

Twin Creeks Office Park

Professional Office Space For Lease

2,676 SF



Location:

Twin Creeks Office Park
Building 1, Suite 200
1786 W. McDermott Drive
Allen, TX 75013



Space Available:

Fully Finished Out
Professional Office Available
2,676 SF
\$28 + NNN for Lease

- Excellent location in west Allen near the surrounding communities of Frisco, McKinney, & Plano
- Located next to The Golf Club at Twin Creeks with wooded creek views
- Covered & Surface Parking available with Elevator Access
- Upscale Professional / Medical Office Environment with professional managed landscaping
- Close proximity to the Sam Rayburn Tollway and Interstate 75 corridor
- Building & Monument signage available

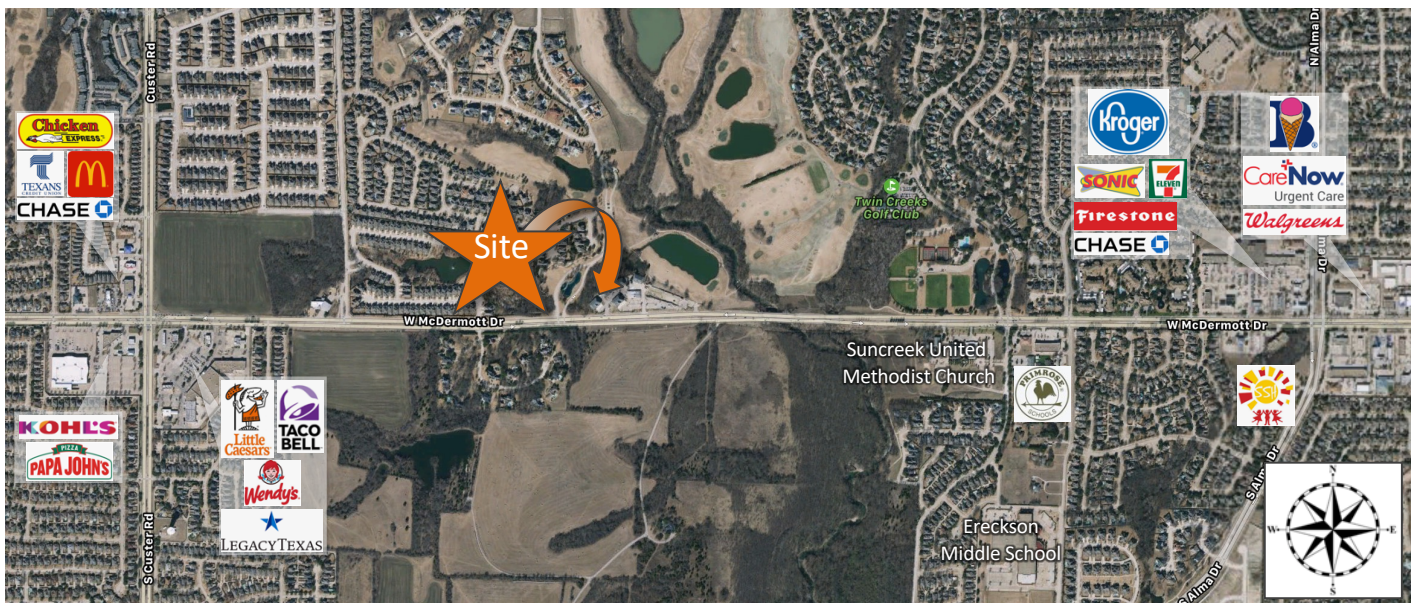
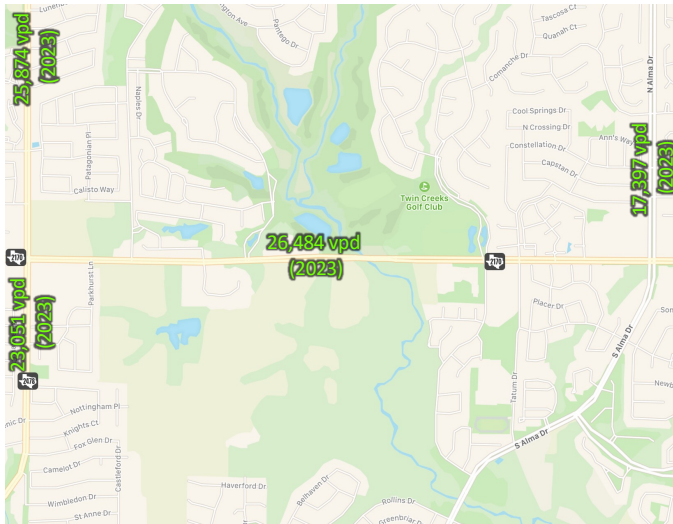
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FOR MORE INFORMATION CONTACT

O: 972.292.1220 / www.LCRTEXAS.com

Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621

Martinez@LCRTexas.com / Tito@LCRTexas.com



- Service to growing communities of Allen, McKinney, Plano, & Frisco
- High traffic counts on McDermott Drive with 26,484 VPD (2023)
- Close proximity to Restaurant & Retail Amenities such as Watters Creek, The Villages at Allen & Fairview, The Allen Premium Outlets, and the Allen Event Center

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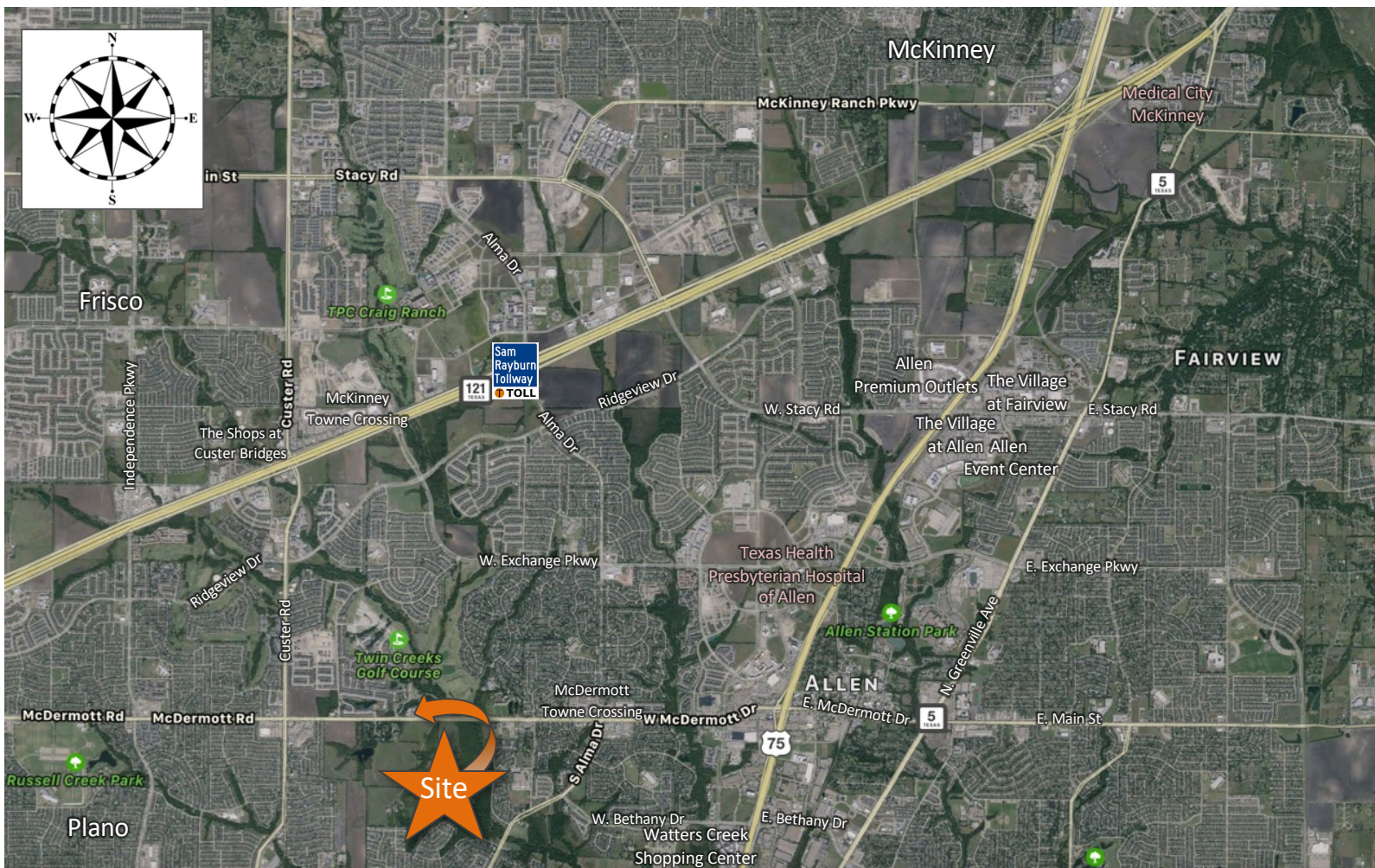
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Aerial View



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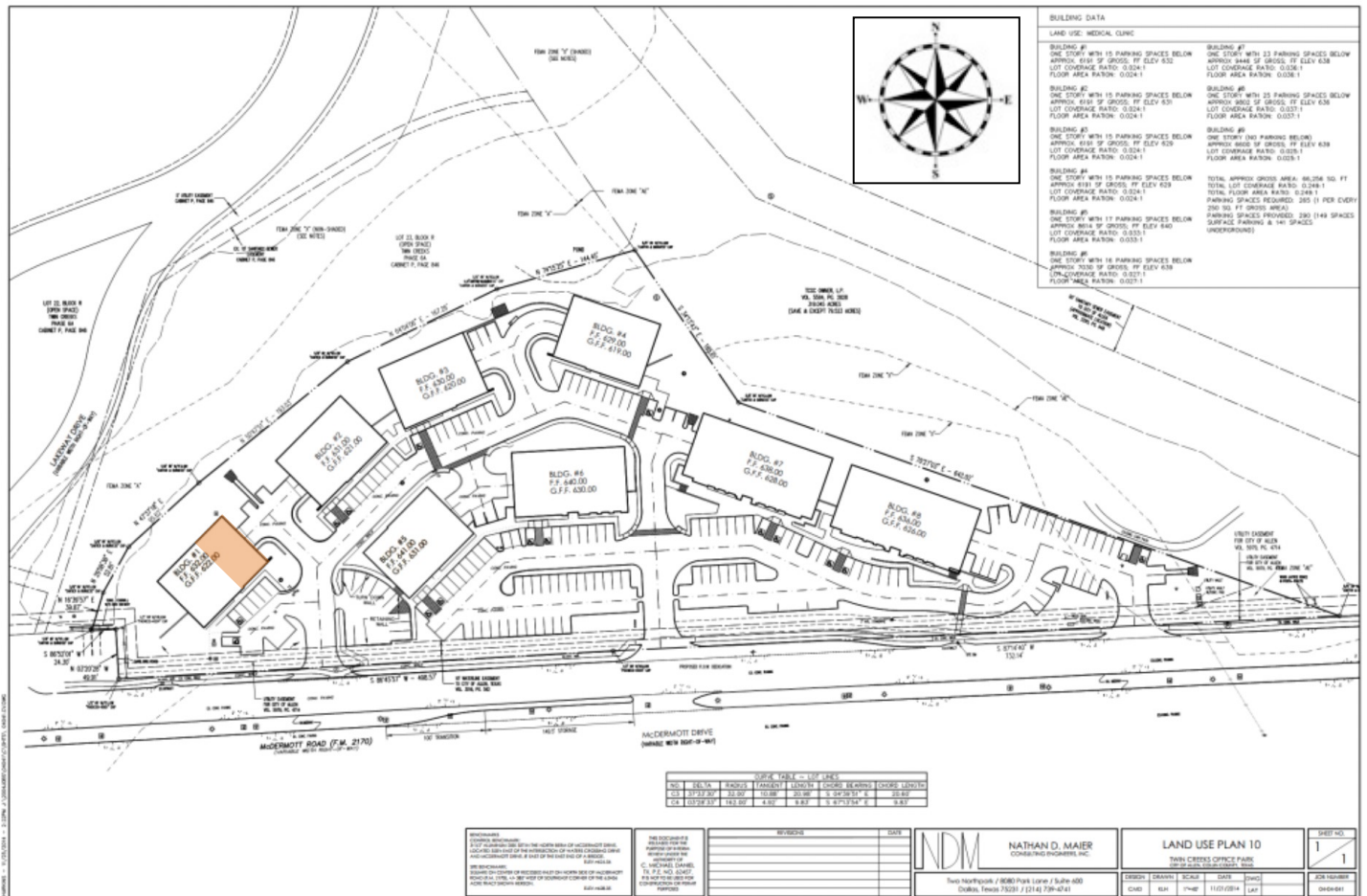
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Site Plan



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Dr. Bork

Lease Space

OFFICE 17X11#

OFFICE 12X10#

OFFICE 12X10#

NEW S.L.

NEW S.L.

NEW S.L.

WORK 13X11#

COPIER

NEW M.W.

COPIER

OPEN 13X11#

LOCK

CONF. 16X13#

LG. CONF. 21X13#

RECEP 18X15#

NEW GLASS ENTRY DOORS

NEW BLDG DESK

WOMEN'S RESTROOM 8X9#

MEN'S RESTROOM 8X9#

BREAK 12X9#

REF

NEW M.W. SINK

LOCK

STIG 12X7#

ELEC./IT 5X7#

JAN. 5X4#

WH

ELEV.

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Professional Office Building Available for Lease



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Allen Demographics

At a Glance

108,706
Allen
Population

7.8 million
DFW
Population

1 million
Collin County
Population

Allen is an affluent suburb in Dallas-Fort Worth, the nation's fourth largest metro. It is 25 miles northeast of downtown Dallas in Collin County, one of the nation's fastest growing counties.

37.9
Median
Age

57%
Adults with
Bachelor Degree+

27
Land Square
Miles

Over \$500 million in new commercial projects finished in the past three years adding \$3.6 billion to the economy.

\$105,925
Median Household
Income

\$44,493
Per Capita
Income

\$334,040
Median Home
Price

Workforce

Allen is part of the Dallas-Fort Worth region that ranks among the **top 3** US metro areas for business expansions, relocations and employment growth.

Allen's workforce has expanded by **70%** in the last 10 years.

Workforce Growth

AREA	2010	2020	INCREASE
DFW	3,238,095	4,014,610	24%
Collin County	419,901	574,807	37%
Dallas County	1,179,651	1,390,999	18%
Allen	43,967	61,988	41%

Source: JobEQ 2019

1.8 million workers within 30 minutes of Allen

Collin County has added jobs at twice the rate of both Dallas and Tarrant counties.



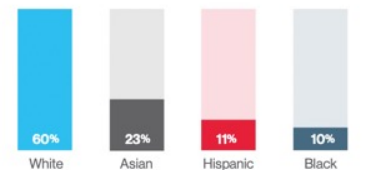
57%
of Adults Have a
Bachelor's Degree+



88,653
Graduates from Higher
Education Annually

Demographics

Allen has experienced dramatic population growth over the last 15 years, reaching 108,706.



A Diverse Community

Source: ESRI 2019

Population Growth

AREA	2010	2020	INCREASE
Allen	84,246	108,706	29%
DFW	6,426,214	7,779,502	21%
Collin County	782,341	1,092,478	39%

Source: ESRI 2019

123,018

Allen's expected population by 2025.

Employers

Allen's employers are concentrated in financial services/insurance, information technology, professional services, telecommunications, and electronics.

300+	125+	75+
Experian	KONE	Formulife/Purus Labs
Jack Henry & Assoc.	Credit Union Of Texas	Photonics
Frontier Communications	MonkeySports	Boss Fight Entertainment
Crawford & Company	Amphenol Fiber Systems Intl	Ani Tex Electric
NetScout Systems	ColorDynamics	Highlands Residential Mortgage
Andrew's Distributing	Forto Payment Systems	Cytracom
Texas Health - Allen	JW Nutritional	Concur Technologies
PFSweb	Quest Medical	GIACI
WatchGuard	Micron Technology	
GC Packaging		



Technology jobs have grown **6%** each year for the past three years, **outperforming** the national average.



3X higher concentration in **computer and telecommunications** businesses



36% increase in **financial services** jobs over the past three years.

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11/2/2015

Information About Brokerage Services

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

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Legacy Commercial Realty, LLC	0588681		(972)292-1220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joe Martinez	455942	martinez@LCRTexas.com	(214)535-1876
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tito Martinez	788375	Tito@LCRTexas.com	(972)533-3621
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Legacy Commercial Realty, 670 Majestic Oaks Drive Oak Point TX 75068
Joe Martinez

Information available at www.trec.texas.gov
IABS 1-0 Date

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