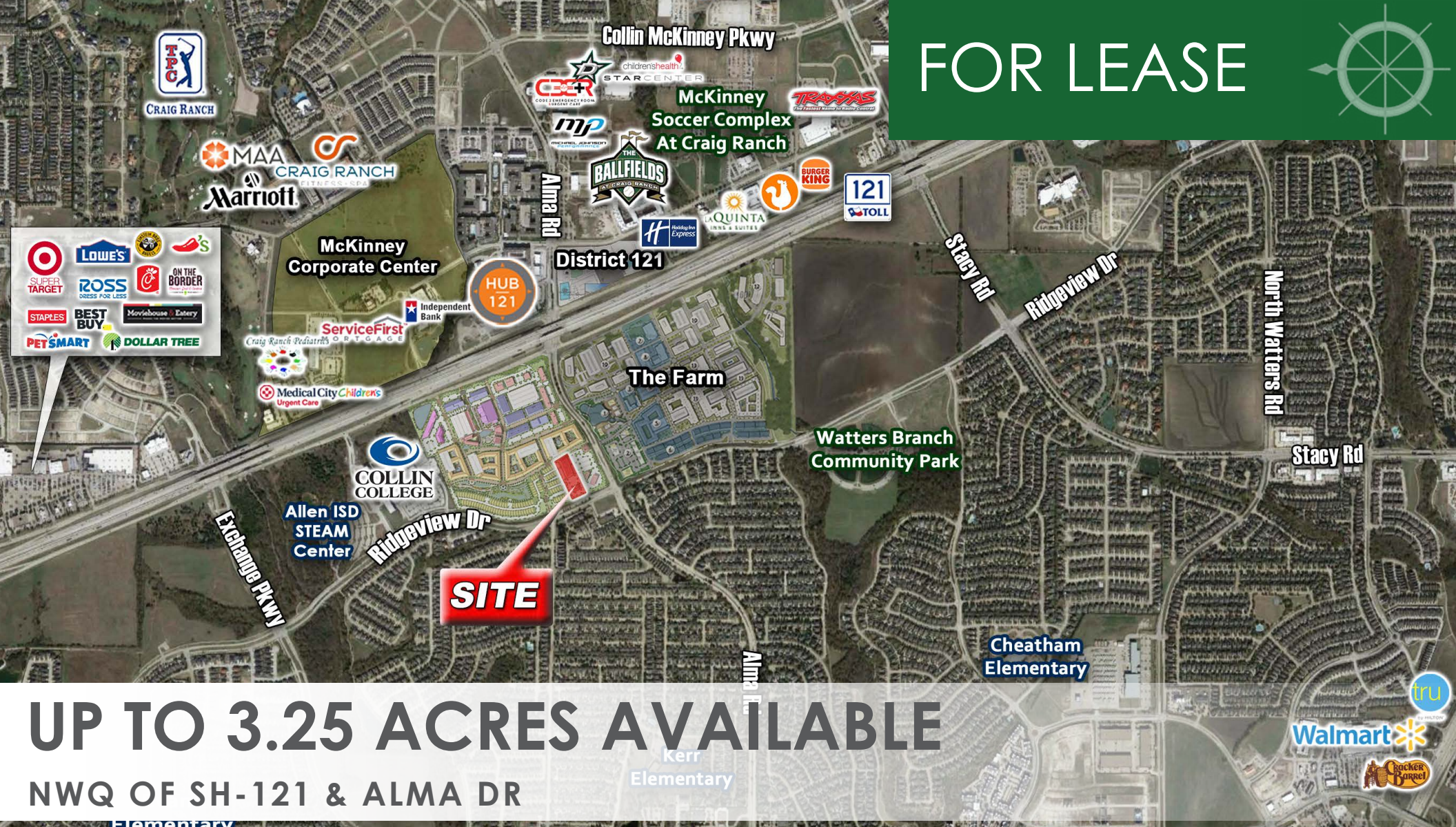


FOR LEASE



UP TO 3.25 ACRES AVAILABLE

NWQ OF SH-121 & ALMA DR

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

SCOTT RODGERS Partner
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ALLEN, TEXAS

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±3.25 ACRES AVAILABLE | NWQ of Alma Dr & Ridgeview Dr, Allen, Texas 75013

OVERVIEW

- Hard corner pad site available
- One block south of Highway 121
- Part of The Avenue Mixed-Use Development with:
 - ±1M SF Office Space
 - ±145,000 SF Retail/Restaurants
 - ±75,000 SF Entertainment
 - 200-Key Full-Service Hotel
 - 100-Key Selected-Service Hotel
 - ±1,600 Urban Residential Units
 - ±97 Single Family Residences
- Call for Info & Price

TRAFFIC COUNTS

Alma Dr: 11,684 VPD | Ridgeview Dr: 4,909 VPD
 SH-121: 73,349 VPD (TXDOT 2019)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2021 Population	12,847	111,245	337,997
2026 Proj. Population	15,145	127,412	379,064
Households	4,021	39,448	117,529
Daytime Pop.	11,433	108,201	311,531
Avg HH Income	\$166,882	\$138,160	\$135,389



±3.25 ACRES AVAILABLE | NWQ of Alma Dr & Ridgeview Dr, Allen, Texas 75013



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