

FOR LEASE

7101 Custer Rd. Building 5



7101 Custer Rd. Building 5, Frisco, Texas 75035

PROPERTY OVERVIEW



RENT PRICE

\$35/SF/NNN
(NNN estimated at \$7.20/SF)



BUILDING

5,277 SF



SPACE AVAILABLE 1,300-5,277 SF



OCCUPANCY

Vacant



YEAR BUILT

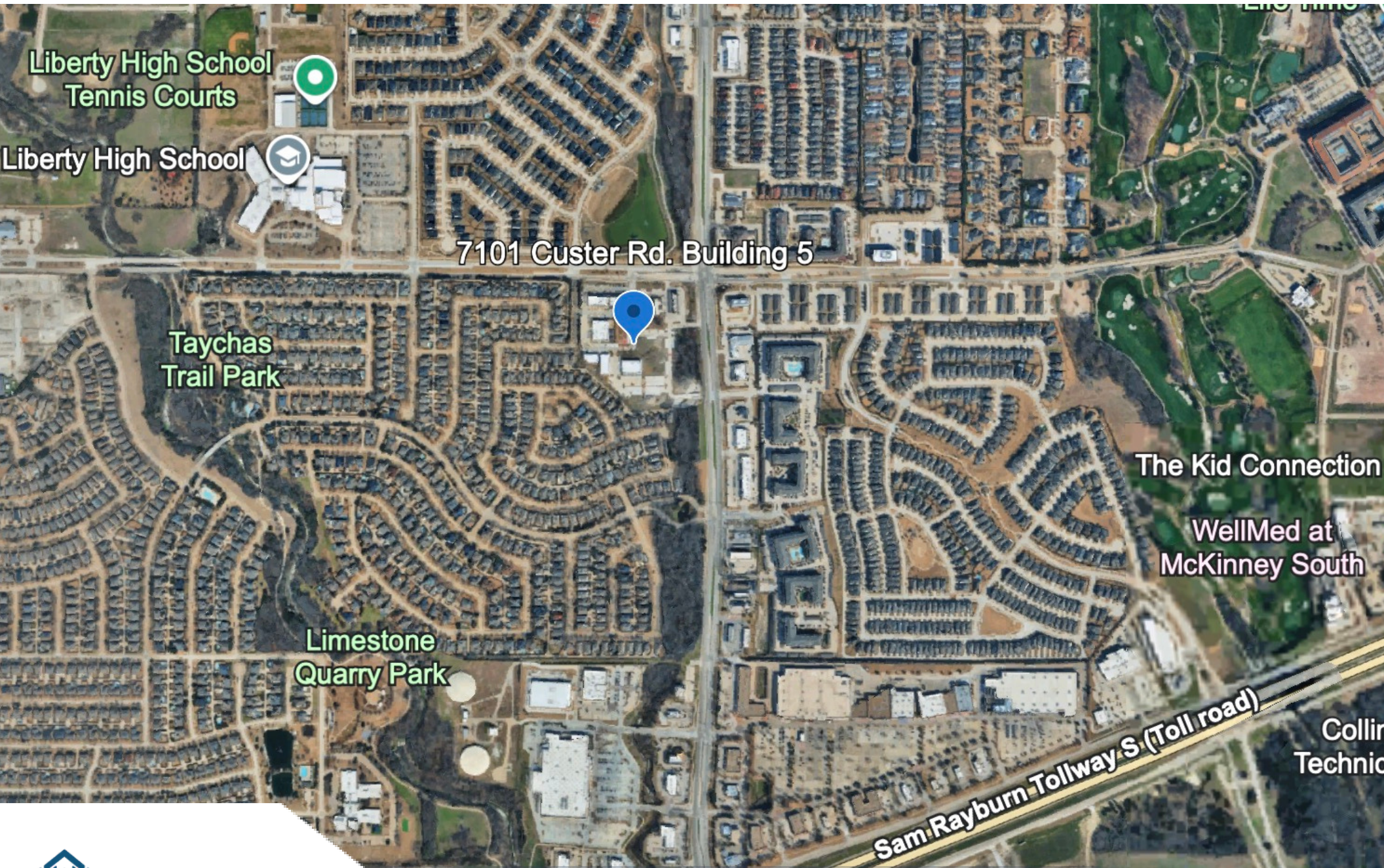
2025



ZONING

Office/Medical/
Retail

MAPS



7101 Custer Rd.

Located within the newly developed Custer Oaks business park, Building 5 at 7101 Custer Road offers Class A professional and medical office space in one of Frisco's fastest-growing commercial corridors. Positioned at the southwest corner of Custer Road and Rolater Road, the property provides exceptional visibility and convenient access to Sam Rayburn Tollway (SH 121), Dallas North Tollway, Preston Road, and US-75, making it easily accessible from Frisco, McKinney, Allen, and Plano.

The building features approximately 5,277 SF of warm white shell space that can be customized to meet the needs of professional office, medical, dental, wellness, or specialty healthcare users. Flexible suite sizes ranging from approximately 1,300 SF to 5,277 SF allow for a variety of owner-user or tenant configurations.

Surrounded by affluent residential neighborhoods, highly rated Frisco ISD schools, Craig Ranch, and numerous retail and restaurant amenities, Custer Oaks benefits from strong daytime population and continued residential and commercial growth. The development offers ample surface parking, professional building signage opportunities, landscaped green space with mature oak trees, and a modern architectural design that creates an attractive environment for both patients and clients.

HIGHLIGHTS

- Class B professional/medical office development
- Building 5 consists of approximately 5,277 SF
- Flexible suites from approximately 1,300 SF
- Warm white shell ready for custom finish-out
- Ideal for medical, dental, professional office, wellness, and specialty users
- Prominent location at Custer Road & Rolater Road
- Minutes from SH 121, Dallas North Tollway, Preston Road, and US-75
- Ample parking and monument/building signage available
- Adjacent to Craig Ranch and surrounded by strong residential growth
- Close proximity to Baylor Scott & White Medical Center, Methodist McKinney Hospital, and numerous retail and dining destinations.



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SUBMARKET OVERVIEW

The Custer Road corridor is one of Frisco's most desirable commercial submarkets, benefiting from sustained residential expansion, high household incomes, and a rapidly growing daytime population. Located within the North Dallas growth corridor, the area continues to attract professional office, medical, retail, and service-oriented businesses seeking access to one of the fastest-growing communities in the United States.

Frisco's population has grown from fewer than 35,000 residents in 2000 to more than 250,000 residents, with continued residential development fueling long-term demand for healthcare and professional services. The surrounding trade area is characterized by affluent neighborhoods, strong consumer spending, and highly educated households, creating an ideal environment for owner-users and investors alike.

The subject property benefits from its location near several of Frisco's primary transportation corridors, including Sam Rayburn Tollway (SH 121), Dallas North Tollway, Preston Road, Custer Road, and US-75, providing convenient regional access to Frisco, Plano, McKinney, Allen, Prosper, and North Dallas. This connectivity supports both employee commuting and customer accessibility.

The submarket is anchored by significant employment centers, including:

- Hall Park
- Craig Ranch
- PGA Frisco
- The Star (Dallas Cowboys World Headquarters)
- Baylor Scott & White Medical Center – Centennial
- Methodist McKinney Hospital
- Medical City Frisco

These employers generate a substantial daytime population while driving continued demand for medical office, professional services, financial institutions, and business support providers.

Commercial development throughout the corridor continues to be robust, with new mixed-use projects, retail centers, healthcare facilities, and Class A office developments complementing the area's expanding residential base. Strong demographics, continued population growth, and limited availability of new, high-quality office condominiums have contributed to stable occupancy levels and long-term appreciation potential.



ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



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