

THE SHOPS AT CUSTER CROSSING

3751 S STONEBRIDGE DR MCKINNEY, TX
RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Discover the exceptional leasing opportunity at this prime commercial property in McKinney, TX. Offering a range of versatile spaces, including an end cap suite ideally suited for a spa/salon, and a 2,034 SF unit 2nd Gen restaurant with a 1,000 gal grease trap and Vent-a-Hood, this location presents a turnkey solution for a variety of business ventures. With a Class AAA interior finish and a strategic position just off Custer Rd & S. Stonebridge Dr, this property is designed to meet the needs of discerning tenants. Boasting a convenient 1.35-acre site and ample parking with 66 spots, this well-maintained building is an exceptional opportunity for retail or service businesses looking to thrive in a dynamic market.

CURRENT TENANTS INCLUDE:

Arepas by Perla
PT Gym
Aoki Head Spa & Skin
Zen Sushi (30-Day Notice)
LaMonica (Hair Salon)

OFFERING SUMMARY

Lease Rate:	\$36 SF/yr (For Lease)
Number of Units:	6
Available SF:	2,034 - 2,844 SF
Lot Size:	1.35 Acres
Building Size:	11,272 SF

DEMOGRAPHICS	2 MILES	4 MILES	6 MILES
Total Households	20,310	78,236	143,706
Total Population	62,121	240,022	420,042
Average HH Income	\$183,500	\$191,591	\$181,052

DEREK ANTHONY

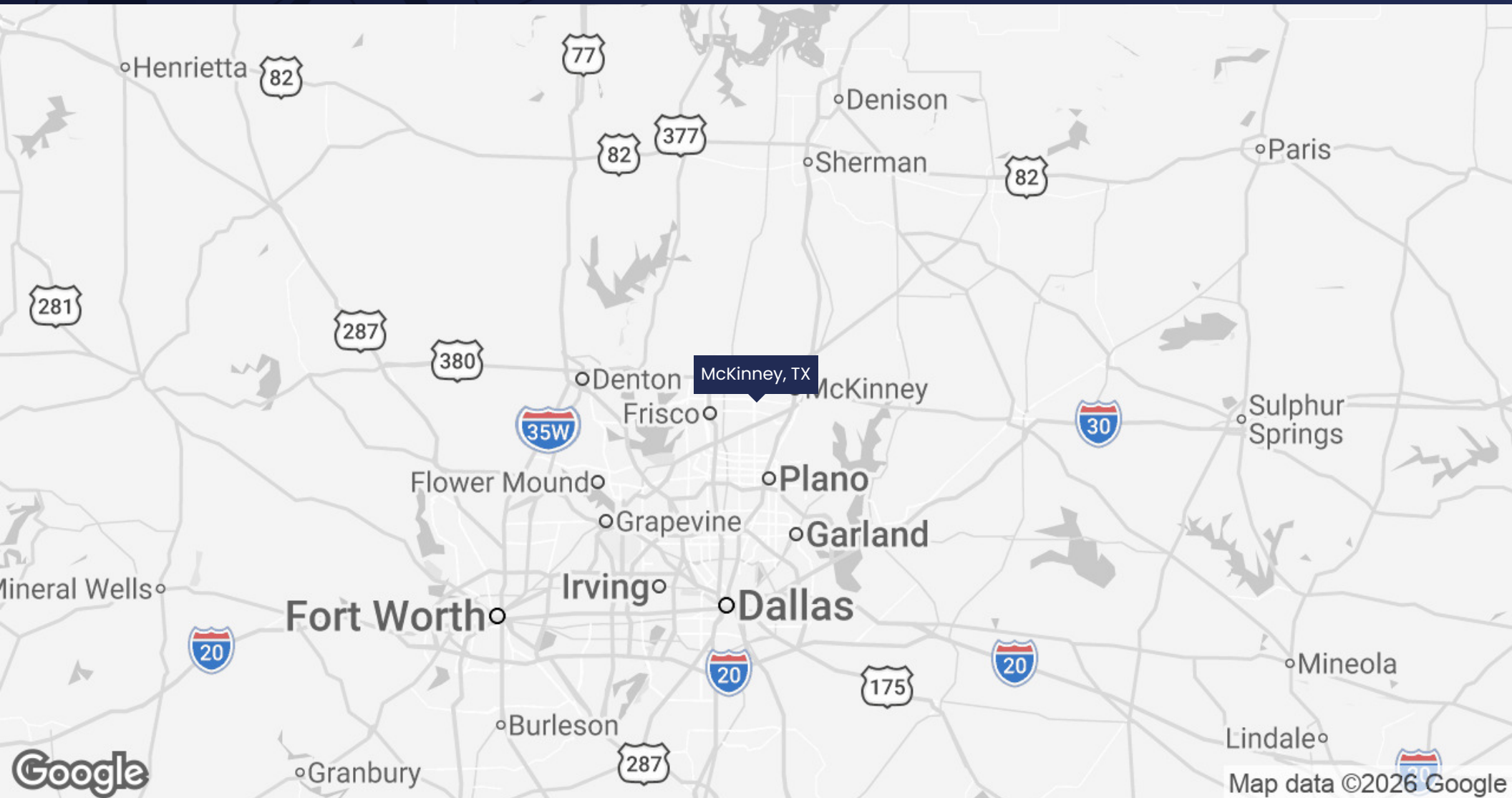
Partner
817.991.5072
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WAYPOINT REAL ESTATE ADVISORS

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REGIONAL MAP

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RETAILER MAP

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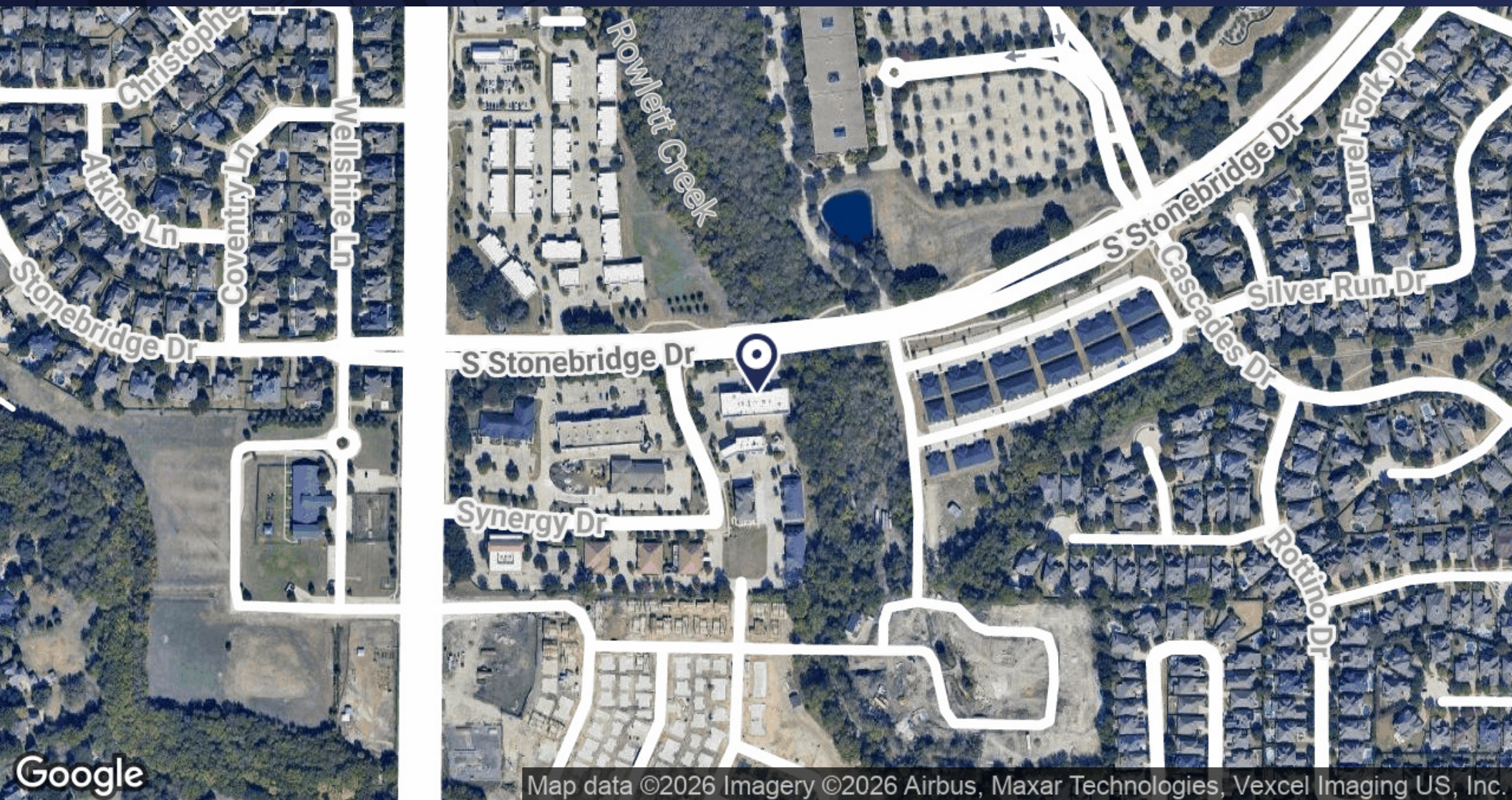
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LOCATION MAP

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SITE PLAN

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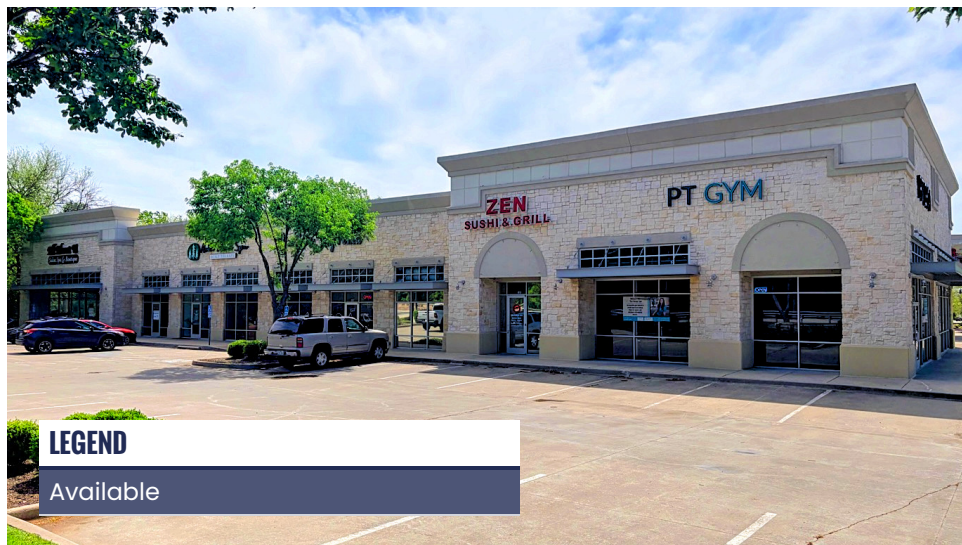
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AVAILABLE FOR LEASE

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LEGEND

Available

LEASE INFORMATION

Lease Type:	For Lease
Total Space:	2,034 - 2,844 SF

Lease Term:	60 months
Lease Rate:	\$36 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
STE 100	Available	2,844 SF	For Lease	\$36.00 SF/yr	Former Spa/Hair Salon end cap
STE 500	Available	2,034 SF	For Lease	\$36.00 SF/yr	Currently operating (Zen Sushi) with a 30-day notice to vacate - DO NOT DISTURB but can tour during business hours. Just be discreet. 9' Vent a hood in place and 1000 Gal. Grease Trap in place.

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7 PROPERTY DETAILS & HIGHLIGHTS

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Building Name	The Shops at Custer Crossing
Property Type	Retail
Property Subtype	Strip Center
APN	2572492
Building Size	11,272 SF
Lot Size	1.35 Acres
Building Class	A
Year Built	2005
Year Last Renovated	2025
Number of Floors	1
Average Floor Size	2,500 SF
Parking Spaces	66
Free Standing	Yes
Number of Buildings	1

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- Ste 100 | 2,844 SF- Former Hair Salon/Wellness - End Cap
- Ste 500 | 2,034 SF - Former 2nd Gen Restaurant
- Includes: 1,000 Gal Grease Trap
- Vent-a-Hood - '9
- DO NOT DISTURB
- 30 Day Notice
- 2 Restrooms

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PROPERTY DETAILS

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Lease Rate

\$36 SF/YR

LOCATION INFORMATION

Building Name	The Shops at Custer Crossing
Street Address	3751 S Stonebridge Dr
City, State, Zip	McKinney, TX 75070
County	Collin
Market	Dallas / Fort Worth
Sub-market	McKinney
Cross-Streets	Custer Rd & S Stonebridge Drive
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Mega
Nearest Highway	Hyw 121
Nearest Airport	DFW

BUILDING INFORMATION

Building Size	11,272 SF
Building Class	A
Occupancy %	75.0%
Tenancy	Multiple
Ceiling Height	17 ft

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	Retail, Medical, Office
Lot Size	1.35 Acres
APN #	2572492
Lot Frontage	267 ft
Lot Depth	233 ft
Corner Property	No
Traffic Count	10981
Traffic Count Street	Custer Rd & S Stonebridge Dr Intersection
Traffic Count Frontage	267
Amenities	All 2nd Gen spaces, Ste 100 (2844 SF) Ste 500 - Also have 2nd gen Restaurant space (former Sushi) still operating - DO NOT DISTURB - 2034 SF
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	66

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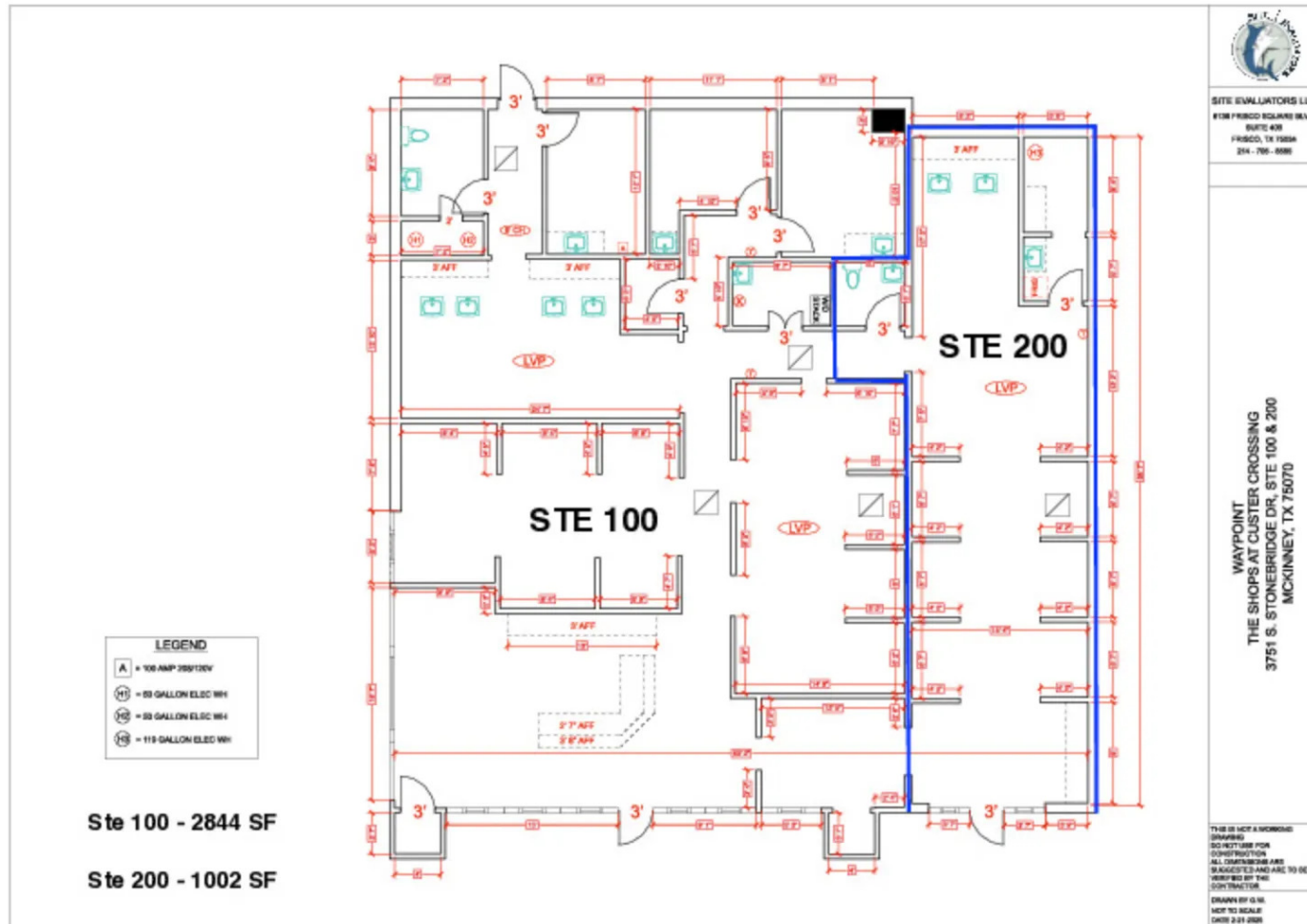
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FLOOR PLANS - STE 100

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3,846 SF TOTAL - There are options to explore for Ste 200 Size (Small as 1002 SF or as large as 2,000 SF) - Please call for details.

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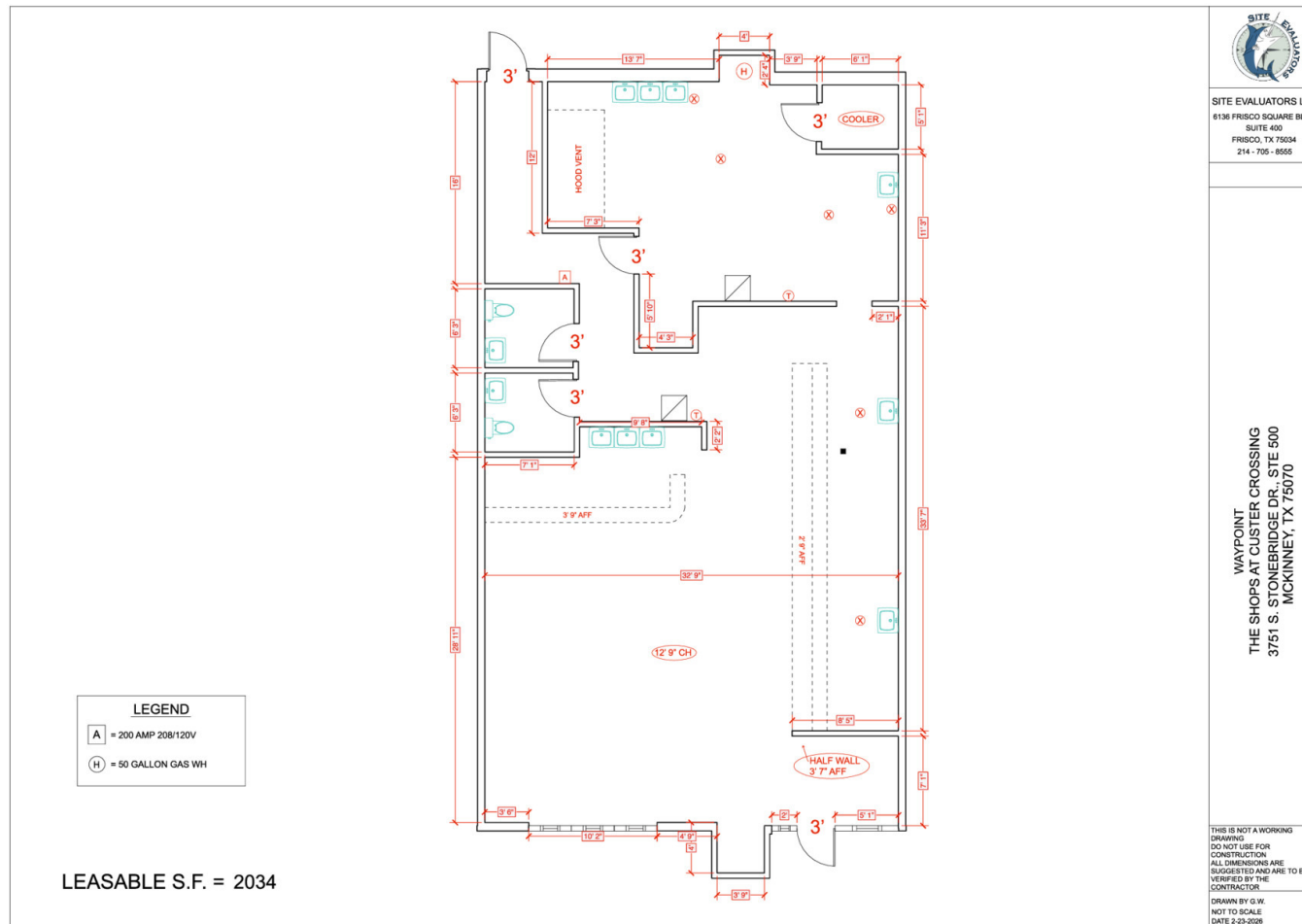
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FLOOR PLAN - STE 500

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STE 100 END CAP INTERIOR PHOTOS
FF&E INCLUDED



STE 500 - 2ND GEN RESTAURANT

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DEMOGRAPHICS MAP & REPORT

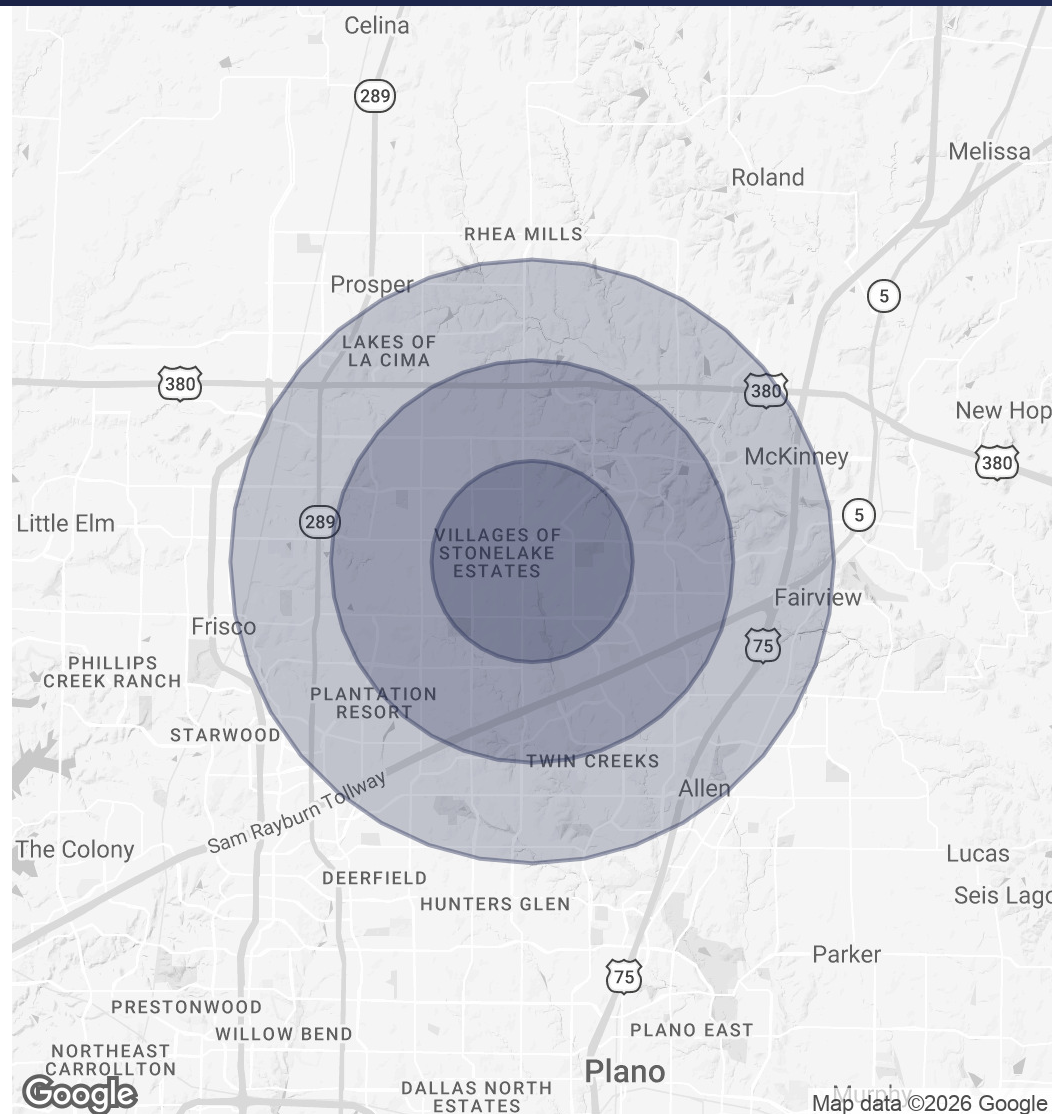
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POPULATION	2 MILES	4 MILES	6 MILES
Total Population	62,121	240,022	420,042
Average Age	35	36	37
Average Age (Male)	35	35	36
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	20,310	78,236	143,706
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$183,500	\$191,591	\$181,052
Average House Value	\$591,932	\$592,647	\$580,451

TRAFFIC COUNTS	2 MILES	4 MILES	6 MILES
Custer Rd & S Stonebridge Drive	10,981/day		

2020 American Community Survey (ACS)



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DEREK ANTHONY BIO (#677154-B)

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TX #677154-B

PROFESSIONAL BACKGROUND

At Waypoint, Derek focuses on landlord and tenant representation, development advisory, and investment brokerage. Known for combining market data with practical business insight, he helps clients make informed real estate decisions aligned with long-term growth objectives. His work spans retail, land, office, flex, and specialty real estate assets throughout the DFW region and beyond.

Derek's success is rooted in relationship-driven brokerage. He emphasizes understanding each client's operational goals and translating them into real estate strategies that create measurable value. His entrepreneurial mindset and hands-on execution style have made him a trusted advisor to business owners, developers, and investors alike.

Throughout his career, Derek has completed more than \$150 million in transactions and earned multiple industry recognitions, including D CEO Power Broker honors and Top CRE Broker distinctions in Fort Worth.

In addition to brokerage and development work, Derek hosts the commercial real estate podcast Rated "R" – Real Estate Uncensored, where he shares industry insights and interviews professionals across the real estate ecosystem.

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IABS FORM

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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.

2-10-2025



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.

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. **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.

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.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	817-505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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