

# VANCOE COMMERCIAL



Former Dickey's  
405 S. CENTRAL EXPRESSWAY | ALLEN, TEXAS 75013

Contact:

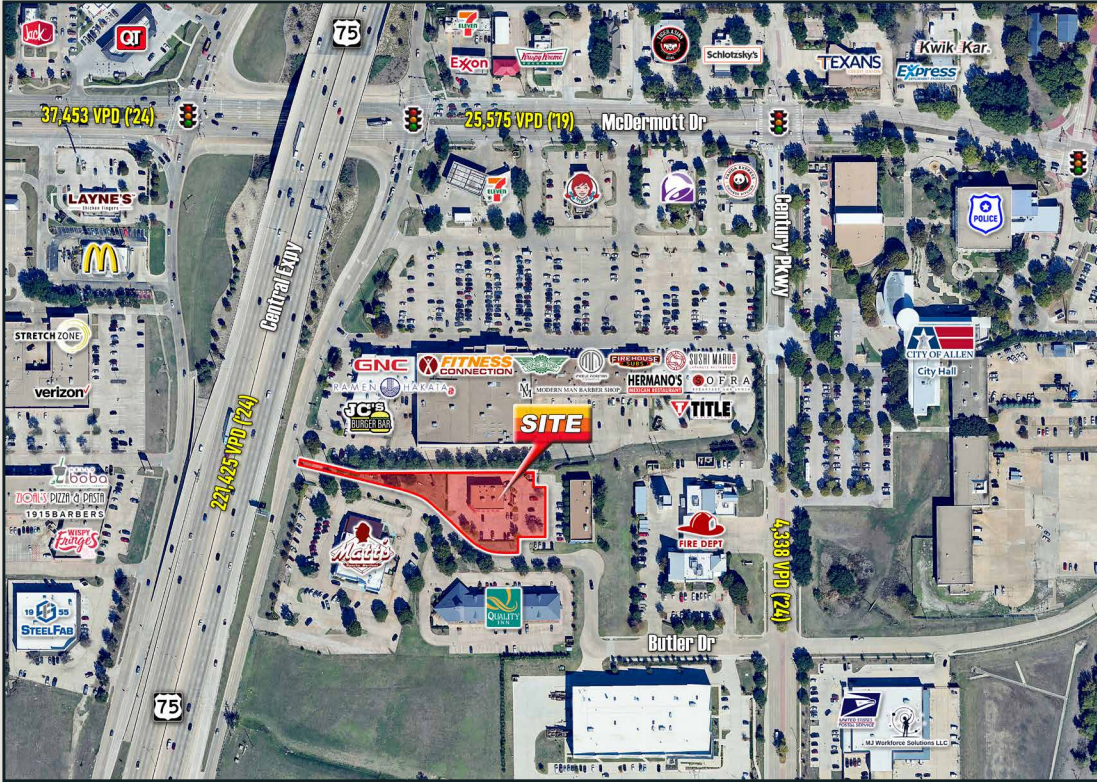
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HENRY TYNG  
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# Former Dickey's

405 S. Central Expy | Allen, Texas 75013  
Property Highlights



## LOCATION

SEQ of McDermott Dr & Central Expy (US-75)  
405 S. Central Expressway, Allen, Texas 75013

## AVAILABLE

- 2nd Gen. Restaurant with Drive-Thru Available
- Former Dickey's
- 4,066 SF Building on 1.274 AC Lot

## RATE

Call for Info & Price

## TRAFFIC COUNTS (TXDOT)

| 221,425 VPD ('24)<br>US-75<br>South of McDermott Dr | 37,453 VPD ('24)<br>McDermott Dr<br>West of US-75 | 202,387 VPD ('24)<br>US-75<br>North of McDermott Dr |
|---|---|---|
|---|---|---|

## DEMOGRAPHICS (ESRI)

|                    | 1-Mile    | 3-Mile    | 5-Mile    |
|--------------------|-----------|-----------|-----------|
| 2025 Population    | 10,774    | 117,453   | 295,135   |
| 2030 Population    | 12,523    | 125,639   | 310,462   |
| Daytime Population | 23,667    | 113,782   | 258,749   |
| Average HH Income  | \$122,084 | \$160,775 | \$151,184 |

## HIGHLIGHTS

- Across the street from The Farm, a new mixed-use project with Chicken N Pickle, High 5 Entertainment & many restaurants
- Directly across from District 121 and Hub 121
- Close proximity to Craig Ranch
- Near the McKinney Soccer Complex (recent \$50M renovation), Proposed Canon Beach Surf & Adventure Park (\$200M, 35-Acre Multi-Use Development), and New JW Marriott



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405 S. Central Expy | Allen, Texas 75013  
Replat



### PROPERTY DESCRIPTION

TRACT 1  
Being Lots 3A1 and 3A2, of the Replat of Lot 3A of Century Retail Addition, an Addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume L, Page 998, Plat Records, Collin County, Texas.

### SURVEYOR'S CERTIFICATE

To: *Radco Management, Inc., JPMorgan Chase Bank, N.A. and Fidelity National Insurance Company.* (GFI# FT2DL-91161100683)

I hereby certify that on the 24th day of August, 2011, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by U.S. Highway No. 75, same being paved, dedicated public right(s)-of-way maintained by the State of Texas, which abut(s) the subject property, and is (are) physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

### TITLE COMMITMENT EXCEPTIONS

| Exception No. | Recording Information       | Description of Easement   | Applies to Subject tract | Shown Graphically       |
|---------------|-----------------------------|---|--------------------------|-------------------------|
| 10d.          | Volume L, Page 998          | Plat Easements  | YES                      | YES                     |
| 10e.          | Volume 345, Page 606        | Easement to Texas Power & Light Co.   | NO                       | NO                      |
| 10f.          | Volume 424, Page 472        | Easement to Texas Power & Light Co.   | NO                       | NO                      |
| 10g.          | Volume 745, Page 383        | Easement to Texas Power & Light Co.   | YES                      | NO (blanket in nature)  |
| 10h.          | Volume 745, Page 386        | Easement to Texas Power & Light Co.   | NO                       | NO                      |
| 10i.          | Volume 689, Page 335        | Easement to Texas Power & Light Co.   | NO                       | NO                      |
| 10j.          | CC# 53-002611               | Easement to the City of Allen   | YES                      | YES                     |
| 10k.          | CC# 96-0006370 & 96-0006519 | Terms, conditions, easements, assessments and liens                                 | YES                      | NO (blanket in nature)  |
| 10l.          | Vol. 4352, Pg. 1391         | Terms, provisions, obligations, stipulations, restrictions and option to repurchase | YES                      | NO (not survey related) |
| 10m.          | Vol. 4352, Pg. 1407         | Terms, provisions, obligations, stipulations, restrictions and option to repurchase | YES                      | NO (not survey related) |

### REVISIONS

| No. | Revision/Issue | Date |
|-----|----------------|------|
|     |                |      |
|     |                |      |
|     |                |      |

### LEGEND

- HANDICAPPED SPACE
- PARKING SPACE
- IRON ROOF FOUND
- 76 FOUND/SET
- POWER POLE
- BRICK COLUMN
- AIR CONDITIONING
- FIRE HYDRANT
- SANITARY SEWER
- MANHOLE COVER
- STORM DRAIN
- MANHOLE COVER
- CLEANOUT
- WATER VALVE
- WATER METER
- LIGHT POLE
- ELECTRIC METER
- ASPHALT PAVING
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- POST FENCE
- COVERED PORCH DECK OR CARPORT
- CONCRETE PAVING
- GRAVEL/ROCK ROAD OR DRIVE
- OVERHEAD ELECTRIC SERVICE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE

### GENERAL NOTES

- 1) According to the F.I.R.M. No. 480850385 J, the subject property lies in Zone X and does not lie within a Flood Hazard Area.
- 2) Bearings are based on recorded plat unless otherwise noted.



**TEXAS HERITAGE**  
SURVEYING, LLC

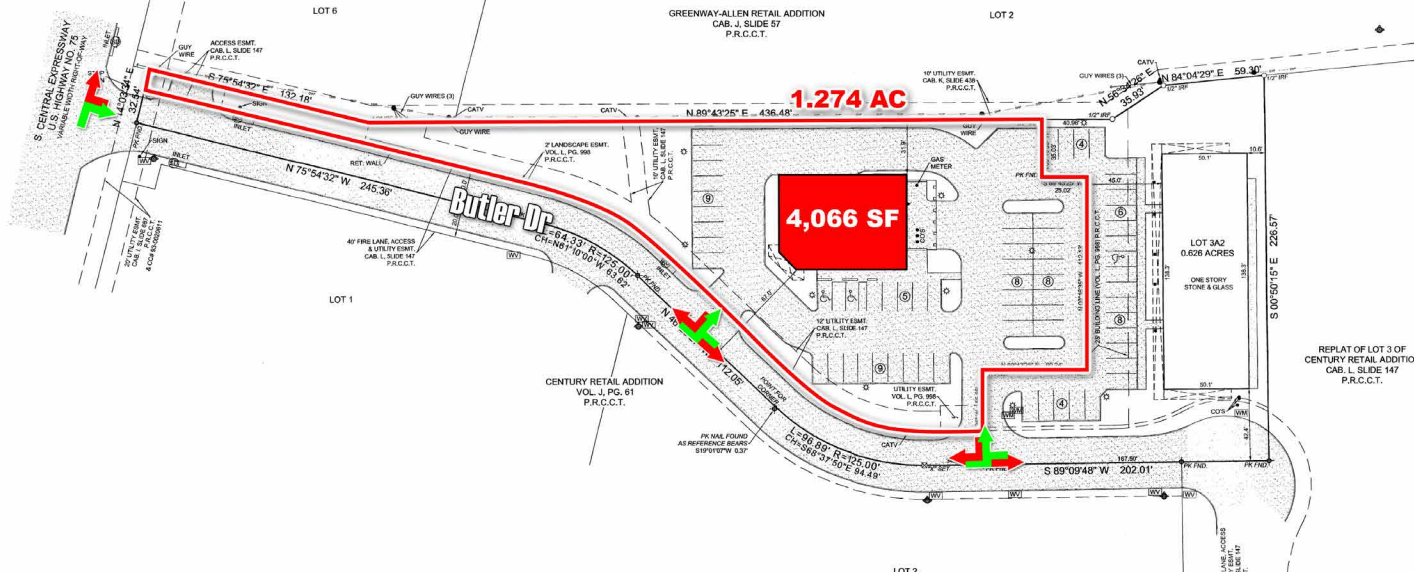
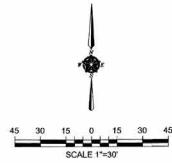
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214 340-9700 Fax 214 340-9710  
txheritage.com

**CATEGORY 1A, CONDITION II SURVEY**  
405 & 409 S. CENTRAL EXPRESSWAY  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS

Book No.  
1101878-1  
Drawn BY  
CG  
Date  
08/24/2011  
Scale  
1" = 30'



DATE: \_\_\_\_\_

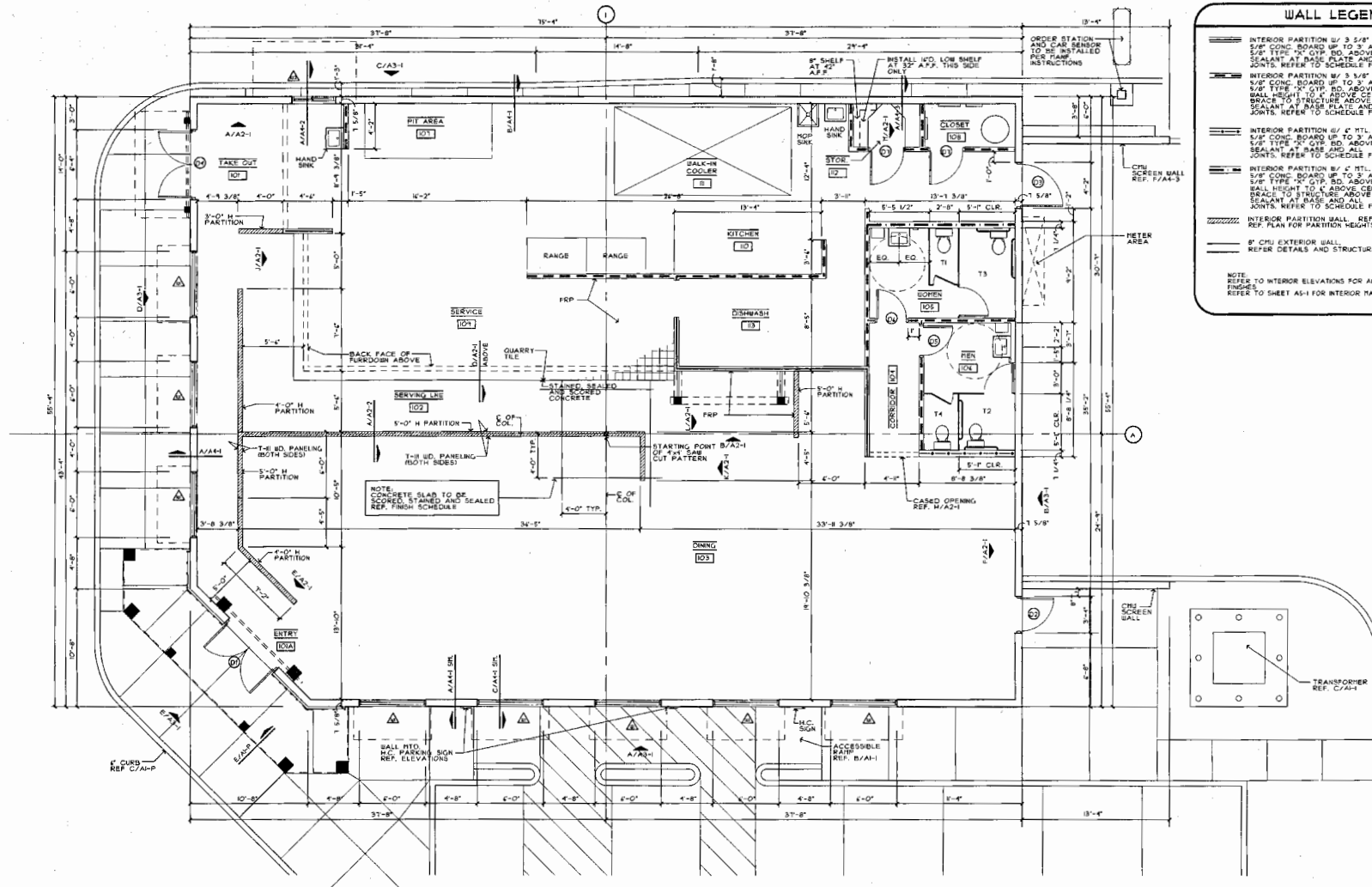


ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



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**WALL LEGEND**

- INTERIOR PARTITION w/ 3 5/8" MTL FRAMING AT 12" OC w/ 5/8" CONC. BOARD UP TO 3" AFF w/ ONE LAYER 5/8" TYPE "X" GYP. BD. ABOVE EA. SIDE. SEALANT AT BASE PLATE AND ALL JOINTS. REFER TO SCHEDULE FOR FINISHES
- INTERIOR PARTITION w/ 3 5/8" MTL FRAMING AT 12" OC w/ 5/8" CONC. BOARD UP TO 3" AFF w/ ONE LAYER 5/8" TYPE "X" GYP. BD. ABOVE EA. SIDE. WALL HEIGHT TO 4" ABOVE CEILING. BRACE TO STRUCTURE ABOVE AT 4" O.C. SEALANT AT BASE PLATE AND ALL JOINTS. REFER TO SCHEDULE FOR FINISHES
- INTERIOR PARTITION w/ 4" MTL FRAMING AT 12" OC w/ 5/8" CONC. BOARD UP TO 3" AFF w/ ONE LAYER 5/8" TYPE "X" GYP. BD. ABOVE EA. SIDE. WALL HEIGHT TO 4" ABOVE CEILING. BRACE TO STRUCTURE ABOVE AT 4" O.C. SEALANT AT BASE PLATE AND ALL JOINTS. REFER TO SCHEDULE FOR FINISHES
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- INTERIOR PARTITION WALL. REF. A/ A2-2 REF. PLAN FOR PARTITION HEIGHTS
- 8" CMU EXTERIOR WALL. REFER DETAILS AND STRUCTURAL

NOTE:  
REFER TO INTERIOR ELEVATIONS FOR ALL INTERIOR WALL FINISHES  
REFER TO SHEET A5-1 FOR INTERIOR MATERIALS LIST

**A FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

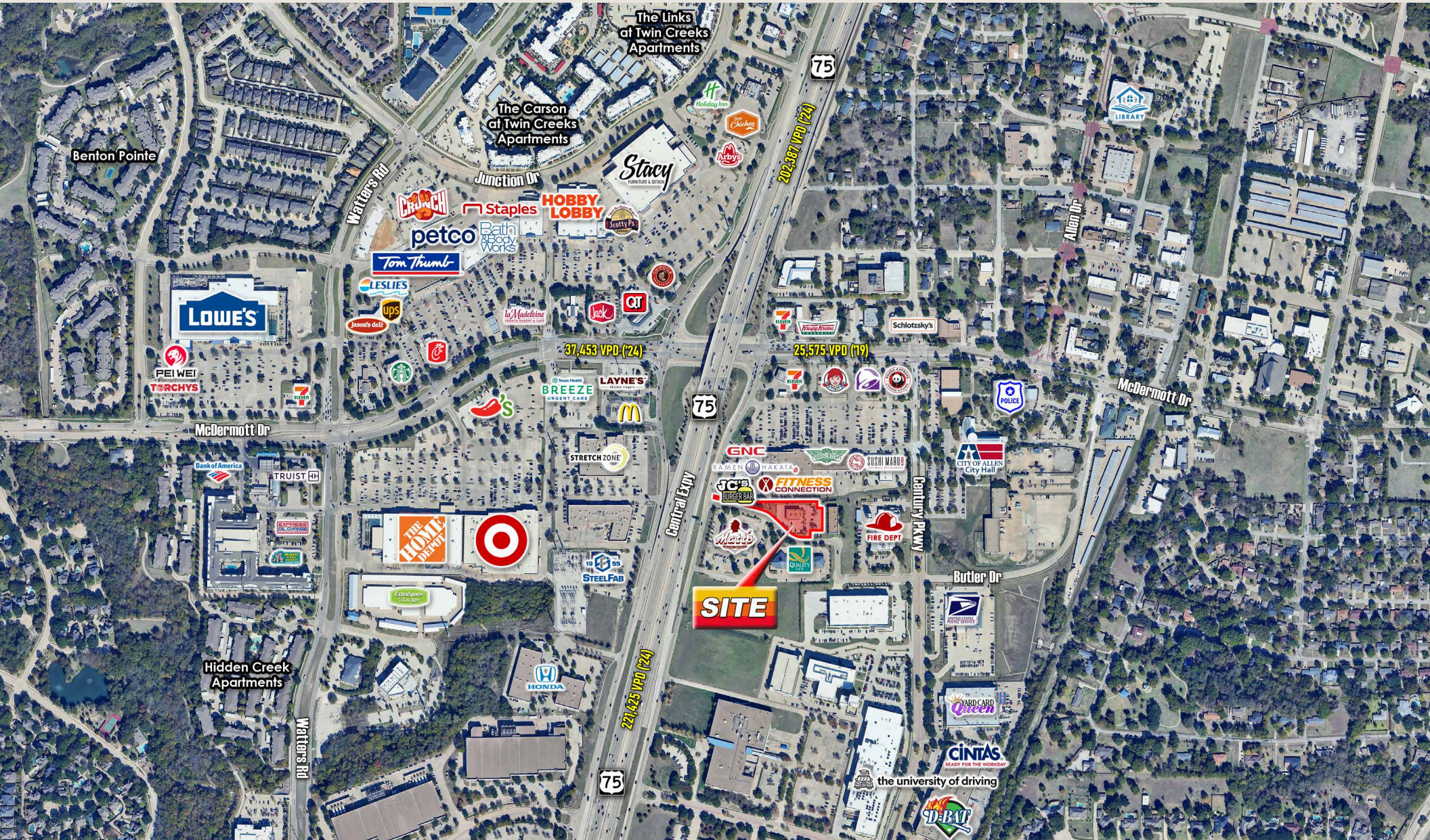
NOTES:  
1. ALL DIMENSIONS ARE TO EXTERIOR FINISH FACE OF WALL.  
2. EXTEND ELEC. GAS, AND TELE. SERVICE/CONDUIT INTO BLDG. FROM 0'-4" TO 0'-6" AFF.

ALL WALL, CEILING, AND FLOOR FINISHES TO BE DETERMINED BY THE ARCHITECT. REFER TO SHEET A5-1 FOR INTERIOR MATERIALS LIST.



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Close Aerial

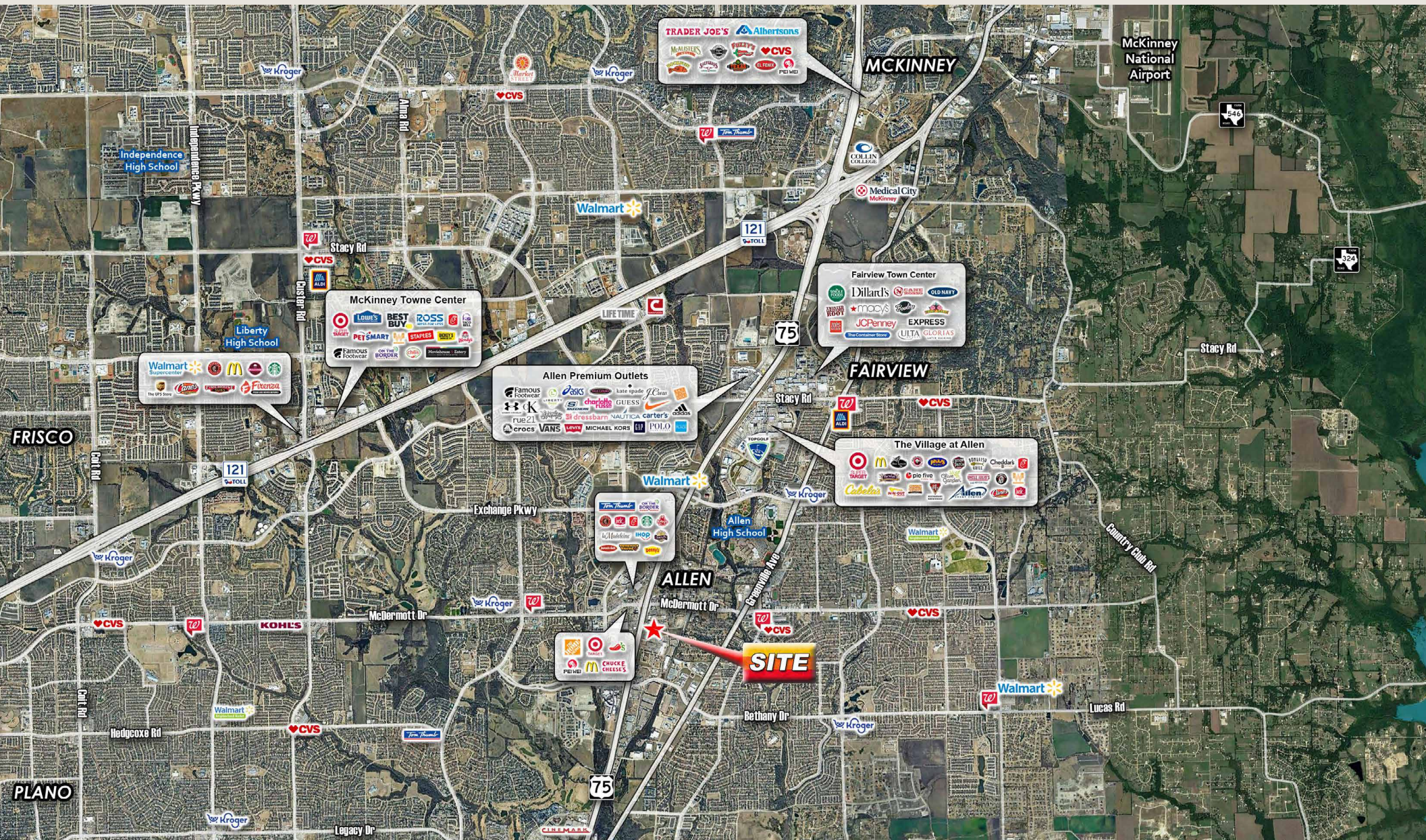


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# Former Dickey's

405 S. Central Expy | Allen, Texas 75013  
Wide Aerial



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## 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.



11-3-25

### 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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

### 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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

|   |                   |                           |                     |
|---|-------------------|---------------------------|---------------------|
| <u>Vancoe CRE, LLC</u>  | <u>9016381-BB</u> | <u>info@vancoecre.com</u> | <u>214.385.2820</u> |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No.       | Email                     | Phone               |
| <u>Cal Ryan Fuqua</u>   | <u>605847-B</u>   | <u>ryan@vancoecre.com</u> | <u>214.385.2820</u> |
| Designated Broker of Firm   | License No.       | Email                     | Phone               |
| _____   | License No.       | Email                     | Phone               |
| Licensed Supervisor of Sales Agent/Associate                      | License No.       | Email                     | Phone               |
| _____   | 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](http://www.trec.texas.gov)

IABS 1-2

