



Suncreek Plaza

820 S. Alma Dr
Allen TX 75013

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REALSPACE

HIGHLIGHTS

- Prime Allen Location – Positioned along S. Alma Drive with easy access to US-75, Main Street, and surrounding residential neighborhoods
- Versatile Space for Retail, Office & Medical – Ideal for boutique retail, professional services, and medical or wellness concepts
- Strong Daytime & Residential Population – Surrounded by established neighborhoods, schools, and nearby businesses
- Excellent Visibility & Signage Opportunities – Capture daily traffic and neighborhood exposure
- Convenient Parking – Easy in-and-out access for customers, patients, and employees
- Growing Allen Market – Benefit from one of North Texas' most desirable and expanding communities



Suite	Tenant	Square Feet	Lease Type
100	Vacant - End Cap	1,575	NNN
110	Athletic Advantage	1,500	NNN
120	Best Brains	1,275	NNN
130	Live Young Wellness Spa	2,560	NNN
140	Arham Smiles	2,300	NNN
160	Nail Salon	1,330	NNN
170	Manna Donuts	1,120	NNN
180	New York Lovers Chinese Restaurant	1,360	NNN

PROPERTY FEATURES

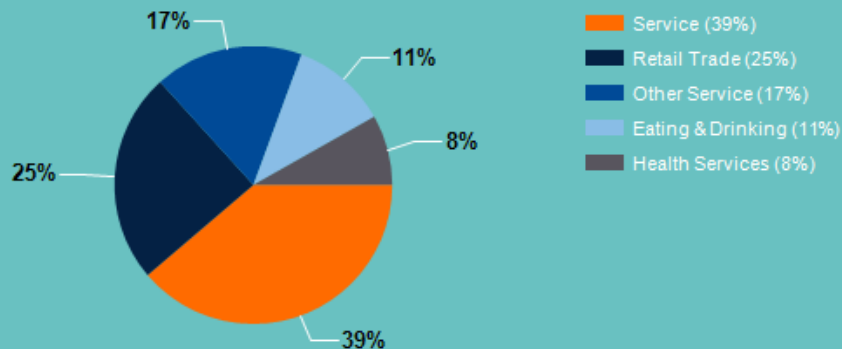
BUILDING SF	13,020
LAND ACRES	1.3068
YEAR BUILT	2005
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	66



Suncreek Plaza Location Summary

- The property is situated in the heart of Allen, a growing city in Collin County, Texas, known for its family-friendly environment and top-ranked schools.
- The area boasts a strong retail presence with nearby shopping centers such as Allen Premium Outlets, The Village at Allen, and Watters Creek at Montgomery Farm, offering a variety of shopping and dining options for residents and visitors.
- The property enjoys excellent traffic accessibility, being located near major thoroughfares like Highway 75, making it convenient for customers and employees to access the location.
- The surrounding area is characterized by a mix of residential neighborhoods, office buildings, and commercial businesses, attracting a diverse demographic of residents and visitors to the area.

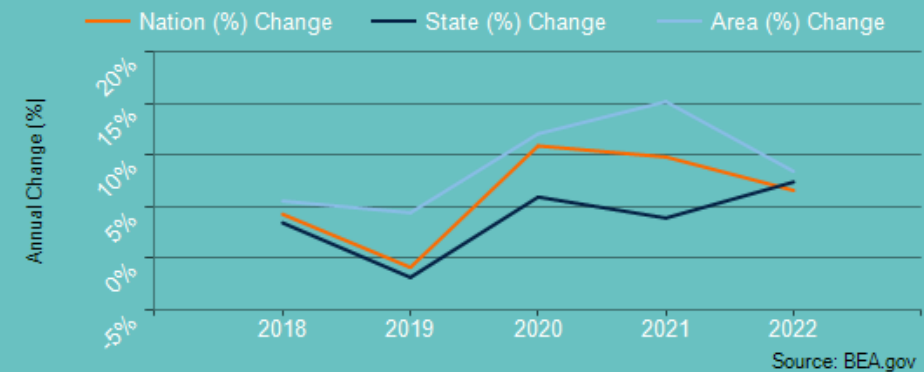
Major Industries by Employee Count

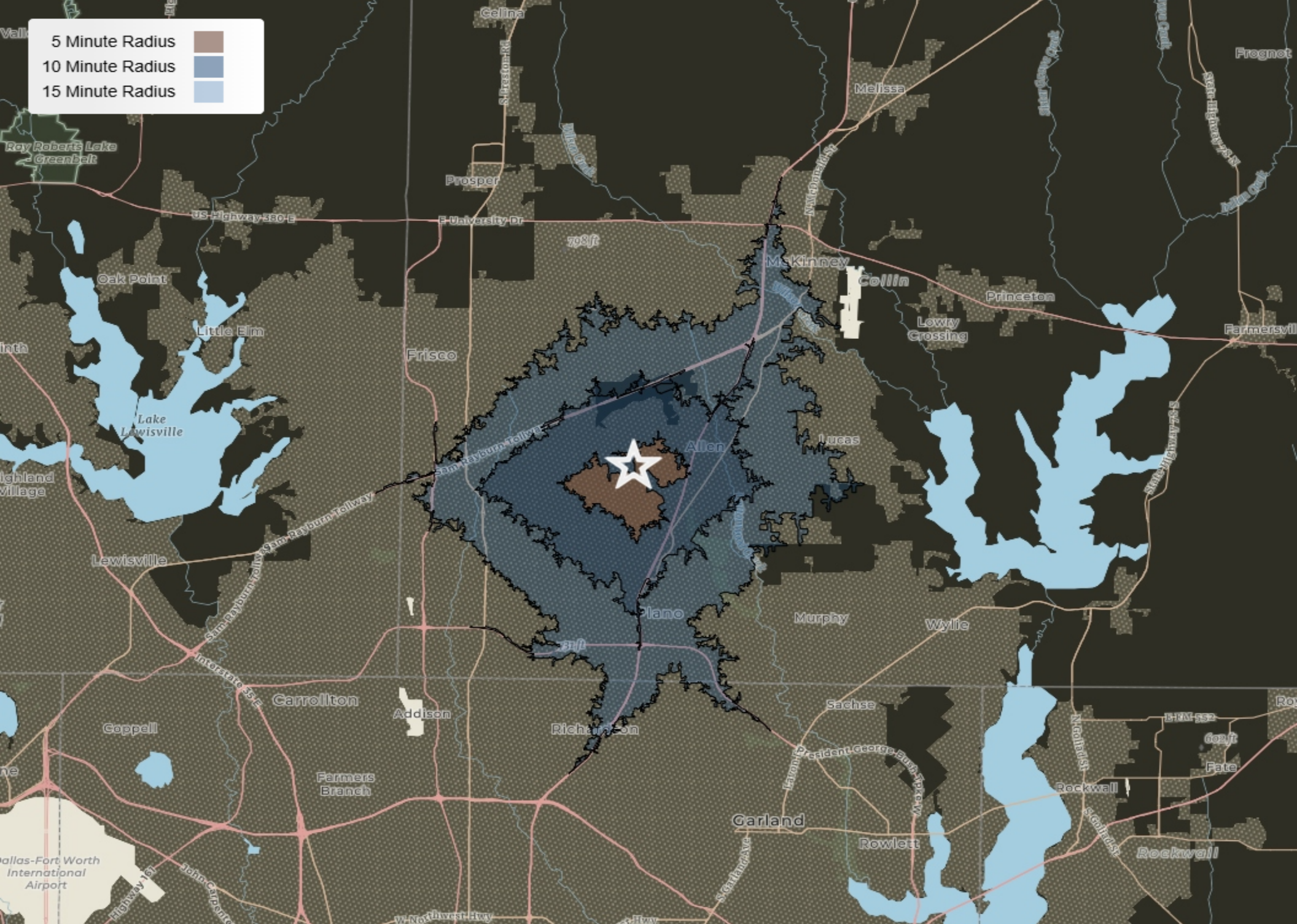


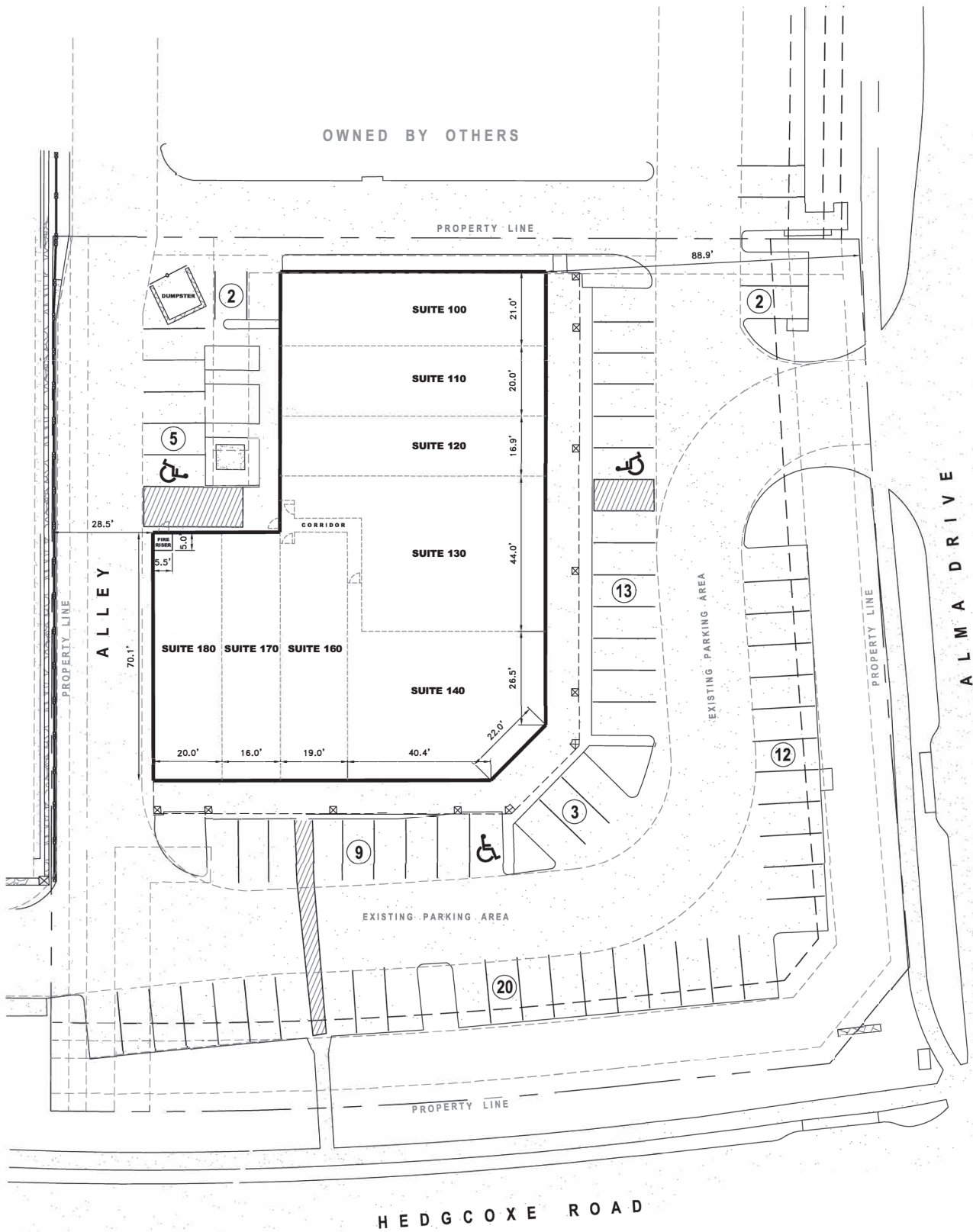
Largest Employers

Allen Independent School District	2,755
City of Allen	937
Experian Information Solutions	817
Andrew's Distributing	487
Jack Henry & Associates	450
PFSweb	450
Motorola Solutions	436
Texas Health Presbyterian Hospital	425

Collin County GDP Trend







SITE PLAN

PARKING ANALYSIS	
TOTAL BUILDING SQUARE FOOTAGE: 13,060	
66 PARKS PROVIDED	
65 PARKS REQUIRED	
03 ACCESSIBLE SPACES	



820 S. ALMA DRIVE • ALLEN TX 75013

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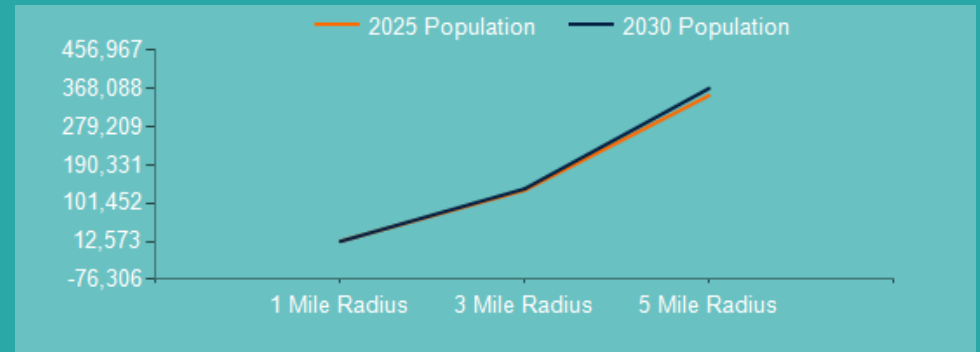
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Site Plan | SunCreek Plaza

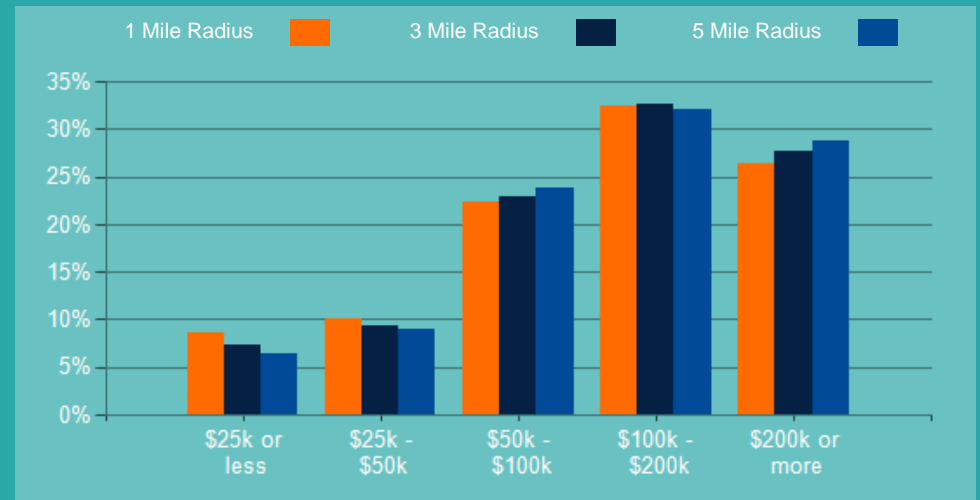
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,701	86,166	211,785
2010 Population	12,001	112,069	274,270
2025 Population	12,911	131,315	351,666
2030 Population	12,573	134,707	368,088
2025 African American	1,486	13,984	35,293
2025 American Indian	55	602	2,042
2025 Asian	3,268	40,364	109,198
2025 Hispanic	1,713	17,581	50,580
2025 Other Race	523	5,864	17,444
2025 White	6,072	56,548	150,231
2025 Multiracial	1,499	13,906	37,245
2025-2030: Population: Growth Rate	-2.65%	2.55%	4.60%

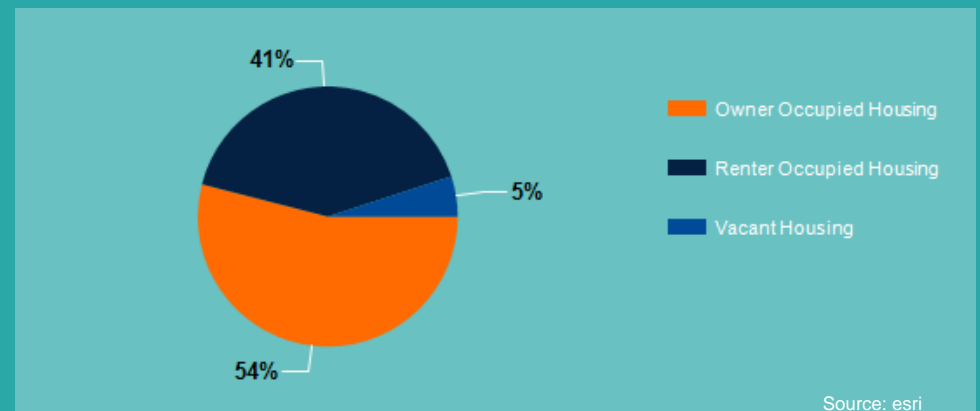
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	284	2,116	5,141
\$15,000-\$24,999	160	1,480	3,077
\$25,000-\$34,999	208	1,861	3,946
\$35,000-\$49,999	307	2,776	7,548
\$50,000-\$74,999	541	5,746	15,628
\$75,000-\$99,999	601	5,645	15,214
\$100,000-\$149,999	1,057	9,298	23,250
\$150,000-\$199,999	604	6,951	18,339
\$200,000 or greater	1,355	13,783	37,151
Median HH Income	\$114,277	\$124,815	\$127,557
Average HH Income	\$149,324	\$158,555	\$163,980



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

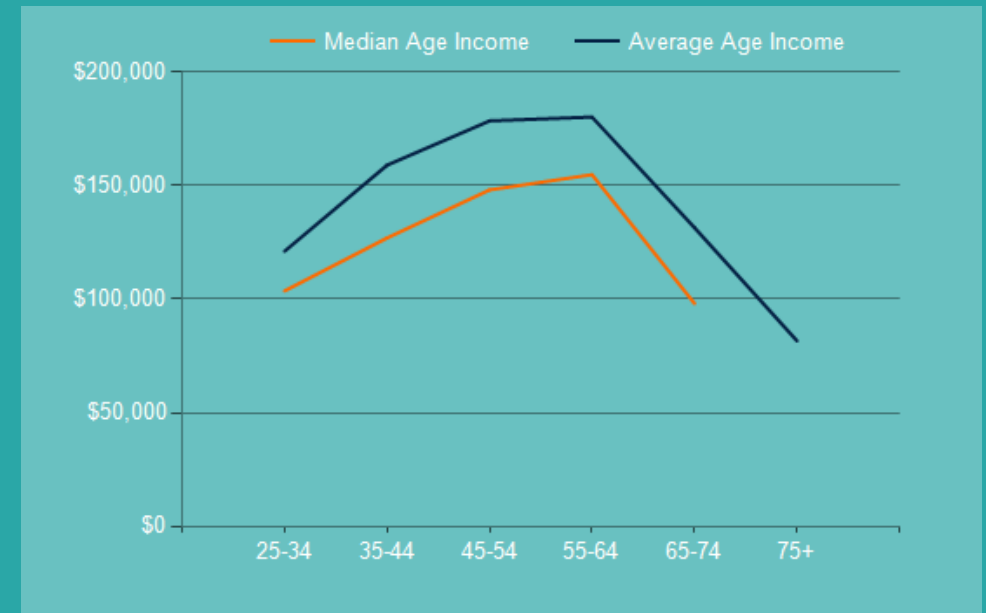
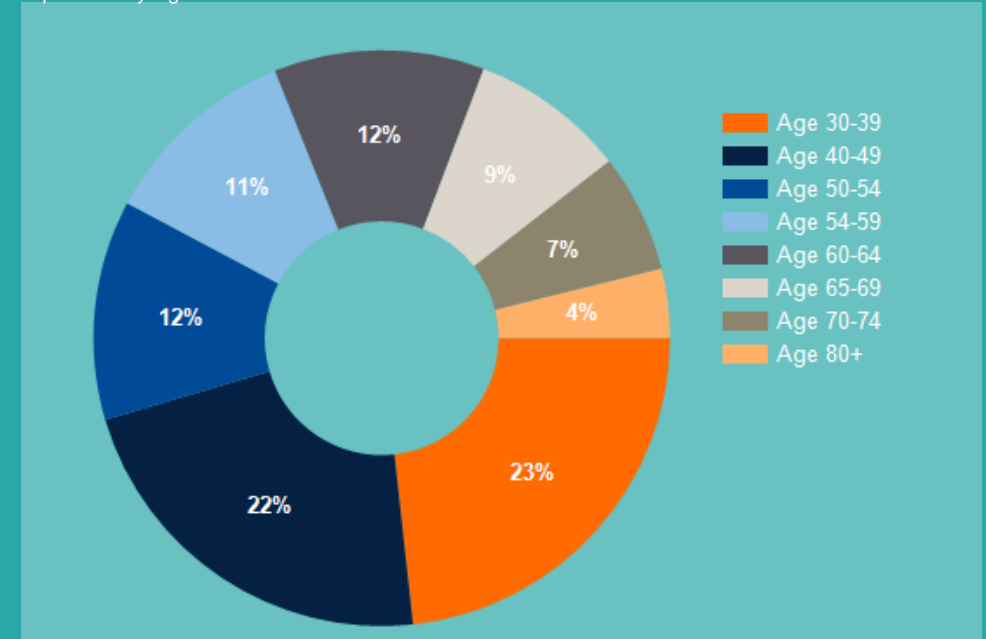


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	961	8,639	22,649
2025 Population Age 35-39	842	8,715	23,615
2025 Population Age 40-44	856	9,457	26,384
2025 Population Age 45-49	861	9,125	25,736
2025 Population Age 50-54	956	9,750	26,299
2025 Population Age 55-59	867	8,795	22,645
2025 Population Age 60-64	914	8,356	20,724
2025 Population Age 65-69	675	6,428	16,201
2025 Population Age 70-74	515	4,851	12,556
2025 Population Age 75-79	301	3,677	9,709
2025 Population Age 80-84	180	2,160	5,673
2025 Population Age 85+	118	1,685	4,123
2025 Population Age 18+	10,070	102,432	272,161
2025 Median Age	39	39	39
2030 Median Age	40	40	39

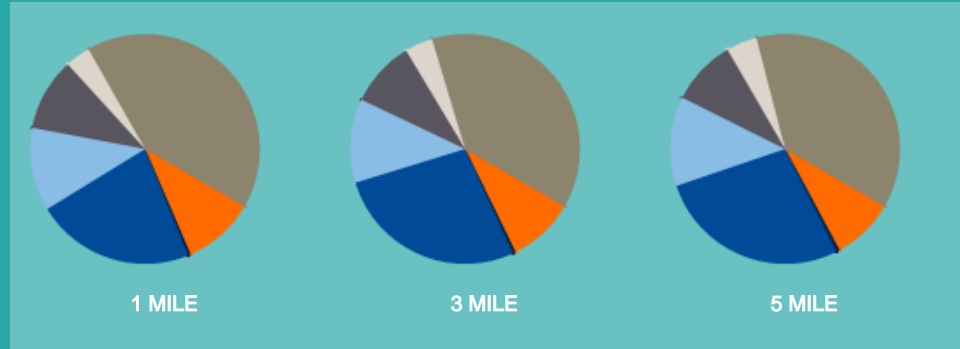
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,634	\$109,559	\$107,958
Average Household Income 25-34	\$121,096	\$140,344	\$141,809
Median Household Income 35-44	\$126,939	\$134,160	\$141,189
Average Household Income 35-44	\$159,009	\$166,338	\$174,922
Median Household Income 45-54	\$148,116	\$159,442	\$167,987
Average Household Income 45-54	\$178,524	\$190,853	\$201,749
Median Household Income 55-64	\$154,835	\$160,931	\$160,769
Average Household Income 55-64	\$180,200	\$189,470	\$192,475
Median Household Income 65-74	\$98,051	\$96,836	\$94,884
Average Household Income 65-74	\$131,490	\$133,167	\$132,061
Average Household Income 75+	\$81,623	\$82,509	\$85,390

Population By Age



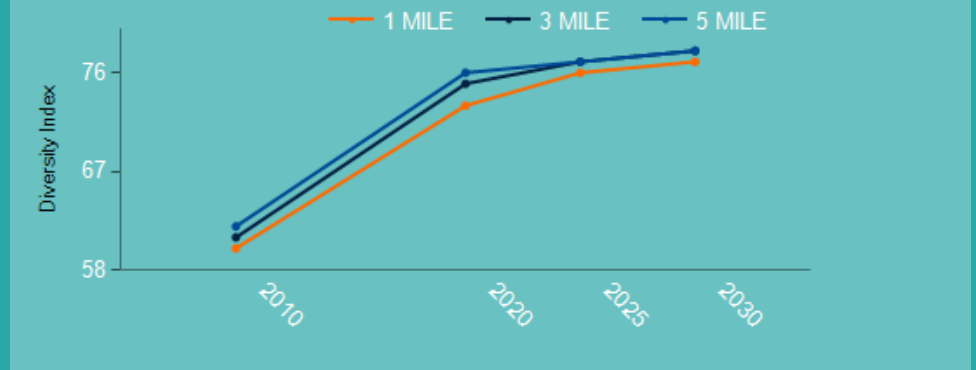
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	77	78	78
Diversity Index (current year)	76	77	77
Diversity Index (2020)	73	75	76
Diversity Index (2010)	60	61	62

POPULATION BY RACE



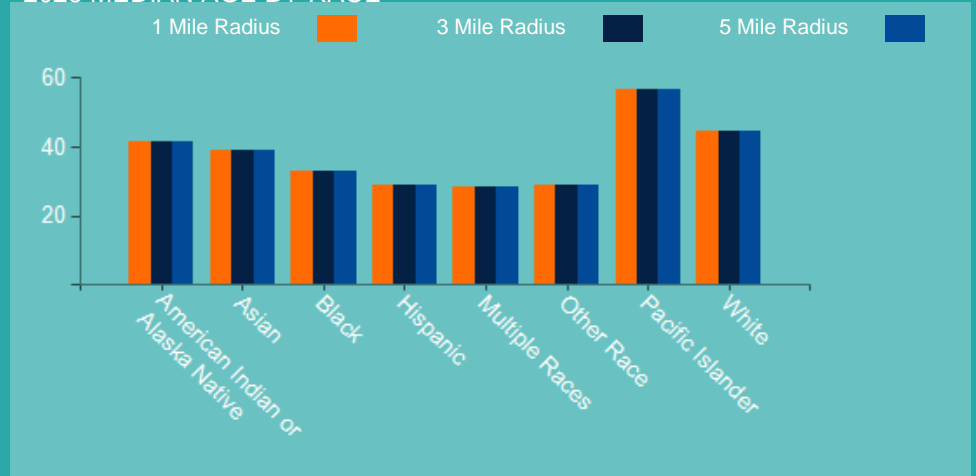
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	10%	9%	9%
American Indian	0%	0%	1%
Asian	22%	27%	27%
Hispanic	12%	12%	13%
Multiracial	10%	9%	9%
Other Race	4%	4%	4%
White	42%	38%	37%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	42	37	35
Median Asian Age	39	37	37
Median Black Age	33	34	35
Median Hispanic Age	29	30	30
Median Multiple Races Age	28	30	29
Median Other Race Age	29	32	32
Median Pacific Islander Age	57	47	41
Median White Age	45	46	45

2025 MEDIAN AGE BY RACE





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.

2-10-2025



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. **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:
 - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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