

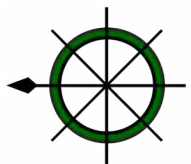
 FOR LEASE



STACY GREEN

SWC of Central Expy/Hwy 75 & Stacy Rd

ALLEN, TEXAS



DUWEST
CREATING · ENHANCING · PROTECTING · VALUE



SCOTT RODGERS Partner
scottrodgers@duwestrealty.com | 214.720.0004

TAYLOR CLUFF Partner
tcluff@duwestrealty.com | 214.720.0004

DOYLE MCALPIN Senior Associate
doyle@duwestrealty.com | 214.720.0004

- 4,682 SF End Cap Available - 2nd Gen Restaurant
- 1,207 SF Available (former Flirty Girl) Multi-Tenant
- Retail/Restaurant Spaces Pad Sites Available Now

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

OVERVIEW

- 4,682 SF End Cap Available - 2nd Gen Restaurant
- 1,207 SF Available (former Flirty Girl)
- Future Retail Anchor or Restaurant Pads Available
- Join Rosa’s Cafe, Crumbl, Yogurtland, MOD Pizza, Chop Shop, Jamba Juice, Starbucks, Chipotle, Lupe Tortilla, Lazy Dog, Wendy’s, Specs, Navy Federal Credit Union, Ideal Dental and more
- Major regional intersection with retail & restaurant end-caps available fronting Stacy Rd
- Across from Allen Premium Outlets, The Village at Allen and The Village at Fairview
- Easy access and excellent visibility
- Call for Pricing

TRAFFIC COUNTS

US 75/Central Expy: 176,225 VPD (TXDOT 2021)
 Stacy Rd: 33,987 VPD (TXDOT 2019)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	10,723	113,016	267,465
2027 Population	11,770	122,225	286,471
Daytime Pop.	13,865	106,229	231,634
Avg HH Income	\$161,163	\$138,028	\$138,394





PROGRAM AND PARKING ANALYSIS

- 1. OFFICE - 6 STORY**
 26,250 PLATE
 157,500 GSF - 150,000 RSF
 600 SPACES @ 4:1000sf
- 2. FITNESS CENTER - 2 STORY**
 45,000 - 60,000 GSF
 230 SPACES @ 5:1000sf
- 3. MULTI-FAMILY**
 256 UNITS
 PARKING TBD
- 4. RESTAURANTS (A,B,C,D,E) - 1 STORY**
 4,500 GSF EACH (AVG)
 225 SPACES @ 10:1000sf
- 5. RETAIL (MULTI-FAMILY) - 1 STORY**
 7,000 GSF EACH
 53 SPACES @ 7.5:1000sf

TOTAL PARKING REQUIRED 1,108 SPACES (MULTI-FAMILY EXCLUDED)

PARKING GARAGE - 5.0 LEVELS (120' x 440') (4 ELEVATED LEVELS)

TOTAL GARAGE SPACES = 830 SPACES

TOTAL SURFACE PARKING SPACES = 226 SPACES



STACY GREEN | SWC of Central Expy/Hwy 75 & Stacy Rd, Allen, Texas 75002





Allen Premium Outlets

SITE

335 Urban Residential Units

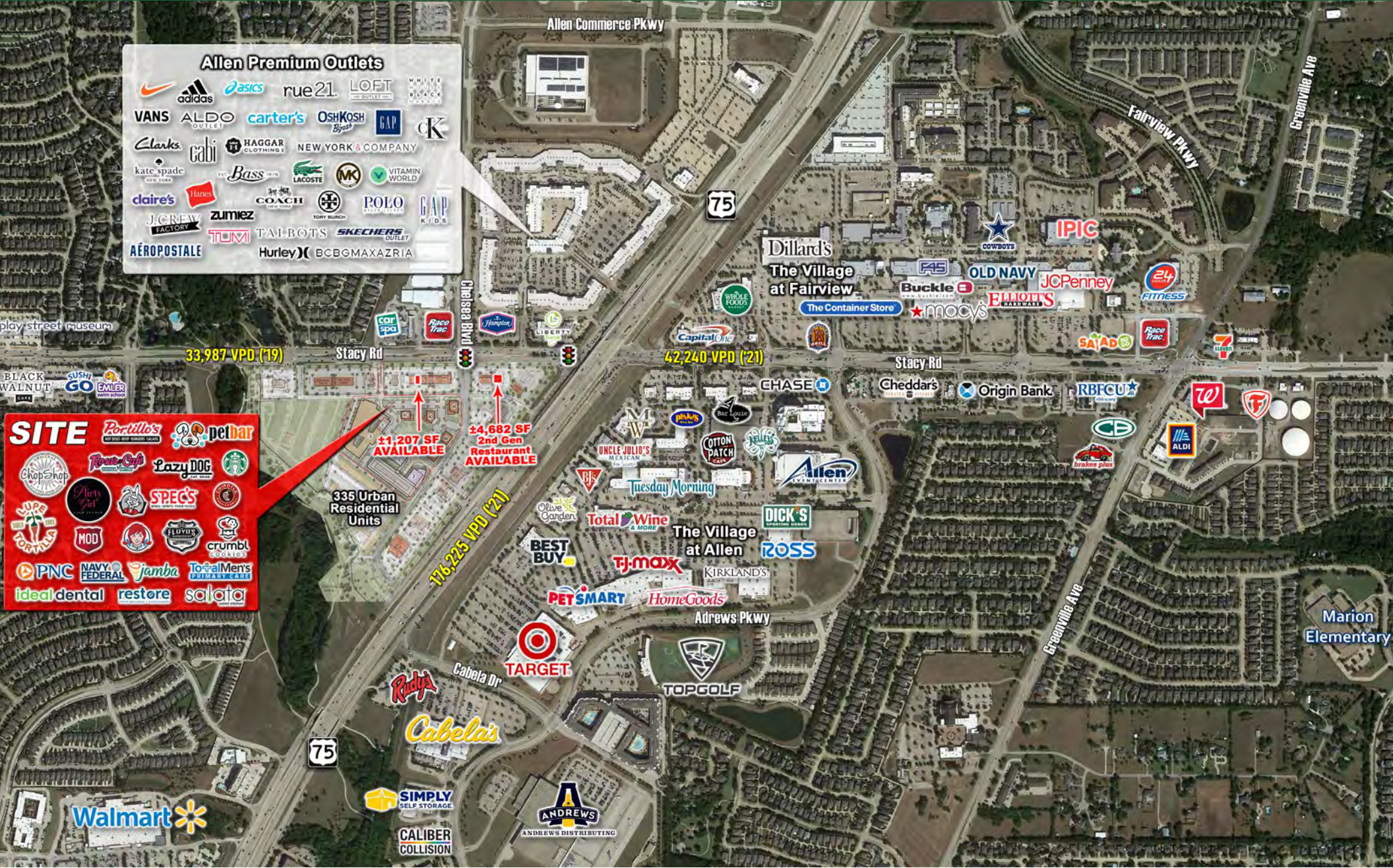
±1,207 SF AVAILABLE

±4,682 SF 2nd Gen Restaurant AVAILABLE

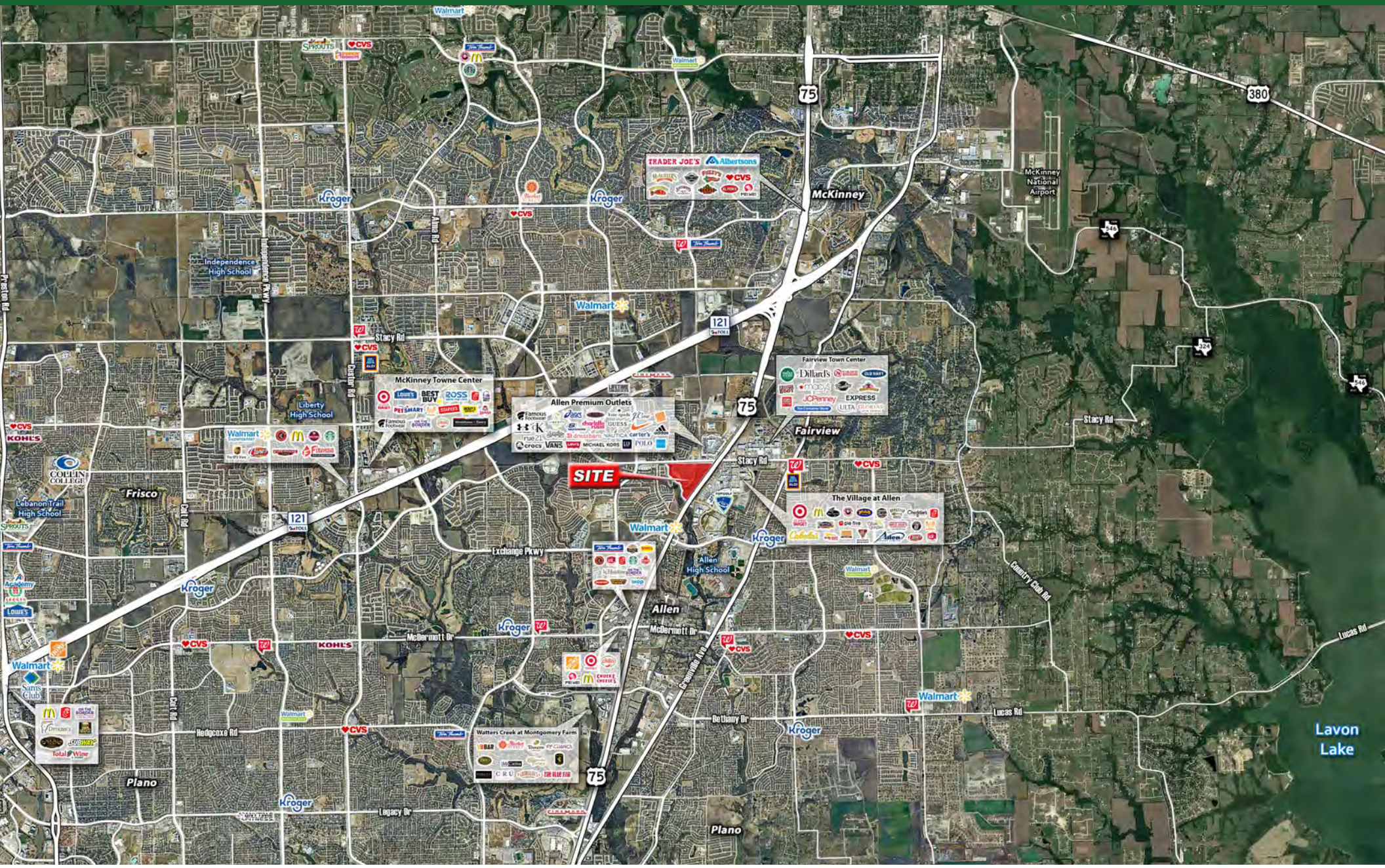
176,225 VPD (21)

42,240 VPD (21)

33,987 VPD (19)



STACY GREEN | SWC of Central Expy/Hwy 75 & Stacy Rd, Allen, Texas 75002





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.

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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

DuWest Management Inc.	605046		214-720-0004
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate’s Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date