



LOST CREEK VILLAGE

Retail/Office/Medical Space Available

1550 Stacy Road, Allen, Texas 75002

PROPERTY OVERVIEW

- 17,801 SF neighborhood retail center on Stacy Rd., approximately one mile east of US 75
- Property features include an attractive stone facade, standing seam roof, ample parking and excellent frontage
- Adjacent to a CVS having reported the second highest sales volumes in the DFW area
- Strategically positioned in a fast-growing area of North Texas with a projected population increase of 2.7% annually over the next 5 years.
- Major traffic generators in the area include Allen Premium Outlets (a destination mall with over 100 upscale stores), The Village at Allen and The Village at Fairview (including prominent national retailers), Heritage Ranch Golf and Country Club
- Center is located next to Sonic Drive-In

LEASING INFORMATION

Please call for rates

\$9.47 NNN

Suite 140: 1,200 SF

Suite 170: 1,971 SF

Suite 197: 1,134 SF

TI: Available

TRAFFIC COUNTS

Stacey Road	18,200 VPD
Angel Parkway	13,082 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,327	67,042	184,682
Average HH Income	\$119,479	\$96,075	\$96,088
Median Age	34.0	36.8	35.8

**For More Information
Please Contact:**

Taylor LeMaster

(972) 764-6004
tlemaster@inroadsrealty.com

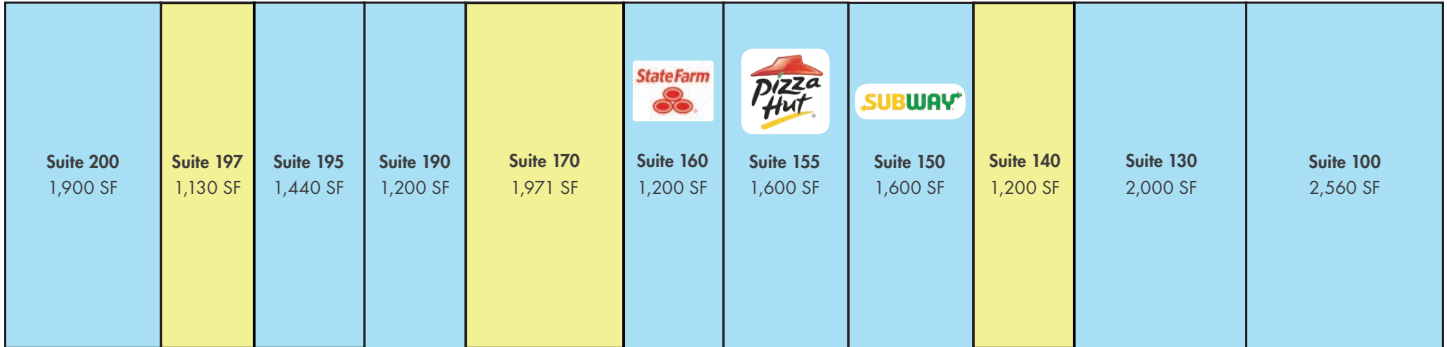
Christopher Grubbs

(972) 764-5499
cgrubbs@inroadsrealty.com



SITE OVERVIEW

STACY ROAD

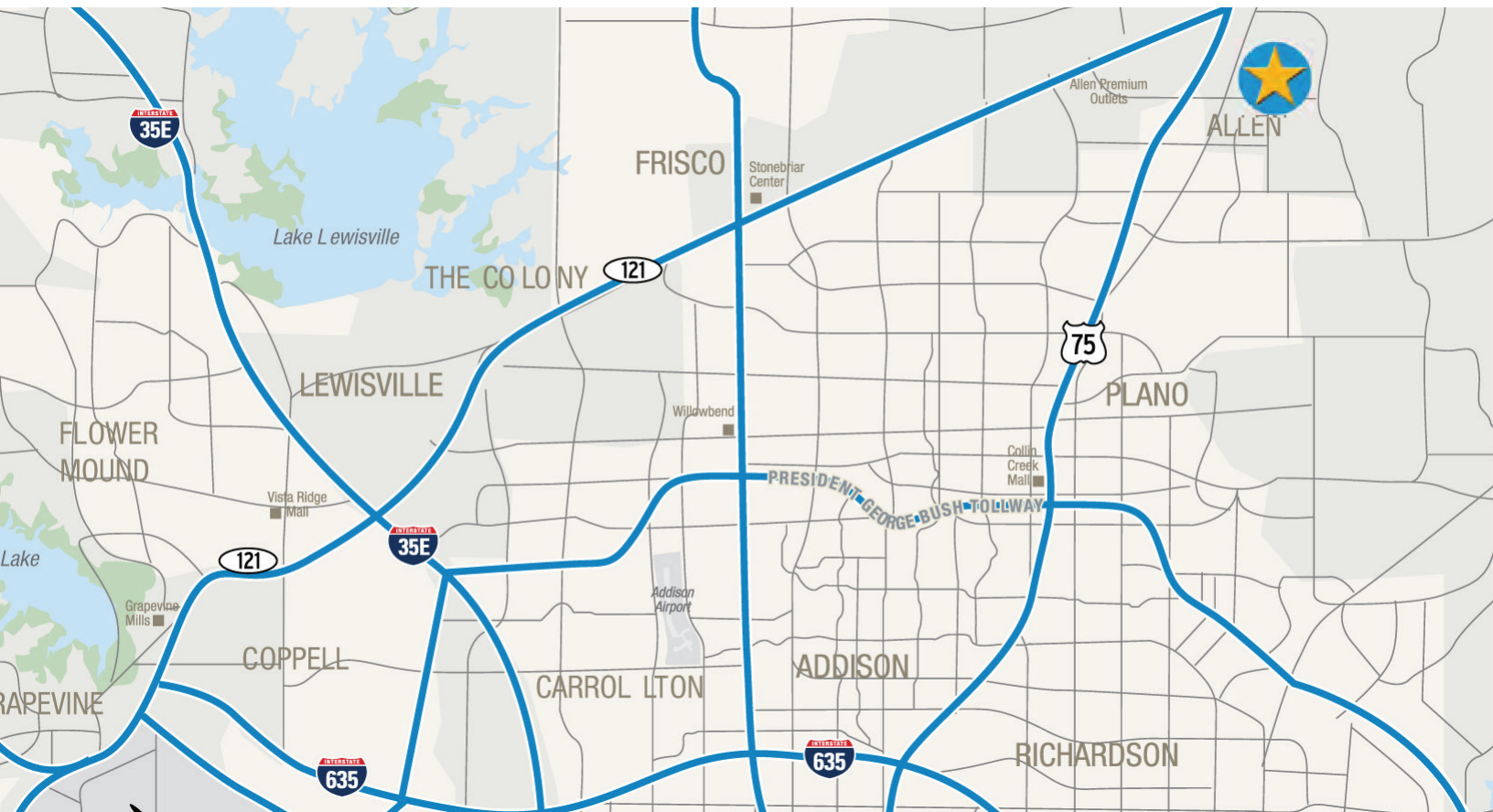


■ Available
 ■ Leased
 ■ Working LOI

TENANTS

Suite	Tenant	SF
100	Patrick & O'Hare Eyes	2,560
130	Dr. Daniel Cho, D. M. D.	2,000
140	Available	1,200
150	Subway	1,200
155	Pizza Hut	2,100
160	Betty Cole - State Farm	2,481

Suite	Tenant	SF
170	Available	1,971
190	Leslie Nguyen	1,200
195	King Donuts	1,440
197	Available	1,130
200	Stacy Chinese Express	1,900





Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)