

ALLEN HEIGHTS VILLAGE

1201 E Main St, Allen, TX, 75002



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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PROJECT SCOPE

- Close proximity to Allen High School & Lowery Freshman Center
- Frontage along Main Street, the city's main thoroughfare, connecting residents from East Allen & Lucas to US-75, Allen High School, & Lowery Freshman Center
- 2nd generation retail space available - \$6.00 est. NNN
- Located in one of the most densely populated residential districts in Collin County

DEMOGRAPHICS

POPULATION	2-MILE	4-MILE	6-MILE
Five-Year Projection	20,848	91,730	247,861
Current Year Estimate	18,798	81,717	215,098
2020 Census	17,666	74,955	194,706
Growth Current Year-Five-Year	10.91%	12.25%	15.23%
Growth 2020-Current Year	6.41%	9.02%	10.47%
HOUSEHOLDS	2-MILE	4-MILE	6-MILE
Five-Year Projection	6,573	32,319	88,916
Current Year Estimate	5,779	28,053	75,254
2020 Census	5,394	25,383	66,008
Growth Current Year-Five-Year	13.74%	15.21%	18.16%
Growth 2020-Current Year	7.14%	10.52%	14.01%
INCOME	2-MILE	4-MILE	6-MILE
Average Household Income	\$209,132	\$166,393	\$158,358

Suite 104: Former Martial Arts

±3,000 SF

Suite 250: Former Allstate Insurance

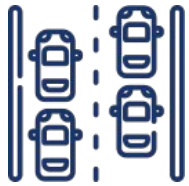
±900 SF

Suite 170: Consignment Store - Vacating Soon

±2,730 SF

±29,200 VPD (Main Street)

±7,600 VPD (Allen Heights Drive)

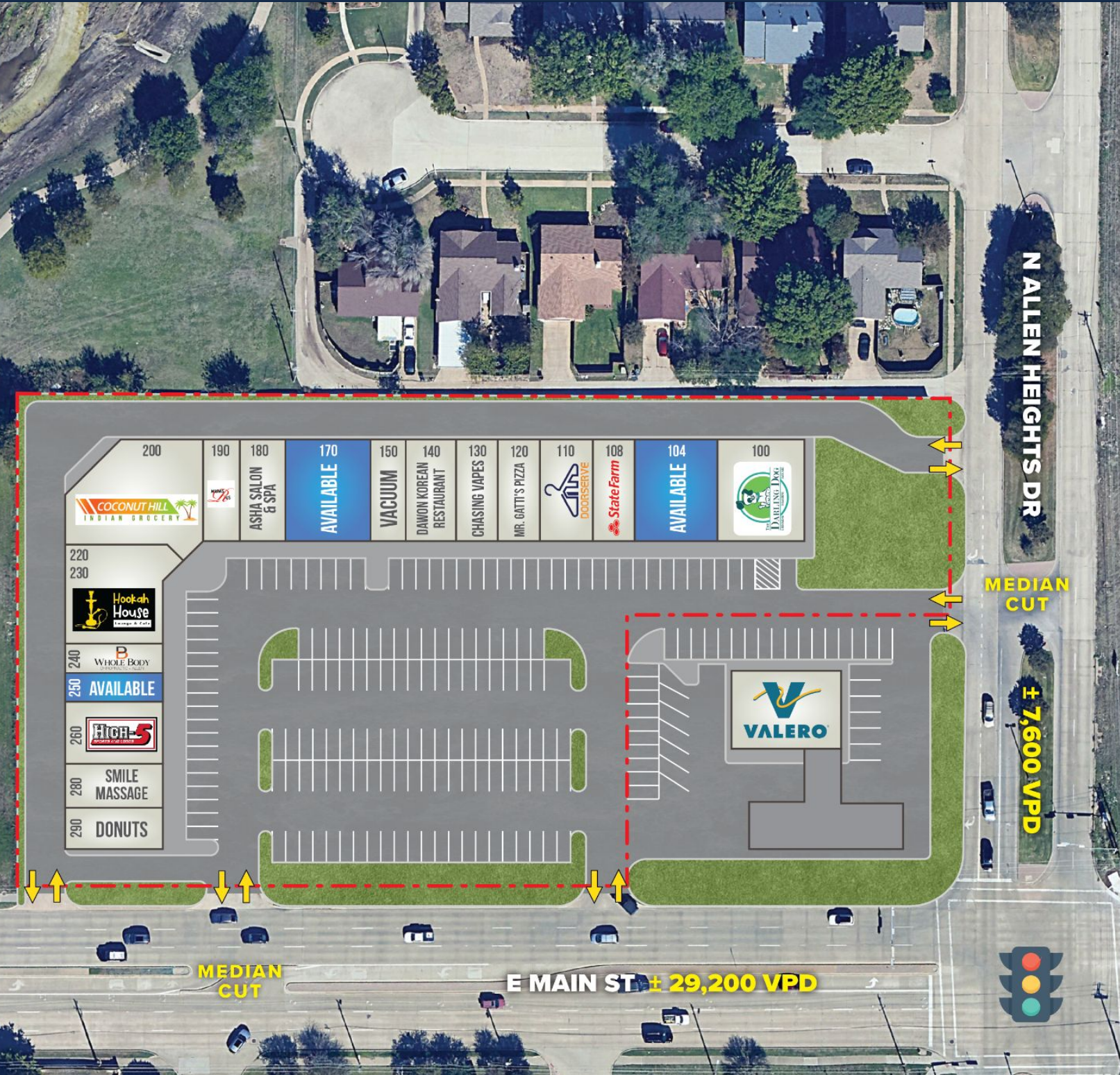


Allen Heights Village
Retail Space for Lease

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SUITE	TENANT	SPACE
100	DARLING DOG	3,000 SF
104	AVAILABLE	3,000 SF
108	STATE FARM	1,500 SF
110	CLEANERS	1,500 SF
120	MR. GATTI'S PIZZA	1,500 SF
130	CHASING VAPES	1,500 SF
140	DAWON KOREAN RESTAURANT	1,862 SF
150	VACUUM STORE	1,320 SF
170	AVAILABLE	2,730 SF
180	ASHA SALON & SPA	1,850 SF
190	MUMS	1,200 SF
200	GROCERY MARKET	5,500 SF
220	HOOKAH LOUNGE	3,970 SF
230	---	---
240	CHIROPRACTOR	900 SF
250	AVAILABLE	900 SF
260	HIGH 5 SPORTS	2,100 SF
280	FOOT RENEW	1,500 SF
290	DONUT SHOP	1,200 SF



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ALLEN HIGH SCHOOL
5,315 STUDENTS

GENE REED ELEMENTARY SCHOOL
477 STUDENTS



PIZZA
PAPA JOHN'S
MIDAS
DOLLAR TREE
AMERICAN FREIGHT FURNITURE - MATTRESS
SHERWIN WILLIAMS

ALLEN HIGH SCHOOL
5,315 STUDENTS

SUBJECT PROPERTY

DOLLAR GENERAL

ACE
PET RESCUE

SECURLOCK STORAGE CENTERS

GREENVILLE AVE ± 29,200 VPD

O'Reilly AUTO PARTS

BRAUM'S

Auto Zone

TWIN OAKS PRIVATE SCHOOL

N ALLEN HEIGHTS DR ± 7,600 VPD

E MAIN ST ± 29,200 VPD

Chicken EXPRESS

DQ

TACO A CASA

planet fitness
7 ELEVEN
KFC
SUBWAY

Pomino's Pizza



ALLEN PREMIUM OUTLETS

EXPRESS

GAP

PAC SUN

KERR ELEMENTARY
711 STUDENTS

TWIN CREEKS BY NORMADY HOMES
NEW HOUSING DEVELOPMENT

Cabela's

W EXCHANGE HWY ± 25,800 VPD

H-E-B

BELMONT

PIN STACK

ALLEN HIGH SCHOOL
5,315 STUDENTS

TWIN CREEKS CROSSING APARTMENTS
678 UNITS

CALIBER COLLISION

ROUNTREE ELEMENTARY
442 STUDENTS

WATTERS RD ± 16,400 VPD

FORD MIDDLE SCHOOL
847 STUDENTS

SUBJECT PROPERTY

ERECKSON MIDDLE SCHOOL
1,256 STUDENTS

N CENTRAL EXPY ± 169,000 VPD

BOYD ELEMENTARY
386 STUDENTS

Suite 250
Former Allstate Insurance



ALLEN, TX

The Allen, Texas area has seen notable economic growth and development in recent years, driven by its strategic location, strong business environment, and quality of life amenities. Situated *just north of Dallas*, Allen benefits from its proximity to major highways and transportation networks, making it an attractive destination for businesses seeking accessibility to regional markets. The city has become a *magnet for corporate headquarters* and technology firms, with companies like Cisco Systems and Jack Henry & Associates establishing a significant presence in the area. This influx of businesses has *fueled job creation and economic diversification*, contributing to Allen's robust economy.

In addition to its thriving business community, Allen boasts a high quality of life characterized by top-rated schools, recreational facilities, and cultural attractions. The city's emphasis on family-friendly amenities, including parks, shopping centers, and entertainment venues like the Allen Event Center, has attracted residents seeking a balance between work and leisure. The *housing market in Allen remains strong*, with steady demand for both single-family homes and luxury properties, further enhancing the city's appeal as a desirable place to live and work in the Dallas-Fort Worth metropolitan area. Overall, Allen continues to experience sustained growth and prosperity, positioning it as a dynamic and vibrant community in North Texas.



40.33%

**1-MILE POPULATION GROWTH
CURRENT YEAR - FIVE YEAR**



\$128,244

**AVG HOUSEHOLD
INCOME WITHIN 1-MILE**



#9

**BEST SUBURBS TO LIVE IN DFW
(NICHE.COM)**

DALLAS MSA





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.

11-2-2015



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:
 - 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **1201 E Main St, Allen, TX, 75002** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.