

NWQ US 75 & EXCHANGE PARKWAY ALLEN, TEXAS

NEW FREESTANDING RETAIL BUILDING FOR LEASE



AREA TRAFFIC GENERATORS



HIGHLIGHTS

- New 11,070 SF retail building for lease
- Lighted corner with cross access to Walmart Supercenter
- Outstanding visibility
- Join Einstein Bros. Bagels and Moe's Southwest Grill

PROPERTY INFORMATION

LOCATION

790 W. Exchange Parkway
Allen, Texas 75013

SIZE

+/- 11,070 SF Building
+/- 69,635 SF Land

AVAILABLE

2,062 SF

NNN

CAM: \$1.50
Taxes: \$7.20
Ins.: \$0.25

DIMENSIONS

80' depths

Twin Creeks Association Fee: TBD

Total: \$8.95 PSF

TRAFFIC COUNTS

US 75: 169,000 VPD
Exchange Parkway: 27,000 VPD

DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
2014 Est. Population	5,480	38,293	85,866
2014 Est. Average HH Income	\$117,339	\$117,576	\$116,363
2014 Daytime Population	3,560	18,159	26,838

For Information

Kelly Hampton

Christopher M. Gibbons

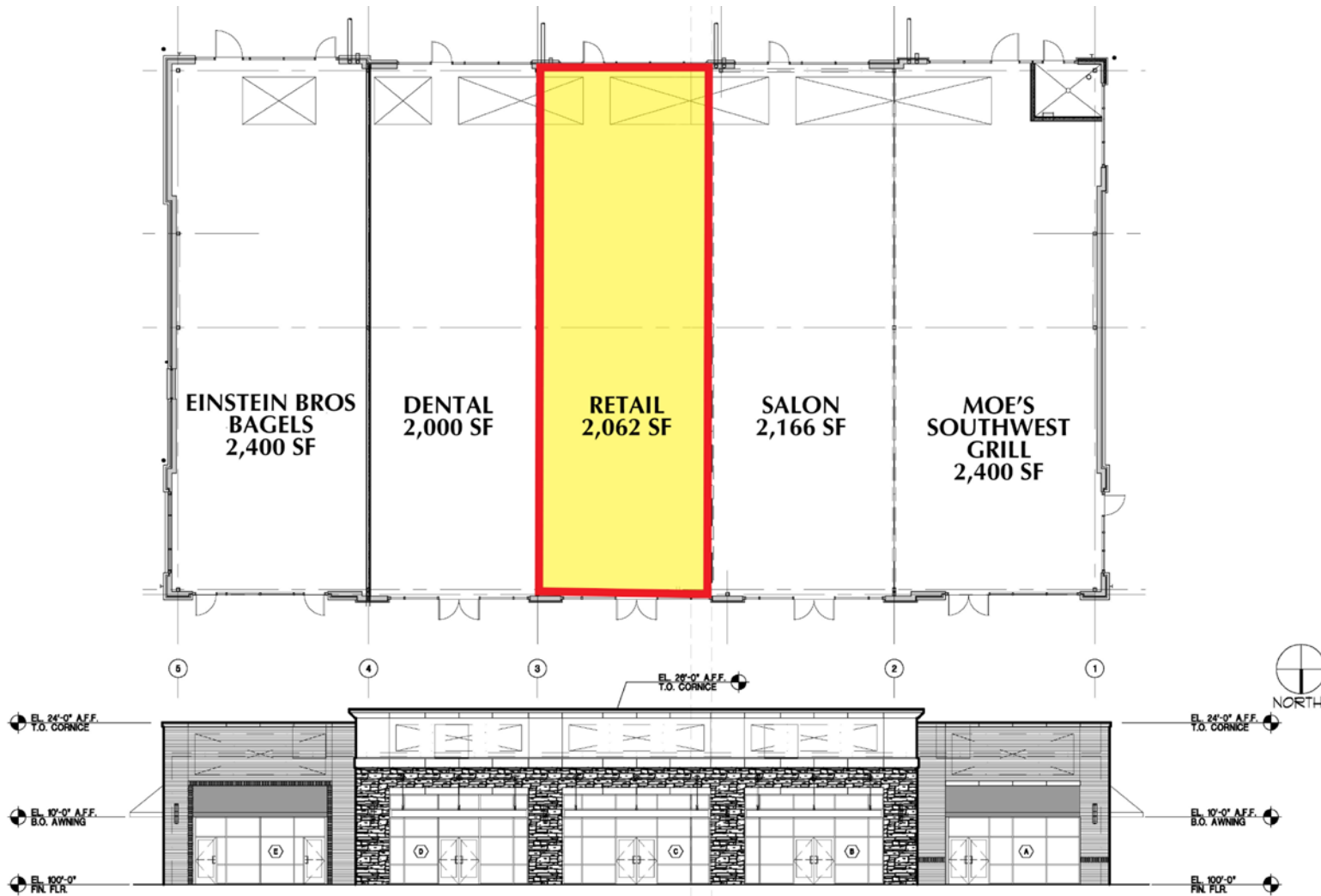
214.378.1212



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NWQ US 75 & EXCHANGE PARKWAY ALLEN, TEXAS



5310 Harvest Hill Rd. Suite 146
Dallas, Texas 75230
main 972-385-9651
fax 972-385-3462

ALLEN EXCHANGE
AEC EXCHANGE, LLC
ALLEN, TEXAS

LP06

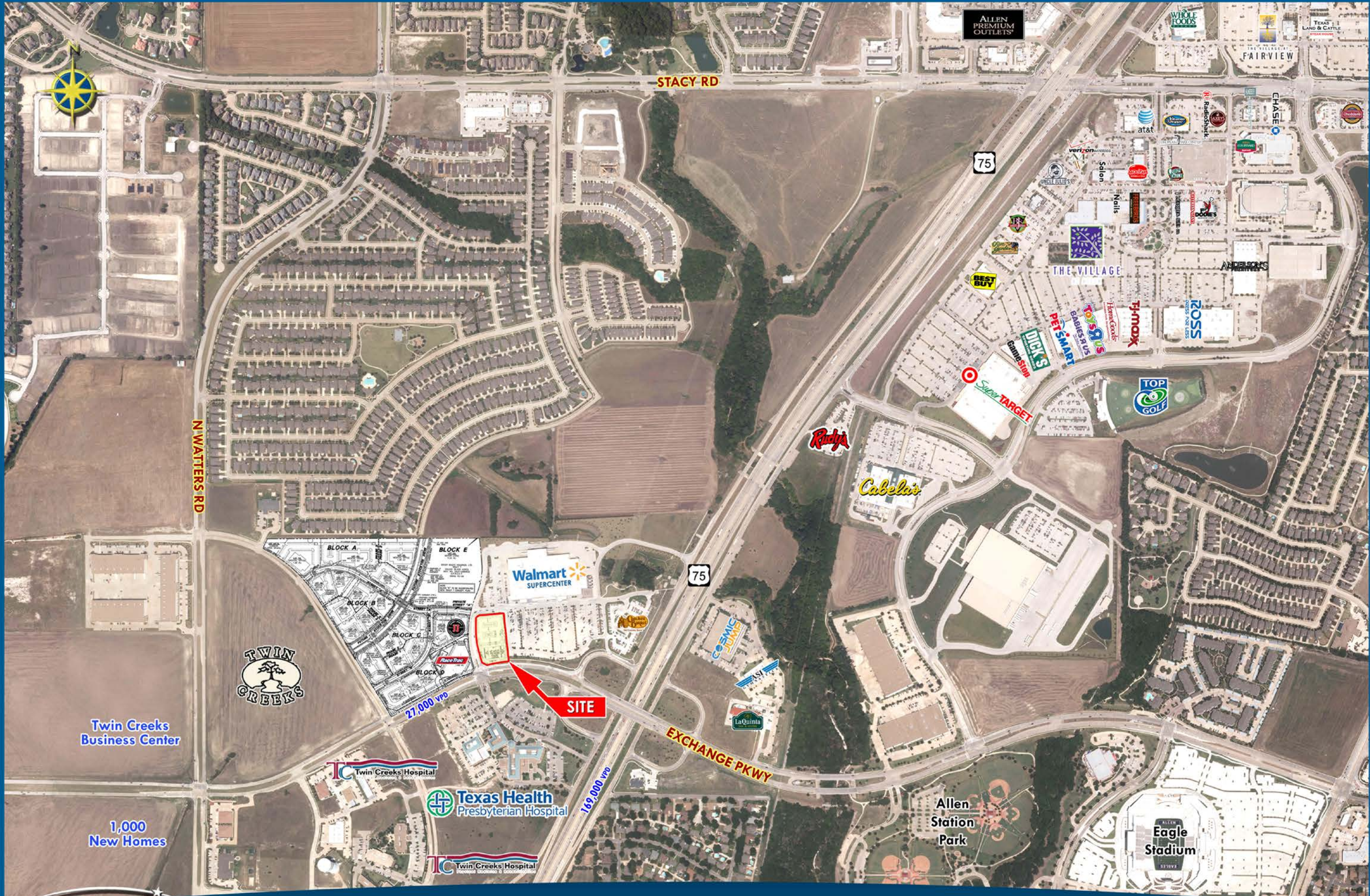
JOB# 13-088
ISSUE DATE 08/04/14
SCALE 1/8"=1'-0"
APPROVED BY:

DATE: _____
APPROVED BY: GSO ARCHITECTS, INC.
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This site plan is presented solely for the purpose of identifying the approximate location and size of 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, except as otherwise expressly restricted herein.



N WATERS RD

STACY RD

75

75

EXCHANGE PKWY

27,000 vpd

169,000 vpd

Walmart SUPERCENTER

Texas Health Presbyterian Hospital



Twin Creeks Business Center

1,000 New Homes

Twin Creeks Hospital

Twin Creeks Hospital

Allen Station Park

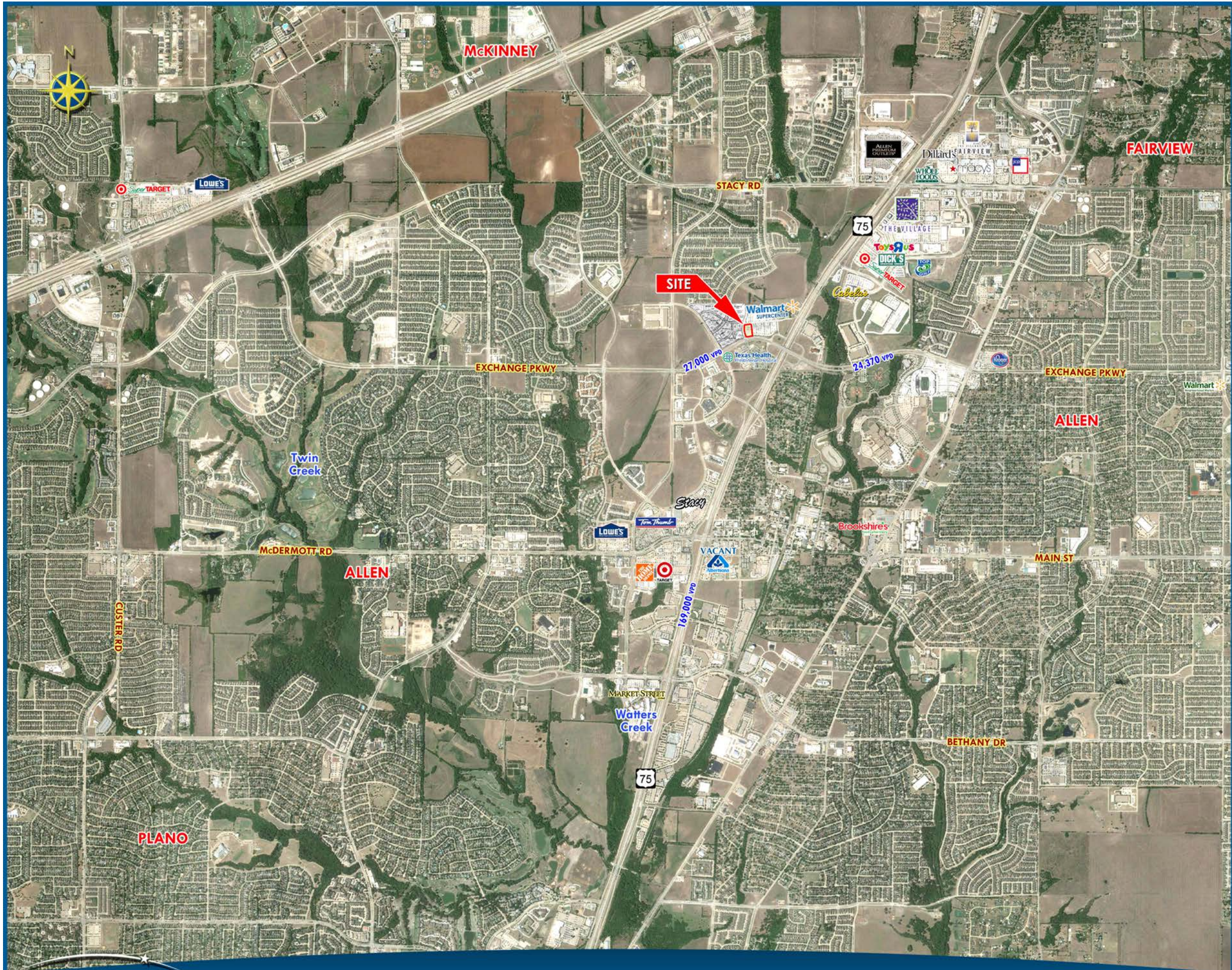
Eagle Stadium

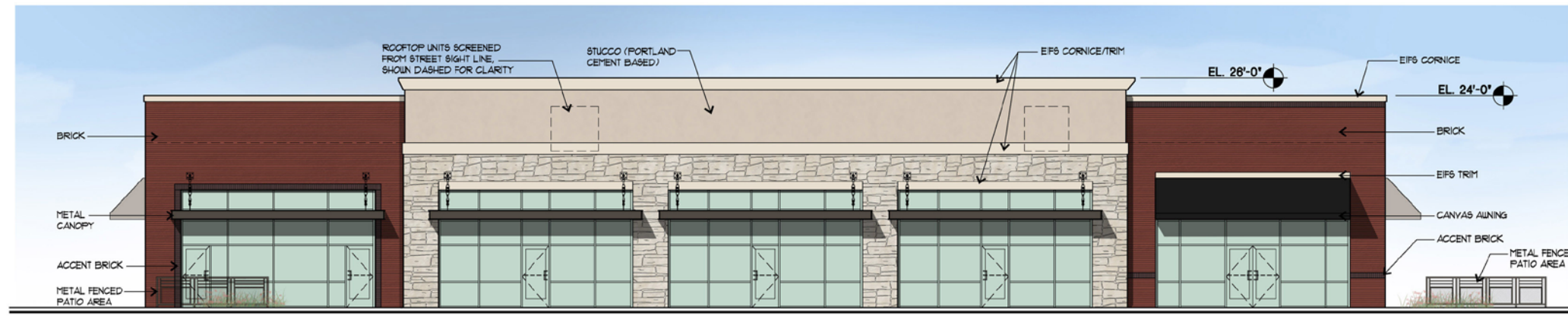
VENTURE
COMMERCIAL

214.378.1212
8235 Douglas Ave, Suite 720
Dallas, TX 75225

US 75 & EXCHANGE PKWY

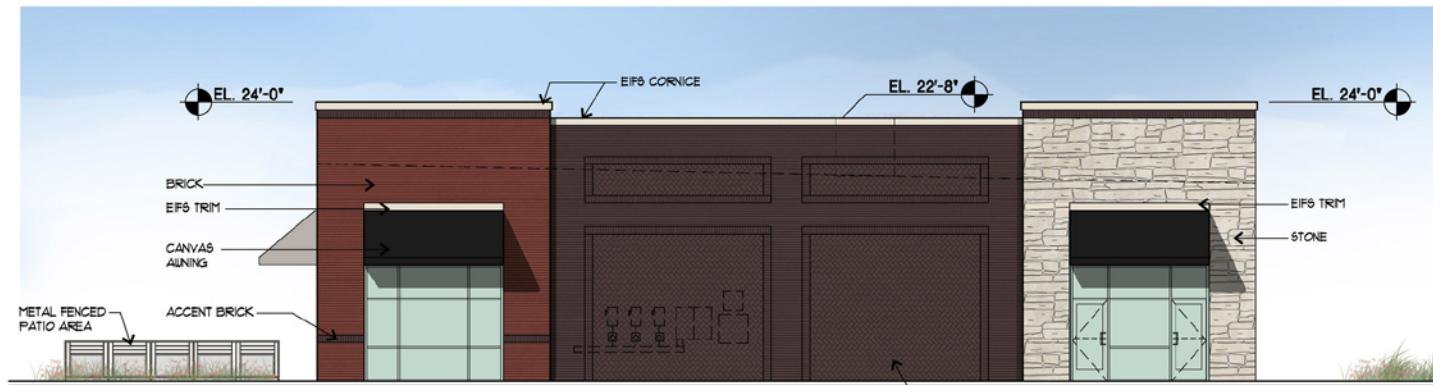
ALLEN, TX





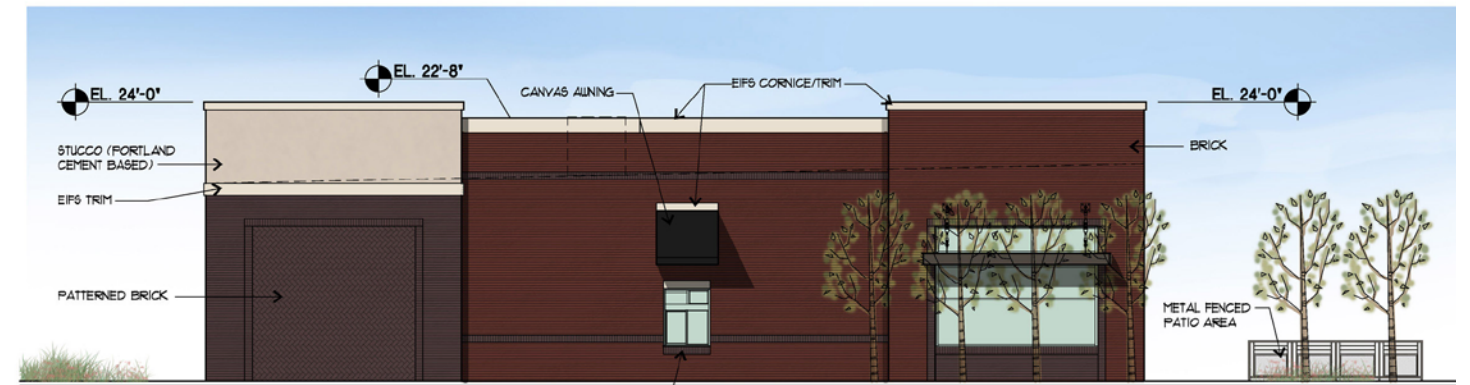
NORTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"

Elevation	Overall	North	East	South	West
Total area	10546 sf	3533 sf	1888 sf	3243 sf	1882 sf
Masonry Overall	9918 sf 94.0%	3259 sf 92.2%	1781 sf 94.3%	3066 sf 94.5%	1812 sf 96.3%
(includes glass/HM doors)					
EIFS	628 sf 6.0%	274 sf 7.8%	107 sf 5.7%	177 sf 5.5%	70 sf 3.7%

APPLICANT:
AEC EXCHANGE, LLC.
8235 DOUGLAS AVE.
SUITE 720
DALLAS, TX 75225
PHONE: 972 333 5080
CONTACT: KELLY HAMPTON
EMAIL: KHAMPTON@VENTUREDFW.COM

OWNER:
BOSSY BOOTS HOLDINGS, LTD.
5910 N. CENTRAL EXPRESSWAY
SUITE 1445
DALLAS, TX 75208-5127

ARCHITECT:
GSO ARCHITECTS
5310 HARVEST HILL RD
SUITE 146
DALLAS, TX 75230
PHONE: 972 385 9651
CONTACT: LISA SWIFT
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ALLEN EXCHANGE
ALLEN, TEXAS

SUP - BUILDING ELEVATIONS

SUBDIVISION: WALMART SUPERCENTER BLOCK A, LOT 5
TOTAL SITE AREA: 68,634 SF / 1.60 ACRES

ELEV01

JOB#: ----
ISSUE DATE: 04/04/14
SCALE: AS NOTED
APPROVED BY: _____

DATE: _____

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Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

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 owner's 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 instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction 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.

(Form 5/98)

Property: NWQ US 75 & Exchange, Allen, TX

In this transaction, Venture Commercial Real Estate, LLC, is:

[x] agent for Owner/Landlord only; [] agent for Buyer/Tenant only; or [] an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord Date Buyer or Tenant Date