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1536 E. Stacy Road
Allen, TX 75002

Second Generation Restaurant Opportunity

FOR LEASE

WILLIAM ROTH COMPANY

THE SPACE

Location	1536 E. Stacy Road Allen, TX 75002
County	Collin
APN	2506761
Traffic Count	21,000 vpd
Square Feet	1,526
Lease Type	Net

HIGHLIGHTS

- » Second Generation Restaurant with Drive Thru and Patio
- » Positioned on High Traffic Corridor
- » Strong Demographics with ~34,000 people within 2 miles



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,379	74,881	209,538

AVERAGE HOUSEHOLD INCOME

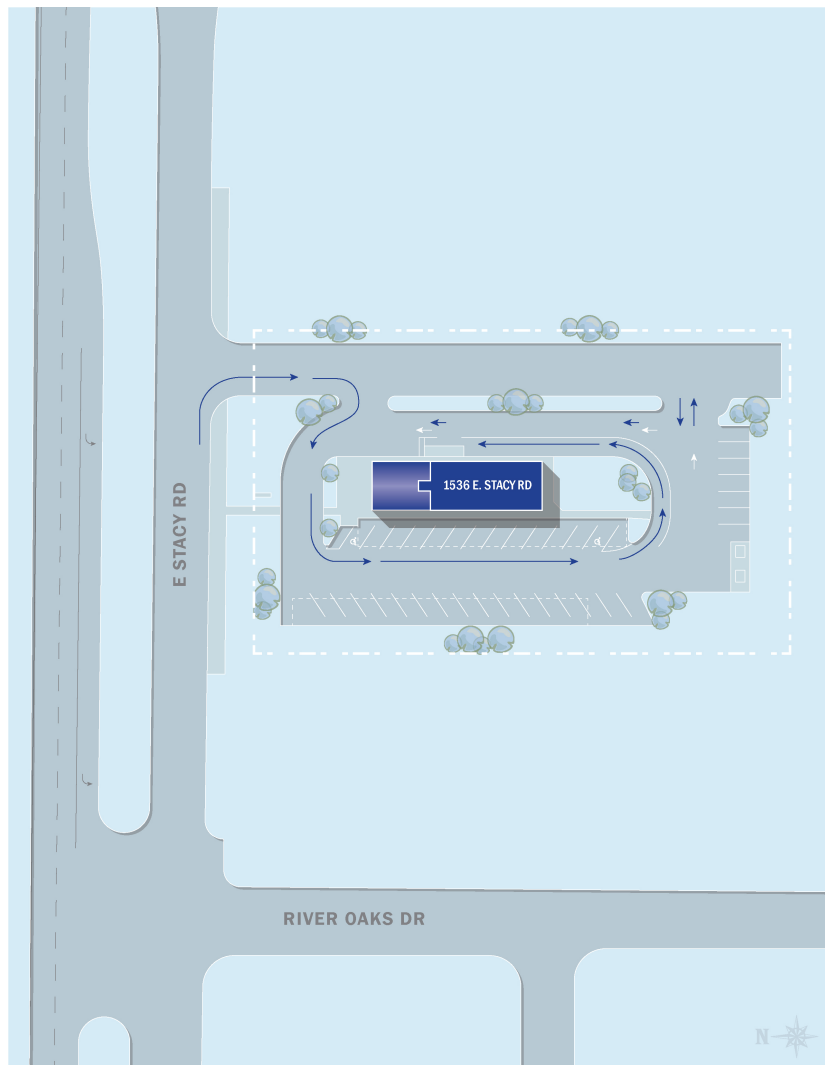
1.00 MILE	3.00 MILE	5.00 MILE
\$177,786	\$153,089	\$155,747

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,889	26,638	75,822

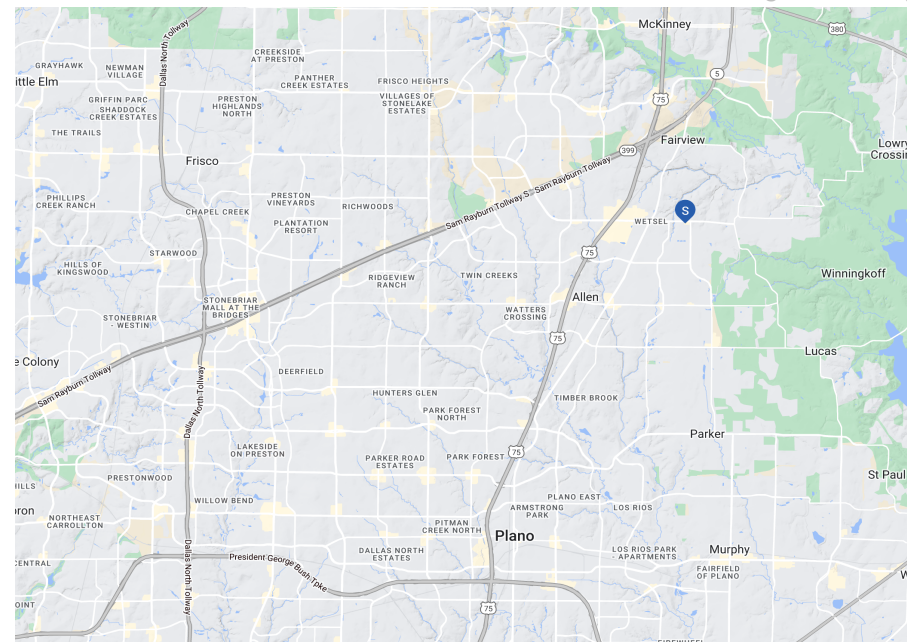
PROPERTY FEATURES

BUILDING SF	1,526
LAND SF	42,110
YEAR BUILT	2004
ZONING TYPE	PD 69 SC
NUMBER OF PARKING SPACES	35



- » The property is located in Allen, a city in Collin County, Texas, known for its family-friendly environment and top-rated schools such as Allen High School and Lowry Freshman Center.
- » Allen is a growing upscale community with a mix of residential neighborhoods, shopping centers, and entertainment options, including the Allen Premium Outlets and The Village at Allen.
- » The area around the property is part of a thriving commercial district, with a variety of businesses, restaurants, and services nearby, such as Whole Foods Market, Starbucks, and Chase Bank.
- » Stacy Road, where the property is situated, experiences high traffic volume, providing excellent visibility and exposure for businesses leasing in the area.
- » The property is conveniently located near major highways, including US-75, making it easily accessible for customers and employees coming from nearby cities like Plano, McKinney, and Frisco.

Regional Map





SUBJECT PROPERTY
1536 E STACY RD
 ALLEN, TX

THE VILLAGE AT ALLEN
TARGET **DICK'S** SPORTING GOODS **SPRINKLES HALLOWEEN**
Cabela's **ZAGG** **NORDSTROM**
BEST BUY **five BEL'W** **rack**
Kirkland's **CREDIT UNION OF TEXAS**
HomeGoods **TOPGOLF** **Total Wine & MORE**
TJ-maxx **MAYWEATHER** **BOXING FITNESS**
maurices **popshelf** **COURTYARD**
ROSS **DRESS FOR LESS** **ups**

FAIRVIEW TOWN CENTER
macy's **HOME** **2**
JCPenney **F45 TRAINING**
Dillard's **IPIC**
The Container Store **WHOLE FOODS** **MARKET** **FITNESS**
OLD NAVY **Residence INN** BY MARRIOTT

7-ELEVEN. **Palcos**
citi

JONES SOLAR AND ROOFING
NATURE SCHOOL OF FAIRVIEW

Walmart **TEXAS LEGENDS**

H-E-B
Kroger

ALDI
Firestone COMPLETE AUTO CARE
Walgreens
CookChildren's

RYAN DENTAL GROUP
CVS **AUNT NETTIE'S**

PINSTACK
Texas Health Resources
ATHLETE TRAINING HEALTH

MARION ELEMENTARY SCHOOL
Pizza Hut

ALLEN PREMIUM OUTLETS
asics **NIKE** **Reebok**
SKECHERS **GAP** **THE CHILDREN'S PLACE**
GUESS FACTORY **LA Z BOY**
COACH **KAY** JEWELERS
adidas **CONVERSE** **AÉROPOSTALE** **FOREVER 21**

Walmart Neighborhood Market

HOME ZONE

ALLEN HIGH SCHOOL
HYDROUS WAKEPARKS

Celebration Park

LOVEJOY HIGH SCHOOL

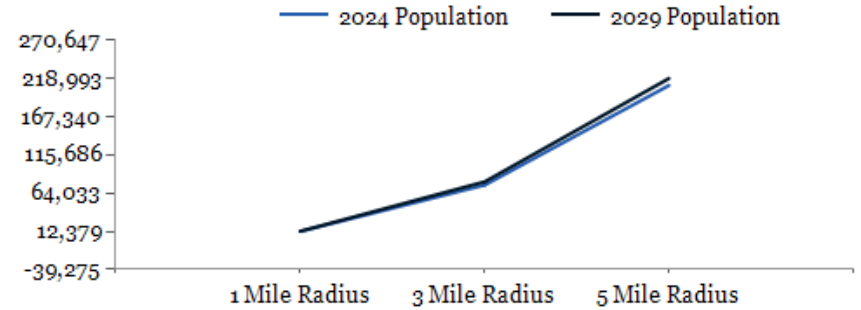
[HIDDEN] GYM **MIDAS**
American Freight
7-ELEVEN. **Walgreens** **planet fitness**

COCONUT HILL INDIAN GROCERY

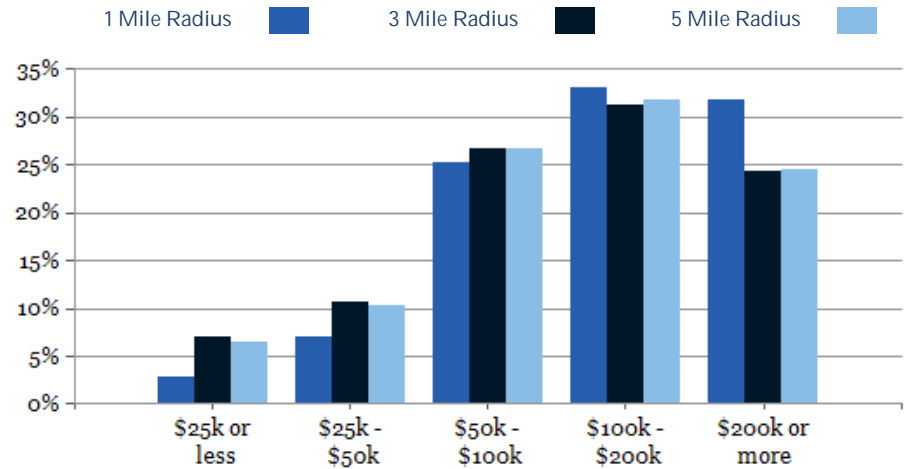
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,508	26,013	82,278
2010 Population	10,455	55,355	149,939
2024 Population	12,379	74,881	209,538
2029 Population	12,536	79,327	218,993
2024-2029: Population: Growth Rate	1.25%	5.80%	4.45%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	89	1,149	2,995
\$15,000-\$24,999	23	729	1,945
\$25,000-\$34,999	85	1,243	3,501
\$35,000-\$49,999	189	1,608	4,290
\$50,000-\$74,999	522	3,785	10,696
\$75,000-\$99,999	460	3,310	9,579
\$100,000-\$149,999	771	4,959	13,575
\$150,000-\$199,999	515	3,379	10,608
\$200,000 or greater	1,235	6,476	18,630
Median HH Income	\$133,430	\$111,163	\$113,806
Average HH Income	\$177,786	\$153,089	\$155,747

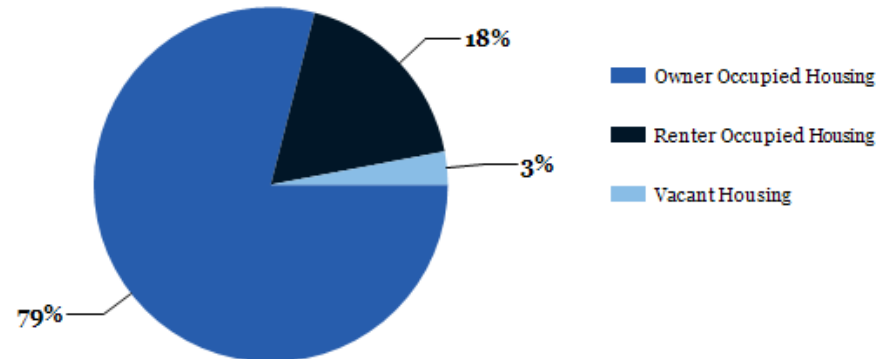
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	494	9,265	28,796
2010 Total Households	3,129	19,098	51,360
2024 Total Households	3,889	26,638	75,822
2029 Total Households	4,017	28,751	80,444
2024 Average Household Size	3.18	2.79	2.75
2024-2029: Households: Growth Rate	3.25%	7.70%	5.95%



2024 Household Income

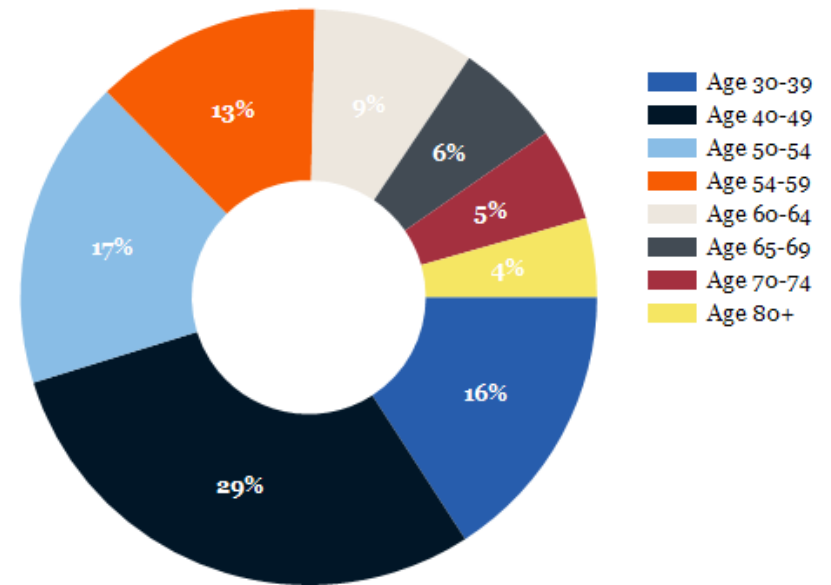


2024 Own vs. Rent - 1 Mile Radius

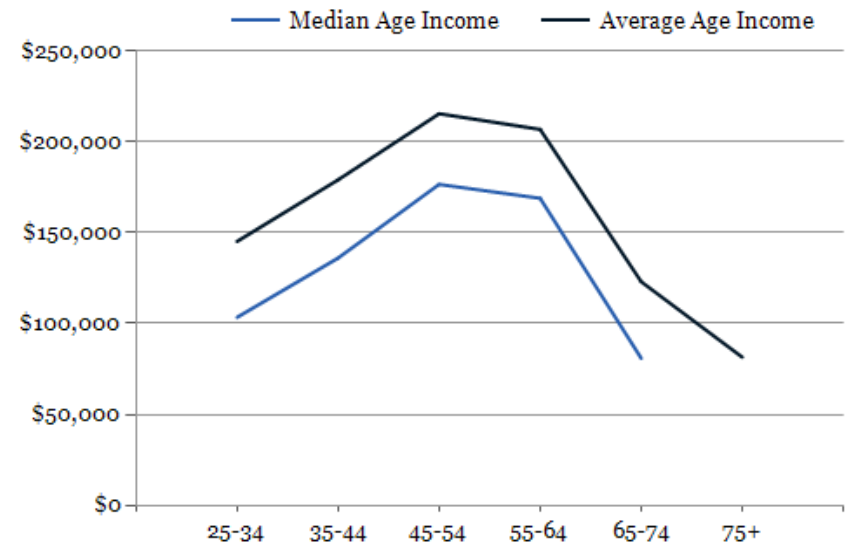


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	488	3,923	12,956
2024 Population Age 35-39	611	4,519	14,244
2024 Population Age 40-44	902	5,469	15,906
2024 Population Age 45-49	1,129	5,693	15,486
2024 Population Age 50-54	1,208	5,851	15,826
2024 Population Age 55-59	878	4,678	12,901
2024 Population Age 60-64	628	4,034	11,384
2024 Population Age 65-69	412	3,247	8,767
2024 Population Age 70-74	361	2,894	6,960
2024 Population Age 75-79	307	2,565	5,649
2024 Population Age 80-84	156	1,528	3,333
2024 Population Age 85+	115	1,277	2,811
2024 Population Age 18+	9,215	57,102	159,088
2024 Median Age	39	40	38
2029 Median Age	39	40	39



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,428	\$94,082	\$94,735
Average Household Income 25-34	\$145,201	\$130,791	\$128,876
Median Household Income 35-44	\$136,066	\$129,035	\$132,918
Average Household Income 35-44	\$179,126	\$170,310	\$170,865
Median Household Income 45-54	\$176,630	\$158,074	\$156,414
Average Household Income 45-54	\$215,541	\$197,039	\$193,634
Median Household Income 55-64	\$168,972	\$137,447	\$142,652
Average Household Income 55-64	\$206,921	\$176,325	\$180,348
Median Household Income 65-74	\$80,850	\$76,554	\$83,505
Average Household Income 65-74	\$123,014	\$111,835	\$124,870
Average Household Income 75+	\$81,485	\$80,993	\$83,495





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 coincidental 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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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