

FOR LEASE



WATTERS CREEK VILLAGE

SWC OF HWY 75 & BETHANY DR

ALLEN, TEXAS

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

214.720.0004

4403 North Central Expressway #200 Dallas Texas 75205

duwestrealty.com

JOIN: lululemon



KENDRA SCOTT

ANTHROPOLOGIE

WARBY PARKER

SEPHORA

BARNES & NOBLE



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WATTERS CREEK VILLAGE | SWC of Hwy 75 & Bethany Dr, Allen, Texas 75013

OVERVIEW

- Watters Creek Village is a unique, resort-style mixed-use development
- With its vertically dense design, this 52-acre project incorporates a complete mix of uses including a large creekside village green, interactive public art, a variety of retail options, restaurants featuring al fresco dining and water views, and office space and residential lofts.
- Free and plentiful parking is available in three convenient garages, each with convenient access to shops and restaurants.

TRAFFIC COUNTS

US Hwy 75 / Central Expy: 202,758 VPD

Bethany Dr: 22,234 VPD (TXDOT 2019)

DEMOGRAPHICS

| | 1-mile | 3-mile | 5-mile |
|---------------------|-----------|-----------|-----------|
| 2021 Population | 8,166 | 115,058 | 297,806 |
| 2026 Projected Pop. | 9,525 | 127,963 | 328,219 |
| Daytime Pop. | 14,578 | 112,077 | 277,464 |
| Avg HH Income | \$122,493 | \$124,221 | \$125,048 |

WATTERS CREEK VILLAGE IS EXCITED TO ANNOUNCE THE FOLLOWING TENANTS



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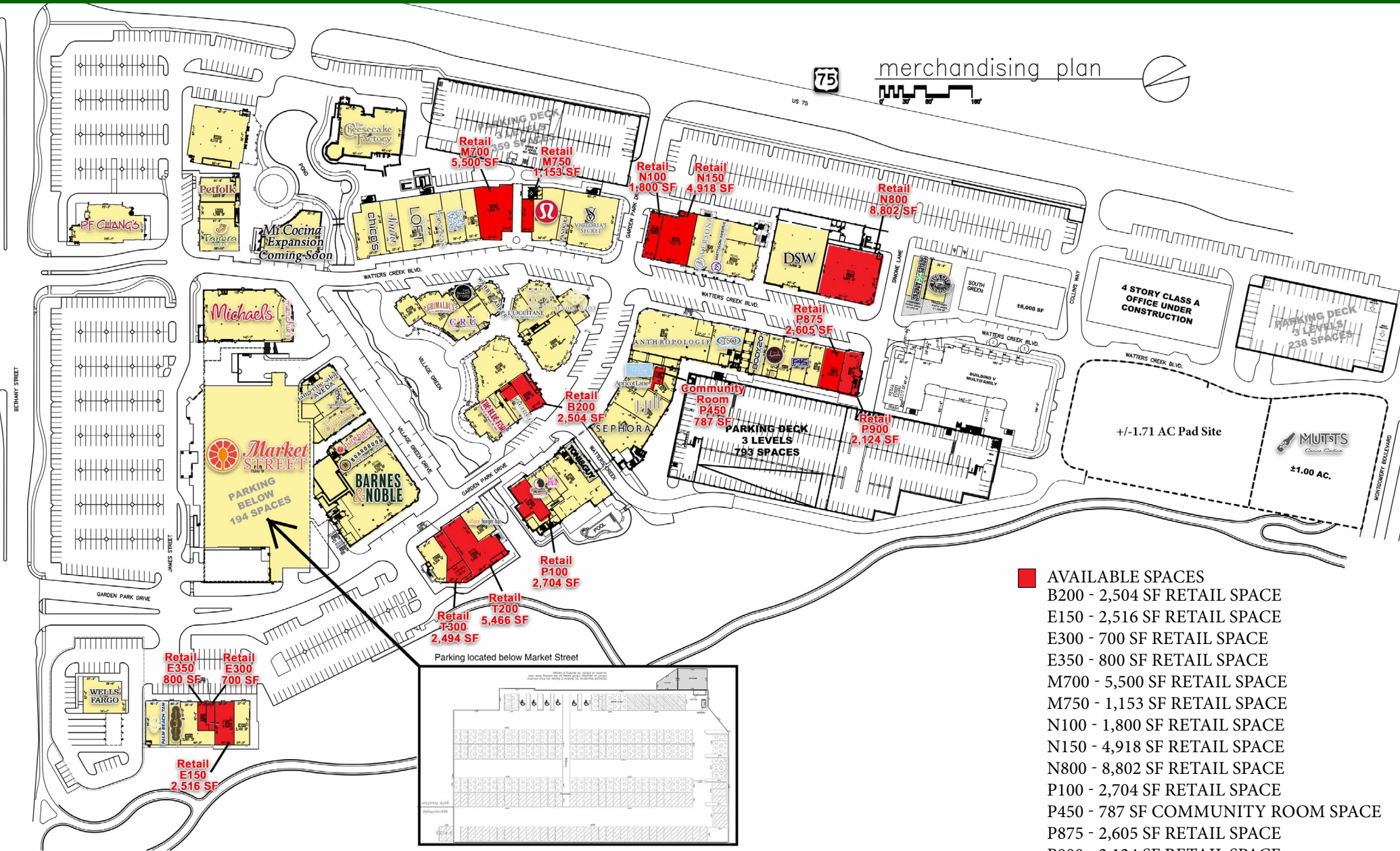
TOP EMPLOYERS

Allen's top employers focus on financial services, information technology, professional services, telecommunications, and electronics.

- Experian
- Jack Henry & Associates
- Motorola Solutions
- Frontier Communications
- Crawford & Company
- NetScout Systems
- Andrew's Distributing
- Texas Health - Allen
- PFSWeb
- Watchguard
- GC Packaging



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merchandising plan

- AVAILABLE SPACES
- B200 - 2,504 SF RETAIL SPACE
- E150 - 2,516 SF RETAIL SPACE
- E300 - 700 SF RETAIL SPACE
- E350 - 800 SF RETAIL SPACE
- M700 - 5,500 SF RETAIL SPACE
- M750 - 1,153 SF RETAIL SPACE
- N100 - 1,800 SF RETAIL SPACE
- N150 - 4,918 SF RETAIL SPACE
- N800 - 8,802 SF RETAIL SPACE
- P100 - 2,704 SF RETAIL SPACE
- P450 - 787 SF COMMUNITY ROOM SPACE
- P875 - 2,605 SF RETAIL SPACE
- P900 - 2,124 SF RETAIL SPACE
- T300 - 2,494 SF RETAIL SPACE
- T200 - 5,466 SF RETAIL SPACE

DISCLAIMER: THIS SITE PLAN IS PRESENTED SOLELY FOR THE PURPOSE OF IDENTIFYING THE APPROXIMATE LOCATION AND SIZE OF THE PREMISES AND THE BUILDINGS PRESENTLY CONTEMPLATED BY THE OWNER. BUILDING SIZES, SITE DIMENSIONS, ACCESS AND PARKING AREAS, EXISTING TENANT LOCATIONS AND IDENTITIES ARE SUBJECT TO CHANGE AT THE OWNER'S DISCRETION.

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- LEGEND
- 01 Water Feature
 - 02 Terraced Plaza
18" Terraces with Flagstone,
Artificial Turf & Decorative Concrete
 - 03 Nature Play Built into Slope
 - 04 Shade Structure Entertainment
Platform
 - 05 Enhanced Creek Water Feature
with Coping Edge & Boulders
 - 06 Retaining Wall (Typ.)
 - 07 Tabled Vehicular Drive
with Bollards
 - 08 Bridge (Typ.)
 - 09 Enhanced Pavers
 - 10 Enhanced Crosswalk
 - 11 Existing Tree to Remain (Typ.)
 - 12 Enhanced Planting



Illustrative Site Plan



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APARTMENTS

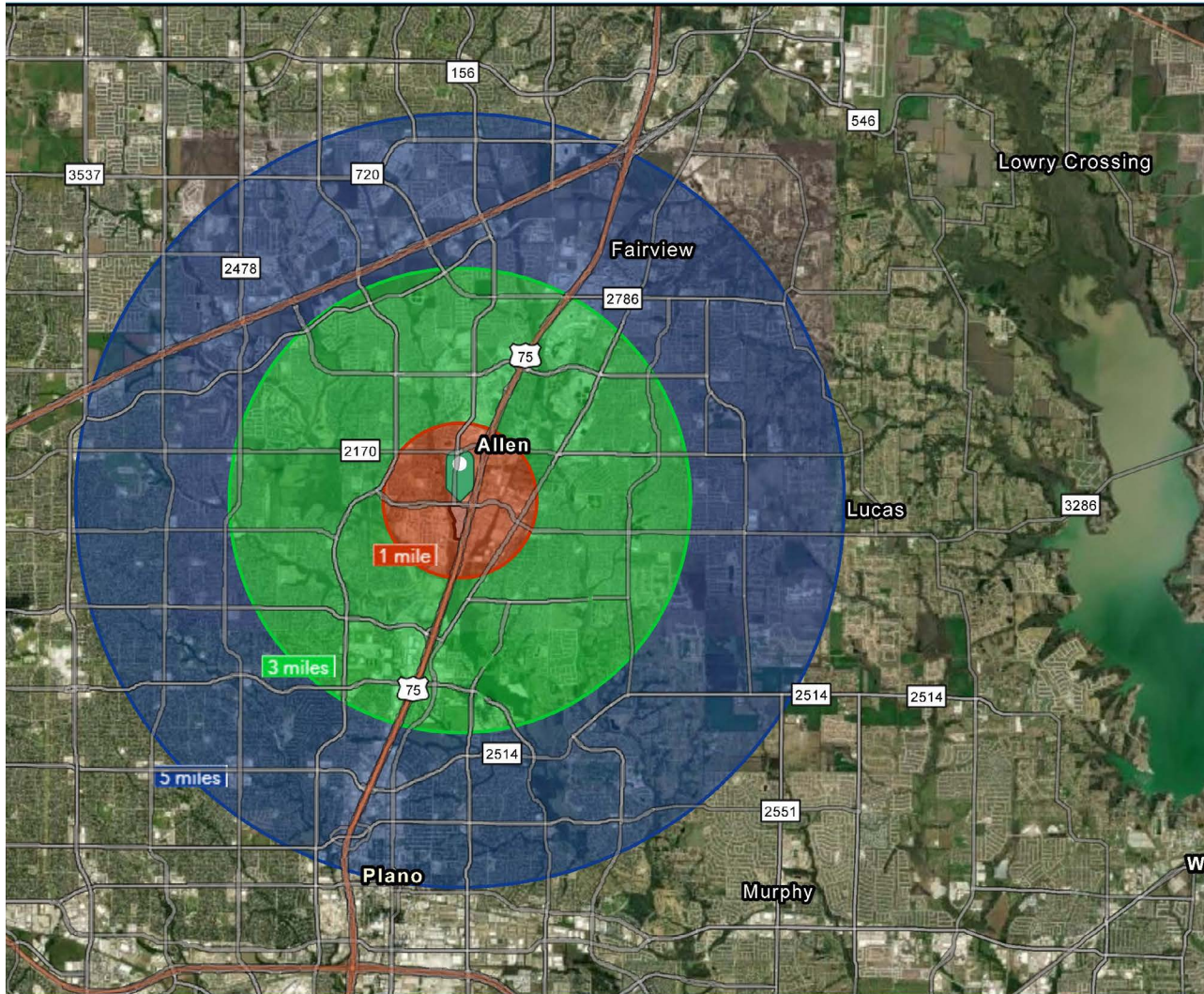
- 2. Lofts at Watters Creek – 341 Units
 - 3. The Reflection at Montgomery Ridge – 342 Units
 - 4. Hidden Creek – 244 Units
 - 5. Vera Watters Creek – 266 Units
 - 6. Benton Pointe – 456 Units
 - 7. Lansbrook – 288 Units
 - 8. Davis at Montgomery Ridge (Under Construction) – 615 Units
 - 9. The Montgomery – 760 Units
- Total Units: 3,312 Units**

WATTERS CREEK DISTRICT

- 1. Six City Trail and Bikeway



1,3,5 Mile Radius Watters Creek



Apartments within 3 Miles of WC

Existing: 12,982

Under Construction: 1,344

Proposed: 825

Total: 15,151

Office SF within 3 Miles of WC

Total: 5,176,545

Hotels within 3 Miles of WC

Existing: 9

Proposed: 1

Total: 10

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W
WATERS CREEK
AT MONTGOMERY FARM

ONE BETHANY
EAST & WEST

MARRIOTT DALLAS ALLEN HOTEL
& WATERS CREEK
CONVENTION CENTER

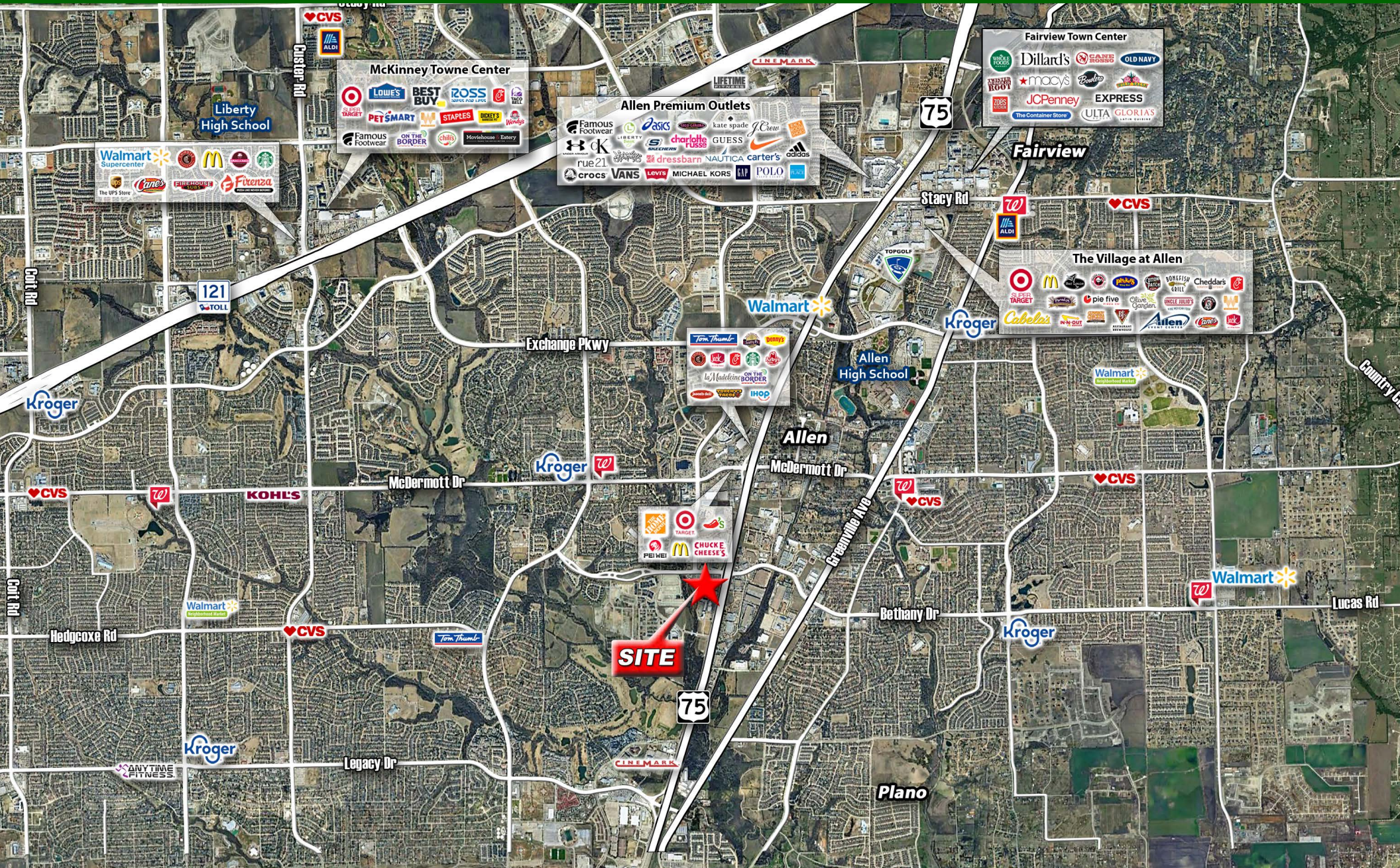
THE MONTGOMERY
(Residential)

ALLEN TECH HUB
(Office)

the lofts
AT WATERS CREEK
NAP

815k SF OF CLASS A OFFICE | 712 Class A MULTI-FAMILY UNITS | 360k SF OF CLASS A RETAIL | 300 HOTEL KEYS | 79k SF OF CONVENTION SPACE

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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.



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.

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Buyer/Tenant/Seller/Landlord Initials Date