

# FOR LEASE

## STAR CREEK RETAIL II

999 State Highway 121 | Allen, TX



**RETAIL / MEDICAL / RESTAURANT | 9,026 SF**

**For More Information Contact:**  
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# 999 STATE HIGHWAY 121

## DISCLAIMER

The property referenced in this information is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure and in any other materials is completely without warranty by United Real Estate, the owner of the property, or any other party. Interested persons are encouraged to retain legal and technical consultants to advise them concerning any and all aspects of the property and any related diligence. Property information is subject to all confidentiality agreements with the owner of the property. Under no circumstances is any property information to be reproduced, copied or in any way duplicated or distributed without the express written consent of the owner of the property

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# EXECUTIVE SUMMARY

Starcreek Retail II presents a premier leasing opportunity in one of the most dynamic and rapidly expanding corridors in North Texas. Located at 999 State Highway 121 in Allen, Texas, this 9,026-square-foot development offers flexible space for retail, medical, or restaurant use. With construction set to begin soon, prospective tenants have the unique opportunity to customize their space to suit their business needs. As the final available retail space in the highly sought-after Starcreek development, this property is a rare chance to establish a presence in a flourishing area where all other buildings have been sold or leased.

Strategically positioned along the Sam Rayburn Tollway (SH-121), Starcreek Retail II provides prime visibility and accessibility, capturing a steady flow of daily commuters and regional visitors. The surrounding area, known as the "Platinum Corridor," is home to a variety of thriving commercial centers, including Allen Premium Outlets, Watters Creek, and The Village at Allen. This location benefits from Allen's robust economic growth, high household incomes, and increasing demand for both retail and medical services. Moreover, Allen's proximity to larger metropolitan areas like Dallas and Plano offers an extended customer base, further enhancing the property's potential.

## PROPERTY HIGHLIGHTS



**Prime Location**



**Last Available Retail Space**



**Mixed-Use Potential**



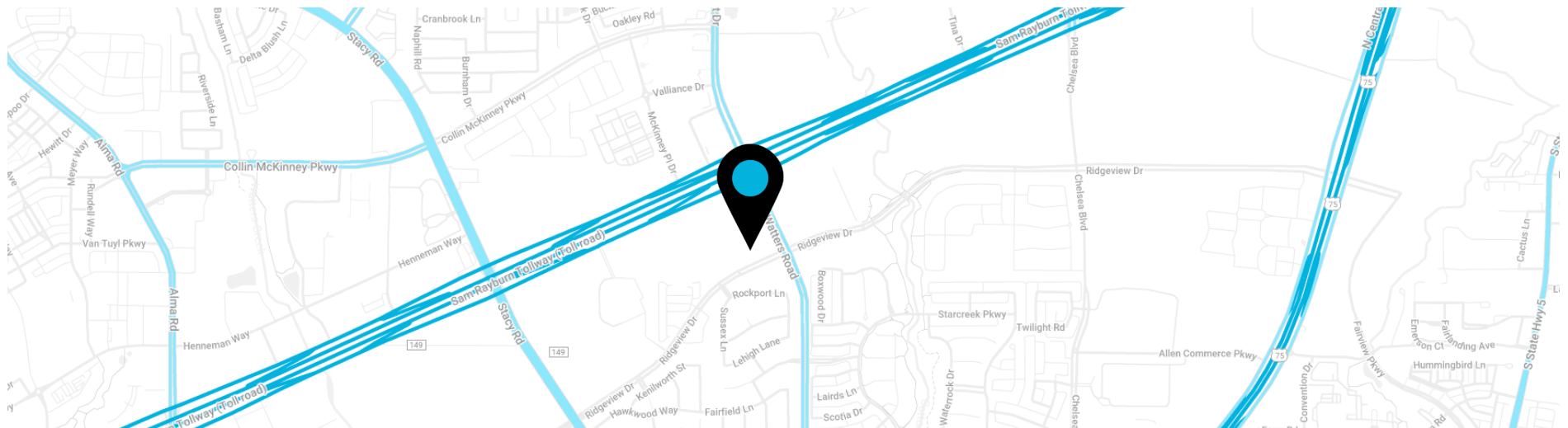
**New Construction**



**High Traffic Area**



**Strong Regional Growth**



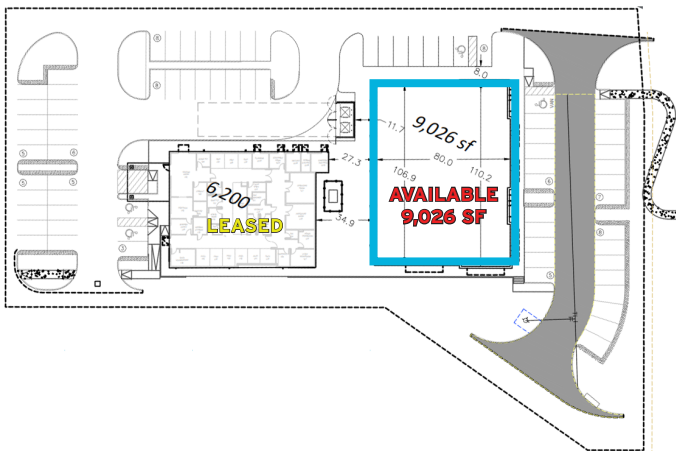
# BIRD'S EYE AERIAL

Sam Rayburn Tollway S

SITE

Ridgeview Dr

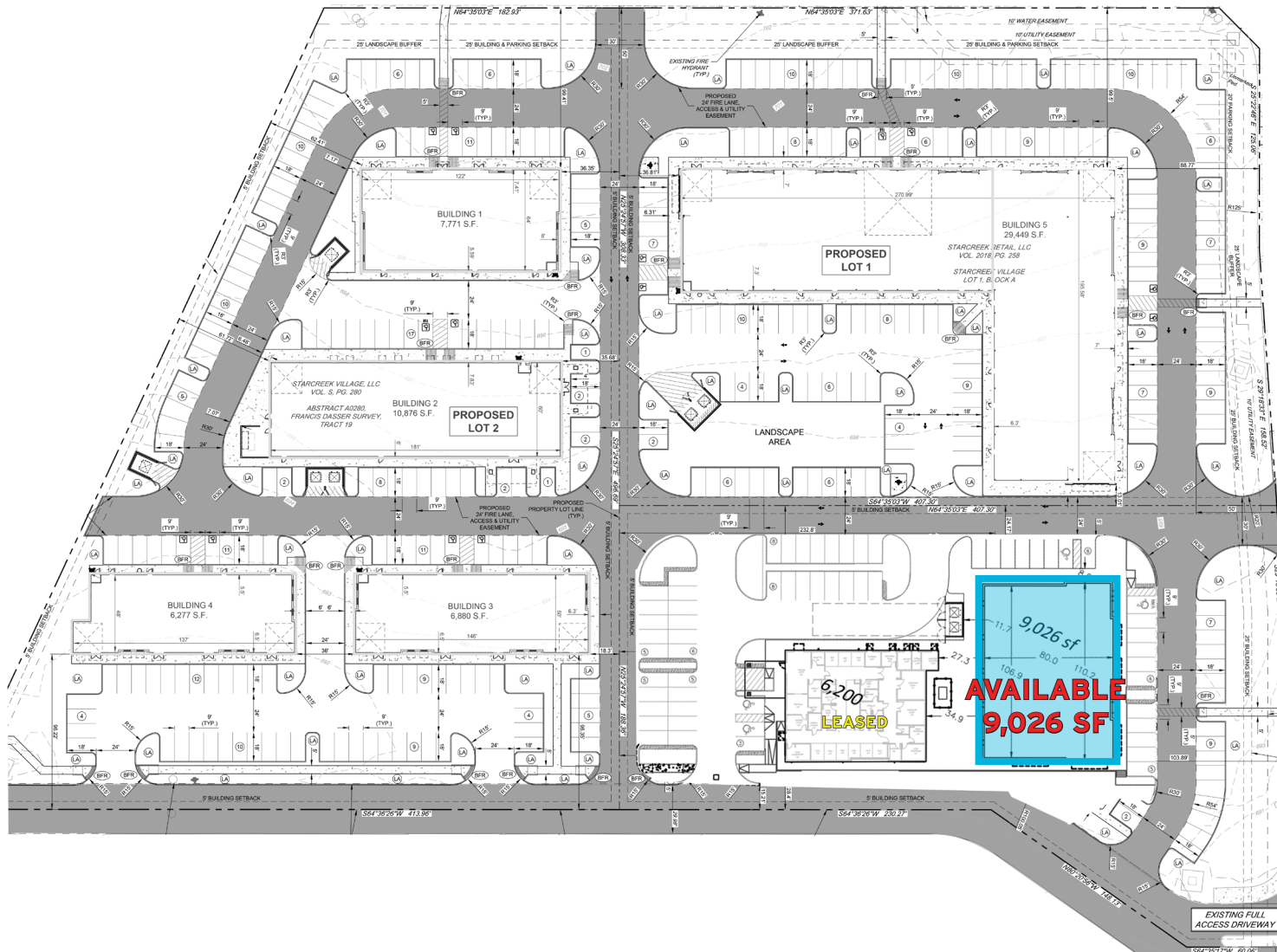
North Watters Rd



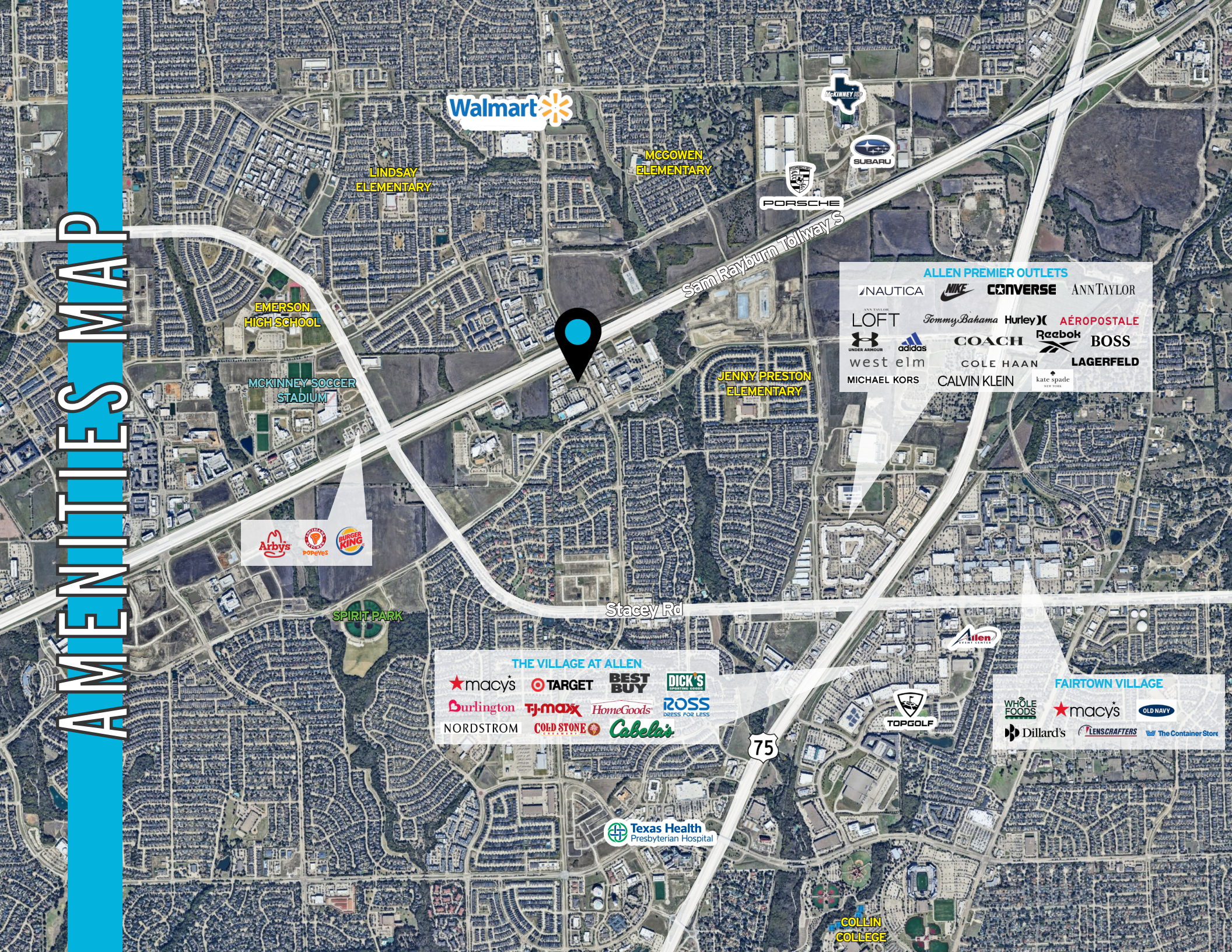
# RENDERINGS



# SUBJECT SITE PLAN



# AMENITIES MAP



Walmart



LINDSAY  
ELEMENTARY

MCGOWEN  
ELEMENTARY



Sam Rayburn Tollway S

EMERSON  
HIGH SCHOOL

McKINNEY SOCCER  
STADIUM



SPIRIT PARK

Stacey Rd

JENNY PRESTON  
ELEMENTARY

THE VILLAGE AT ALLEN



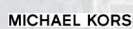
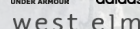
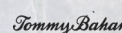
NORDSTROM



75

COLLIN  
COLLEGE

ALLEN PREMIER OUTLETS



FAIRTOWN VILLAGE





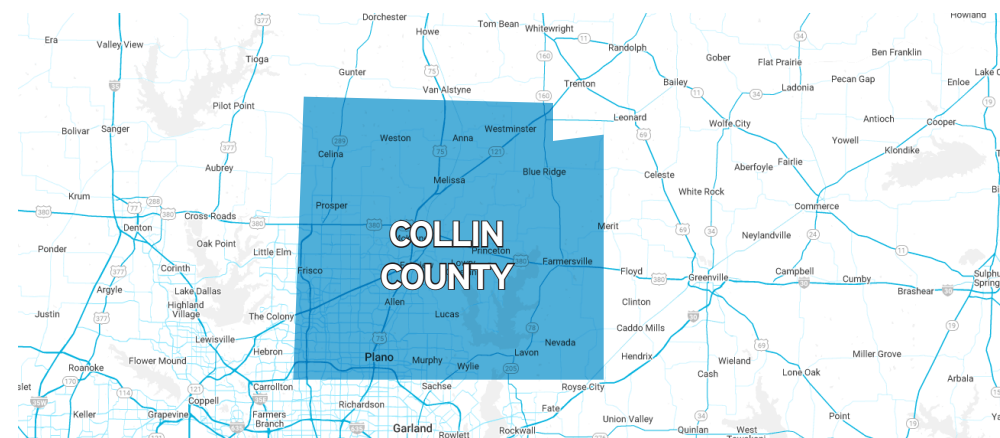
## ALLEN, TEXAS

Allen, Texas, is a rapidly growing city located in Collin County, approximately 25 miles north of downtown Dallas. Known for its high quality of life, excellent school systems, and strong local economy, Allen has become a highly sought-after destination for families, professionals, and businesses alike. The city boasts a population of around 110,000 residents, and its continued growth is supported by a combination of robust economic development initiatives and a strategic location within the Dallas-Fort Worth (DFW) metroplex. Allen benefits from its proximity to major highways such as SH-121, US-75, and the Dallas North Tollway, making it a hub of convenience and accessibility for businesses and commuters.

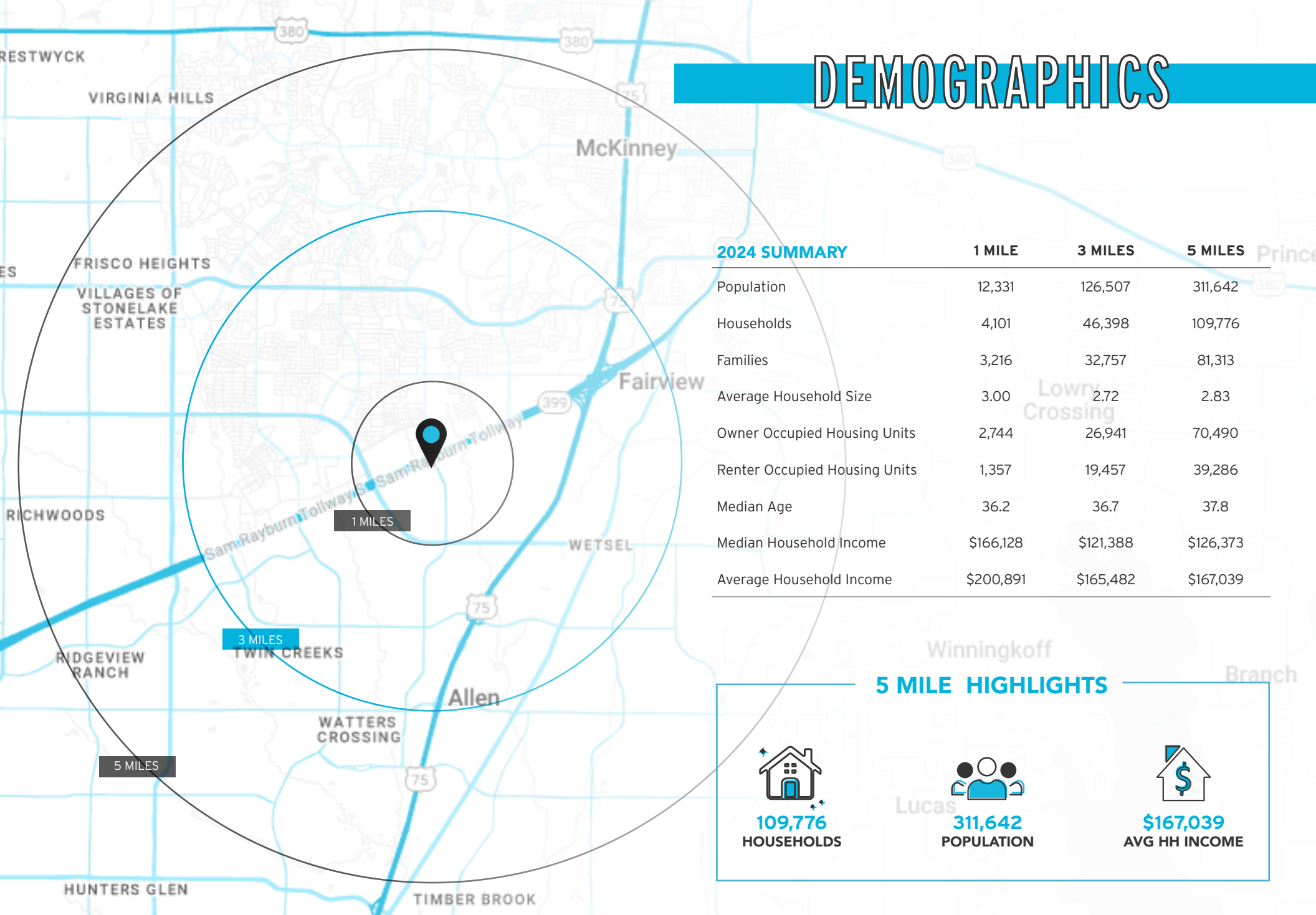
In addition to its residential appeal, Allen is a thriving retail and commercial center. The city is home to several prominent shopping destinations, including Allen Premium Outlets, Watters Creek, and The Village at Allen. These commercial hubs attract shoppers from all over North Texas and play a pivotal role in the local economy. Furthermore, Allen is part of the booming "Platinum Corridor," a key area along SH-121 that features a mix of retail, office, and medical developments, contributing to the city's status as a regional economic powerhouse. With a median household income well above the national average and a business-friendly environment, Allen continues to attract new developments and investments, making it a prime location for businesses looking to tap into a thriving market.

### TOP 5 EMPLOYERS

EMPLOYERS	# OF EMPLOYEES
Allen Independent School District	2,800 Employees
Watter Creek at Montgomery Farm	2,000+ Employees
Allen Premium Outlets	1,500 Employees
PFSweb, Inc.	800 Employees
Texas Health Presbyterian Hospital	500 Employees



# DEMOGRAPHICS



## 2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	12,331	126,507	311,642
Households	4,101	46,398	109,776
Families	3,216	32,757	81,313
Average Household Size	3.00	2.72	2.83
Owner Occupied Housing Units	2,744	26,941	70,490
Renter Occupied Housing Units	1,357	19,457	39,286
Median Age	36.2	36.7	37.8
Median Household Income	\$166,128	\$121,388	\$126,373
Average Household Income	\$200,891	\$165,482	\$167,039

## 5 MILE HIGHLIGHTS

  
**109,776**  
HOUSEHOLDS

  
**311,642**  
POPULATION

  
**\$167,039**  
AVG HH INCOME



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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.

11-2-2015



### 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date