



FOR LEASE

11605

CUSTER RD FRISCO
TEXAS 75035

21,646 SF AVAILABLE

**GREATER THAN 30,000
VEHICLES PER DAY
ON CUSTER ROAD**

AERIAL MAP



PROPERTY HIGHLIGHTS



SINGLE AND MULTI-
TENANT OPPORTUNITY



CLOSE PROXIMITY TO
METHODIST MCKINNEY



COVERED PATIENT
DROP OFF



EASY HIGHWAY ACCESS



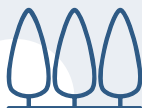
BUILDING AND MONUMENT
SIGNAGE AVAILABLE
ALONG CUSTER



5/1,000 PARKING



SITUATED AT PROMINENT
RETAIL INTERSECTION OF
CUSTER & ELDORADO



ABUNDANT LANDSCAPING



CATTY-CORNER TO NEW
HEB MCKINNEY



BRAND NEW ROOF



DEMOGRAPHICS

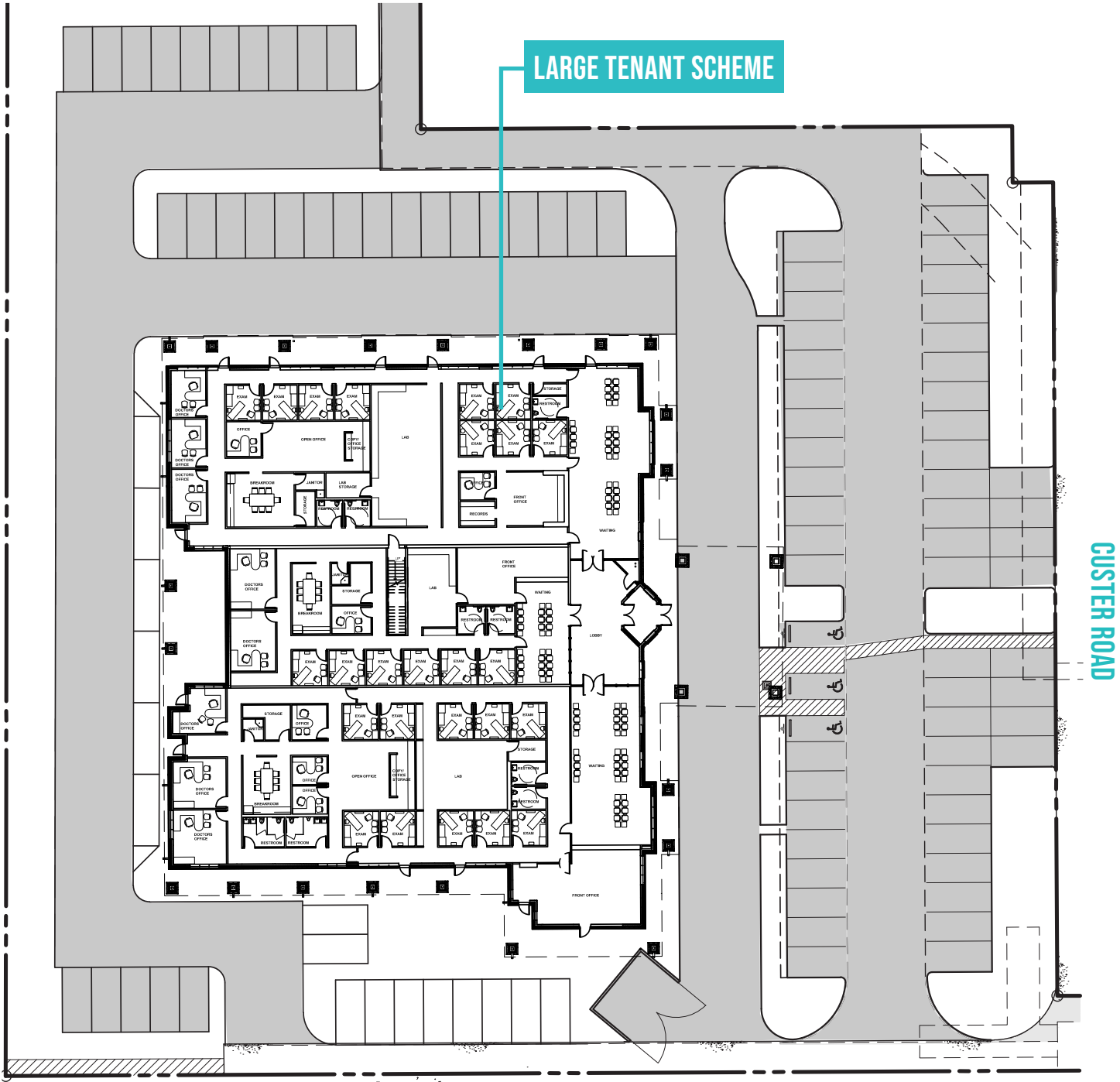
Traffic Counts -Eldorado Pkwy & S Custer Rd W : 39,866

Site	11605 Custer Rd, Frisco, TX-75035 (5 minutes)	11605 Custer Rd, Frisco, TX-75035 (10 minutes)	11605 Custer Rd, Frisco, TX-75035 (15 minutes)	Collin County, TX	Dallas-Fort Worth-Arlington, TX Metropolitan Statistical Area
2022 Total Population	44,430	236,658	515,182	1,143,156	7,961,535
2027 Total Population	47,383	257,162	559,030	1,260,157	8,393,172
2022-2027 Population Growth #	2,953	20,504	43,848	117,001	431,637
Population Growth %	6.65	8.66	8.51	10.23	5.42
2022 Median Household Income	\$123,751	\$121,781	\$115,164	\$103,763	\$79,627
2022 Households with Income Over \$100K	9,042	49,002	108,260	214,935	1,133,136
Commercially Insured	19,807	105,636	235,770	519,905	3,299,511
2022 Have Commercial Insurance % 6 (%)	65.47%	64.36%	63.68%	61.38%	55.33%
2022 Have Medicaid Medical Policy	926	5,505	13,800	39,860	415,906
2022 Have Medicaid Medical Policy (%)	3.06%	3.35%	3.73%	4.71%	6.97%
2022 Have Medicare Medical Policy	4,339	24,439	59,107	153,768	1,152,832
2022 Have Medicare Medical Policy (%)	14.34%	14.89%	15.96%	18.15%	19.33%
2022 Population <19	15,172	78,208	157,477	325,973	2,209,344
2022 Age 20-60	24,145	129,389	286,372	623,654	4,316,025
2022 Population 60<	5,115	29,062	71,334	193,529	1,436,166
2022 Health Care	\$139,704,254	\$766,152,225	\$1,737,963,235	\$3,587,236,456	\$21,313,409,888
2022 Health Insurance	\$91,807,517	\$503,648,077	\$1,146,081,962	\$2,368,985,601	\$14,091,880,391
2022 Medical Services	\$29,045,341	\$158,497,463	\$353,491,628	\$715,911,182	\$4,168,406,358
2022 Total Households	14,158	78,178	183,685	409,138	2,877,711
2027 Total Households	15,104	84,656	199,325	450,331	3,031,792
2022-2027 Owner Occupied Housing Units: Compound Annual Growth Rate	1.21%	1.54%	1.52%	2.14%	1.39%

FLOOR PLAN - CONCEPTUAL

EL DORADO PKWY

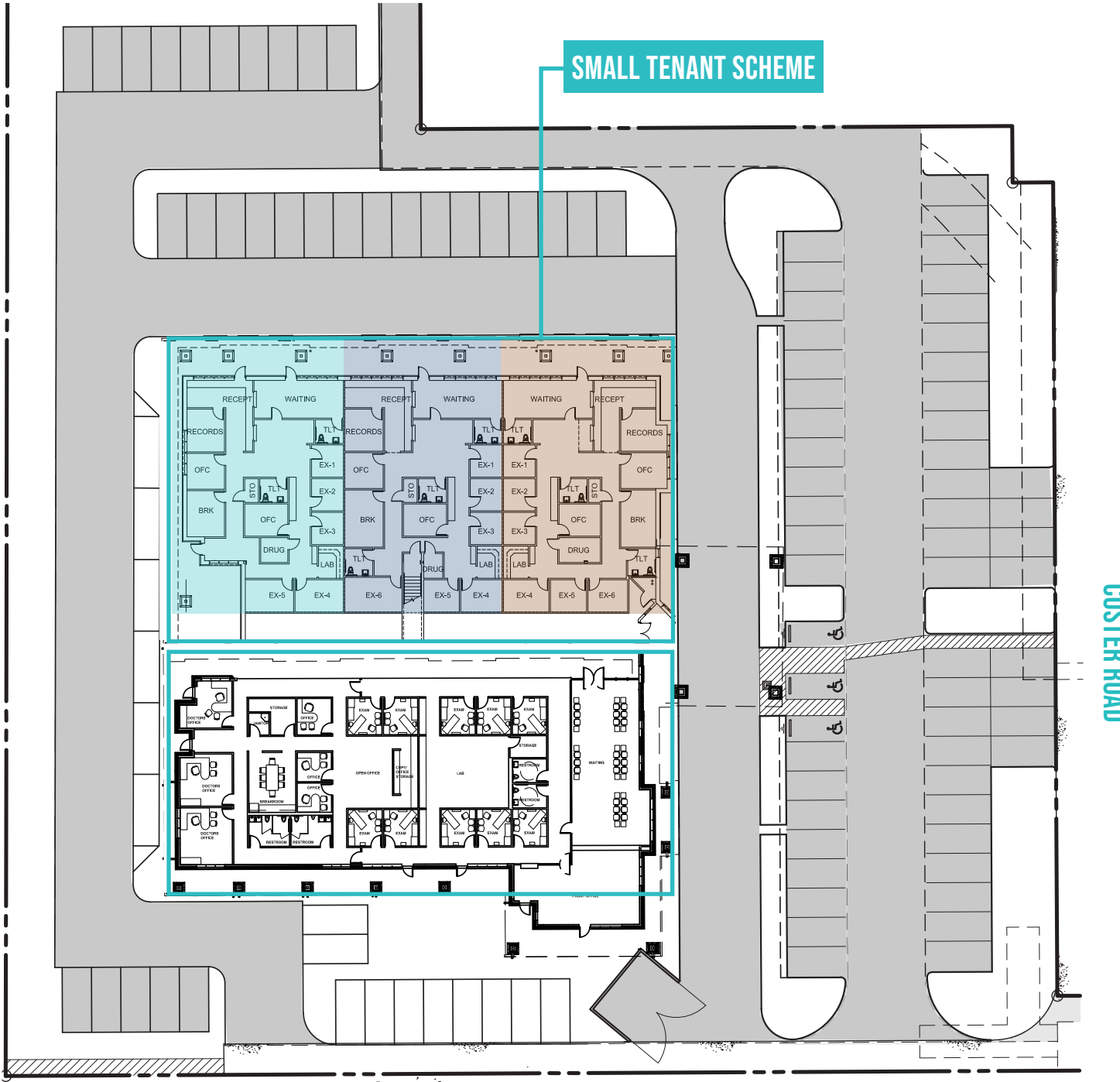
LARGE TENANT SCHEME



FLOOR PLAN - CONCEPTUAL

EL DORADO PKWY

SMALL TENANT SCHEME



AMENITY MAP





11605 CUSTER RD FRISCO, TEXAS 75035

For more information:

Austin Barrett

austin.barrett@jll.com
214.438.6420

Chris Higbie

chris.higbie@jll.com
214.396.5422

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