

ALLEN PAD SITE

NWQ E. EXCHANGE PARKWAY & N. GREENVILLE AVENUE
 ALLEN, TEXAS 75002

FOR INFORMATION

Cullen Finnegan
 972.774.2564
 cullen.finnegan@transwestern.com

Mason Bishop
 972.774.2507
 mason.bishop@transwestern.com



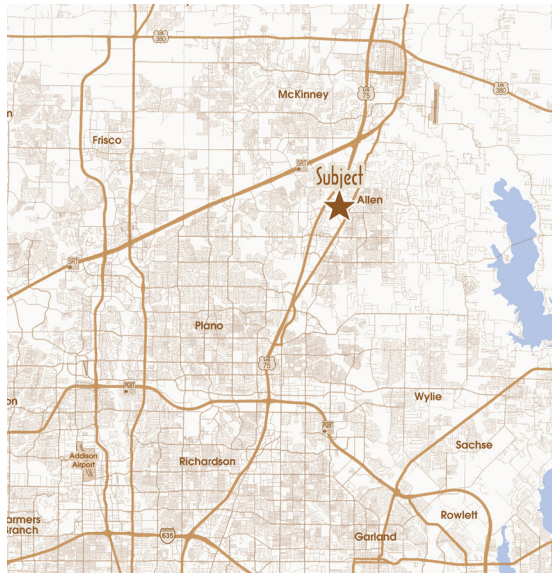
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KEY FEATURES




- 43,394 SF Outparcel near Proposed New HEB
- Directly Across from the Largest High School in Texas (Allen High School)
- Strong Population and Demographic Trade Area
- Adjacent to Kroger Signature Store
- Located at Median Break for Ideal Ingress/Egress
- Adjacent to Hat Creek Burger Company (opening 3rd Qtr 2018)

LOCATION MAP



MARKET PROFILE

DEMOGRAPHICS

	3 Miles Population 38,872	5 Miles Population 88,467	7 Miles Population 210,903
	Average Income \$127,604	Average Income \$125,604	Average Income \$120,853
	Daytime Pop. 81,194	Daytime Pop. 170,489	Daytime Pop. 338,291

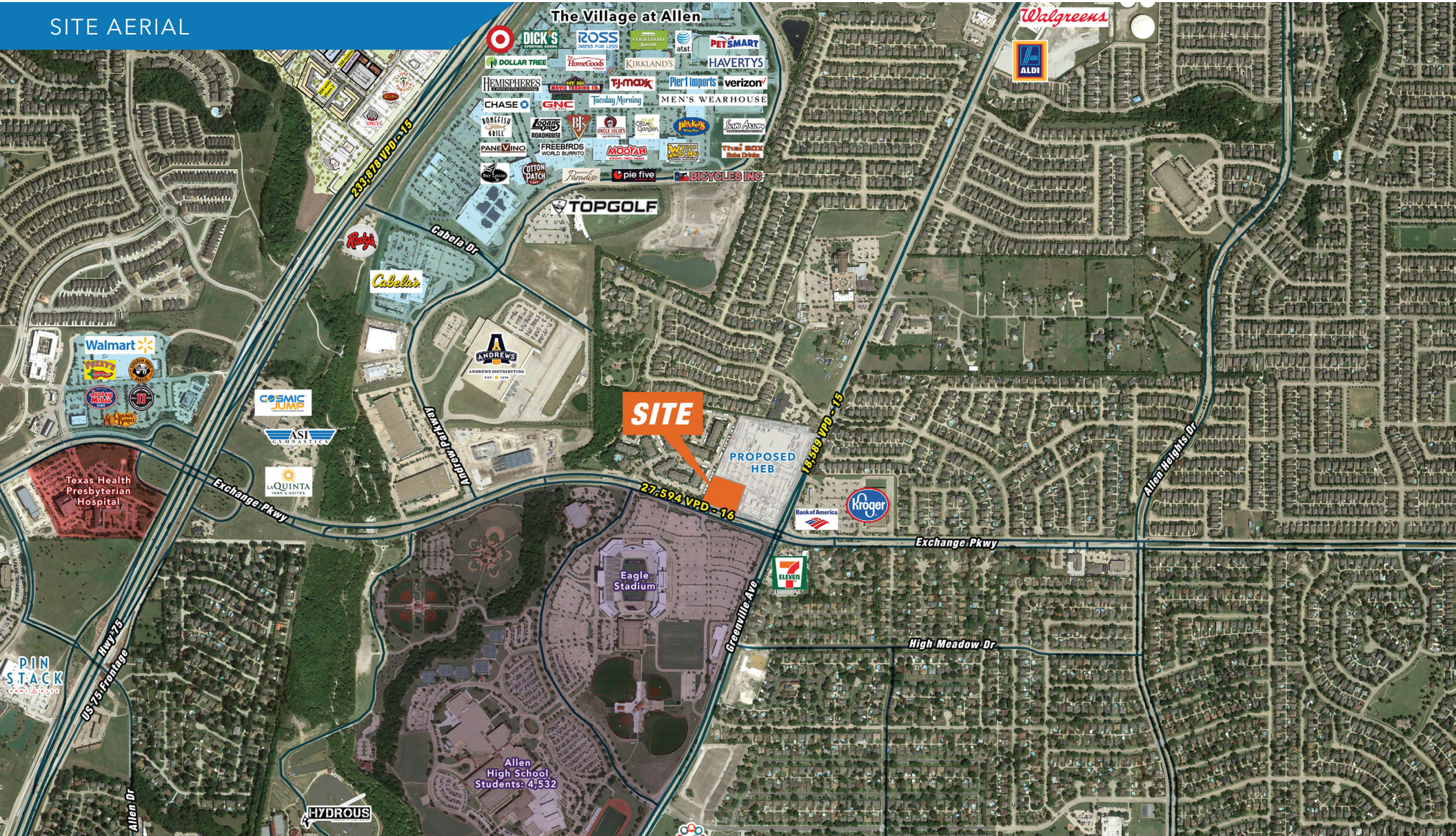
TRAFFIC COUNTS

	Exchange Parkway: 27,594 vpd
	Greenville Avenue: 18,589 vpd
	U.S. 75 Central Expressway: 233,878 vpd

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SITE AERIAL



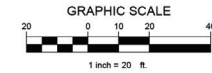
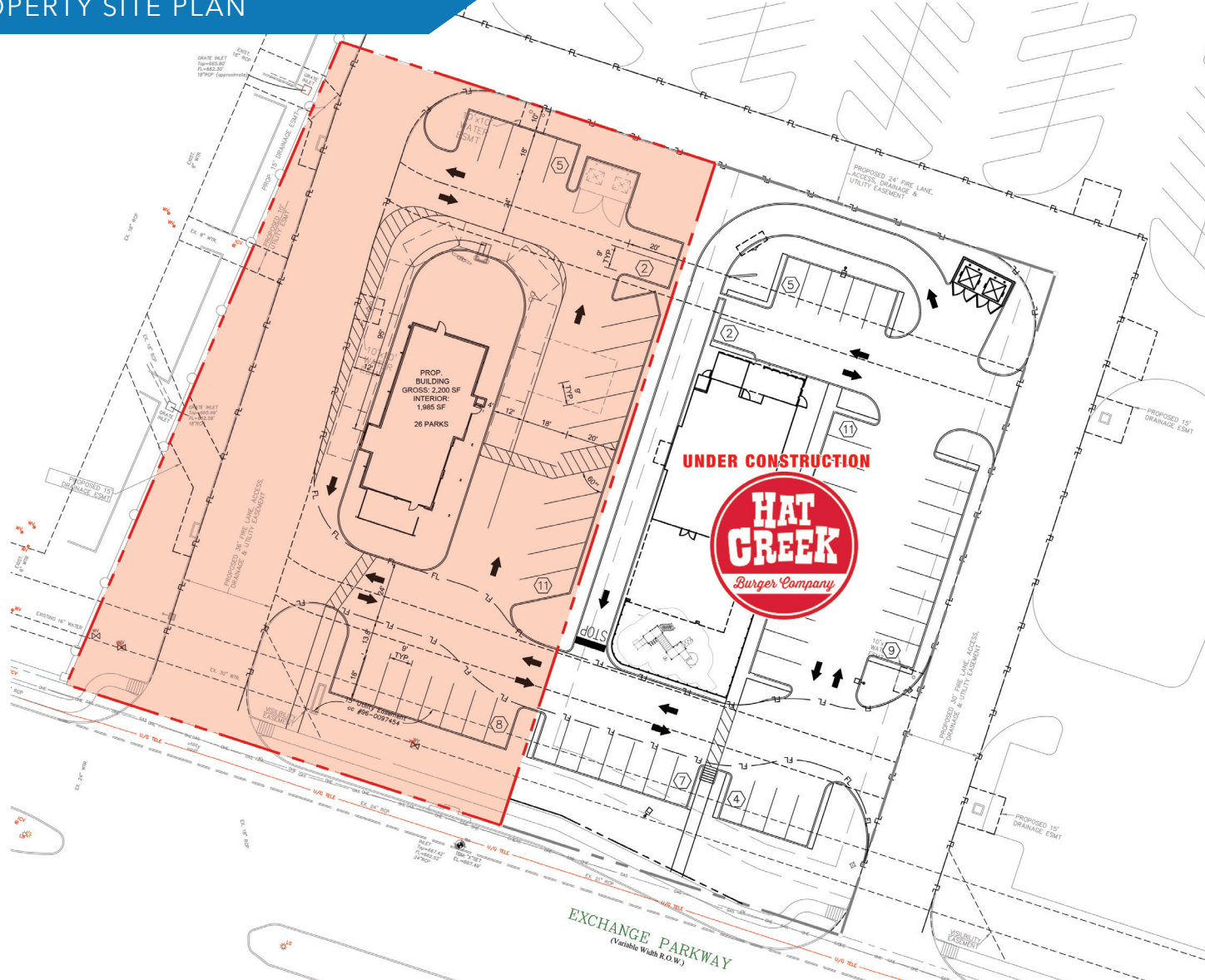
TRANSWESTERN DALLAS | 5001 SPRING VALLEY ROAD, SUITE 400W | DALLAS, TX 75244 | 972.774.2500 | TRANSWESTERN.COM

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PROPERTY SITE PLAN



PARKING TABLE	
RETAIL (1 SPACE PER 100 SF) 1,985 SF	20 (1 ADA)
PARKING PROVIDED	26 (1 ADA)

