Sale



Renderings

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Visit Us or Contact for More Information

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