



ALLEN CORPORATE CENTER

OFFERING MEMORANDUM

740-800 N. Watters Road, Allen, TX 75013

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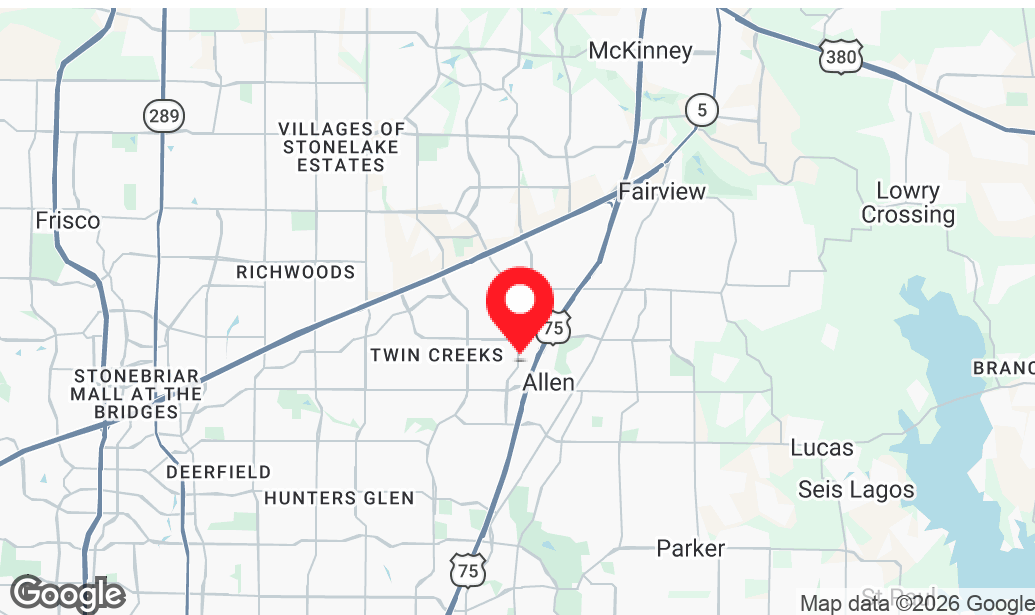
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For Sale

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OFFERING SUMMARY

| | |
|--------------------------------------|--------------|
| Sale Price: | \$21,700,000 |
| Four Building Office Park -Total SF: | 82,834 SF |
| Number of Tenants: | 23 |
| Lot Size: | 8.81 Acres |
| Year Built: | 2005-2017 |
| NOI: | \$1,680,959 |
| Occupancy: | 97% |
| CAP Rate: | 7.75% |
| WALT: | 3.1 years |

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EXECUTIVE SUMMARY

Hudson Peters Commercial is pleased to offer Allen Corporate Center, a four-building office campus located in the heart of Allen's primary office corridor, immediately west of US-75. The property benefits from strong visibility, excellent access, and proximity to Allen's established retail, restaurant, and residential base.

Allen Corporate Center offers investors a rare combination of predictable in-place cash flow and future upside. The buildings feature efficient floor plans, private entries, strong parking, and great drive-up appeal—attributes that continue to resonate with small to mid-size office users seeking convenience, control, and easy access for employees and clients.

The rent roll reflects a diverse tenant mix across financial services, healthcare, professional services, construction, and government users, limiting exposure to any single industry. With a WALT of just over 3 years, the rent roll features near- and mid-term rollover that creates a clear path to mark-to-market rent growth in a submarket where new office supply has remained limited.

The offering price reflects a basis well below replacement cost, providing downside protection and limiting the risk of new competing supply at comparable rental rates.

Allen Corporate Center is well suited for investors seeking durable income with a clear path to growth, without the operational complexity of larger institutional office assets.

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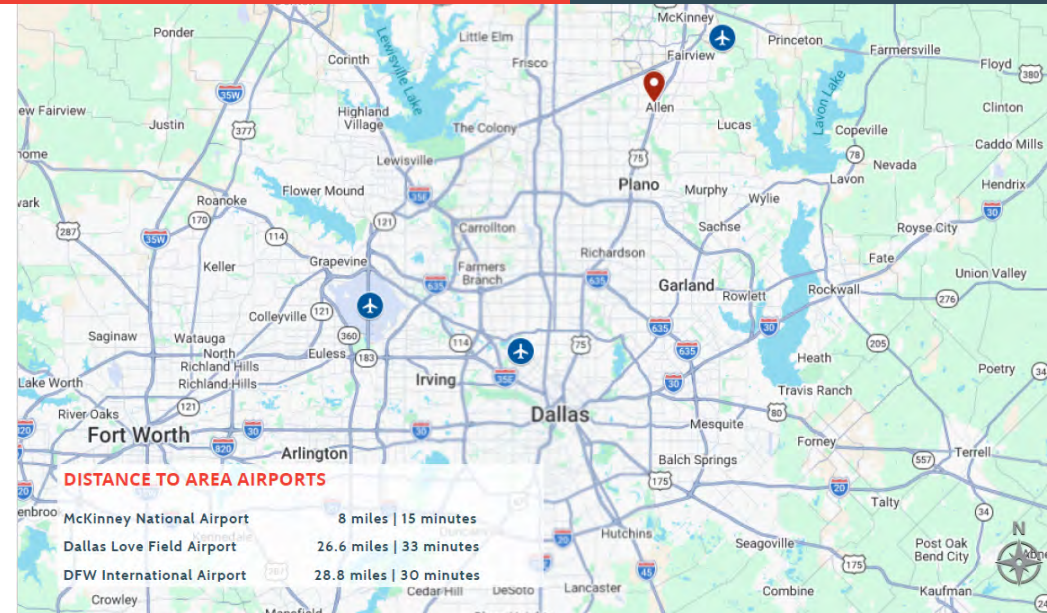
LOCATION OVERVIEW - ALLEN, TEXAS

Allen is one of North Texas's most consistently performing suburban markets, benefiting from strong population growth, high household incomes, and a well-educated workforce. The city has successfully positioned itself as a destination for corporate users seeking access to the Dallas-Fort Worth Metroplex while avoiding the congestion and cost of more urban office submarkets.

The property is strategically located near US-75 and SH-121, providing convenient north-south and east-west connectivity throughout Collin County and the broader DFW region. This accessibility supports both daily commuting and regional business travel. Allen's quality-of-life profile has become an increasingly important factor in office location decisions.

Allen's proactive economic development strategy, combined with high quality residential neighborhoods, strong school districts, and abundant nearby amenities, continues to attract employers and retain tenants—supporting long-term office demand.

Allen Corporate Center represents an opportunity to acquire a well-located, well-maintained office campus in a growing North Texas market with durable fundamentals and long-term demand drivers.



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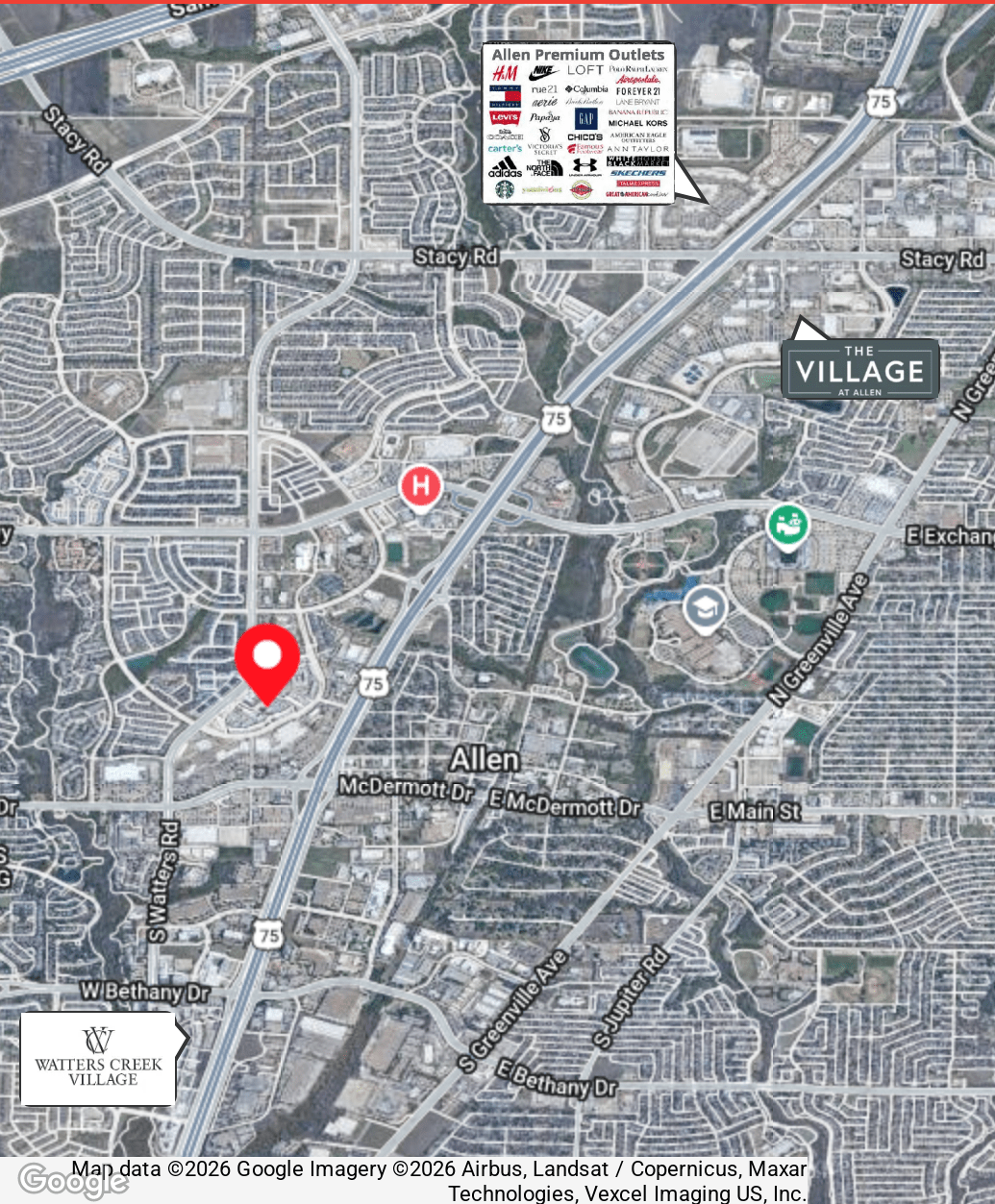


KEY INVESTMENT HIGHLIGHTS

- **Diversified Tenant Mix**
Tenancy spans financial services, healthcare, professional services, construction, and government users, reducing reliance on any single industry or tenant profile.
- **Clear Value-Add Component**
In-place rents and upcoming lease rollovers provide a defined opportunity to push rents toward market over time without significant capital investment.
- **Limited New Competitive Supply**
New development in Allen has skewed toward higher-cost office, medical, and mixed-use projects, supporting higher rental rates but limiting direct competition for well-located, functional office campuses such as Allen Corporate Center.
- **Tenant-Oriented Design and Layout**
Private entrances, strong parking ratios, efficient suite sizes, and modern building systems continue to appeal to small and mid-size users seeking convenience and control, supporting leasing velocity and retention.
- **Long-Term Market Fundamentals**
Allen's population growth, employment base, and business-friendly environment support continued demand for office space, particularly for users priced out of newer, higher-cost developments.
- **Operational Simplicity**
Campus-style configuration and tenant profiles support straightforward management and predictable operations. The property benefits from modern systems and a history of proactive ownership, limiting near-term capital exposure.
- **Basis Well Below Replacement Cost**
The asset is being offered at a purchase price per square foot that is well below any realistic replacement cost for comparable office product in today's market. Escalating land, construction, and financing costs make new development economically unfeasible at current rental levels, limiting future competitive supply.

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MARKET & AMENITIES - ALLEN, TEXAS

Allen is one of North Texas's most established suburban office markets, offering a strong combination of accessibility, retail depth, and daily conveniences that support tenant demand. The city's growth has paired professional employment with a well-developed amenity base that benefits employees and visiting clients. Within a 3-5 minute drive, Allen Corporate Center is surrounded by Allen's primary retail, dining, and service nodes including:

Watters Creek Village

Walkable dining, retail, green space; popular for lunch meetings and after-work use.

Allen Premium Outlets

Regional shopping destination with national brands.

The Village at Allen

Dining, fitness, entertainment, and daily services.

There are a wide variety of hotels, banks, medical users, and neighborhood retail clustered along Watters Road and McDermott Drive. These amenities directly support tenant satisfaction and renewal decisions.

The property's location just west of US-75 provides direct north-south access across Collin County and efficient connectivity to Plano, Richardson, McKinney, and Dallas.

LOCATION DETAILS

| | |
|----------------------------------|------------------------|
| Market | Dallas/Ft Worth |
| Sub Market | Allen/McKinney |
| County | Collin |
| Distance to Downtown Dallas | 25.6 miles 3 minutes |
| Distance to Dallas North Tollway | 9 miles 10 minutes |
| Distance to US-75 | 0.5 miles 2 minutes |

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WHY TENANTS CHOOSE ALLEN CORPORATE CENTER

Below-Market Occupancy Costs

Current rental rates offer tenants a cost advantage relative to newer office, medical, and retail projects in the Allen submarket while remaining meaningfully below competing new construction.

Private Entrances & Direct Access

Suites feature private entries, providing autonomy, visibility, and ease of access that today's office users increasingly prefer.

Strong Parking & Simple Circulation

Door-side parking and a campus-style layout eliminate the friction of traditional multi-tenant office buildings.

Efficient Suite Sizes

Floor plans are designed for small to mid-size users, minimizing wasted space and supporting a wide range of professional uses.

Modern Construction & Systems

Newer buildings and well-maintained mechanical systems support operational reliability and tenant satisfaction.

Prime Allen Location

Excellent access to US-75, surrounding retail, restaurants, and nearby residential neighborhoods.

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Our process connects the dots between diagnostic assessment and ABA Therapy, so you spend less time navigating systems and more time getting help. After testing, we work with your family to build an individualized plan based on your child's strengths, needs, and goals. Reach out to our dedicated team to discover how we can assist you.

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Our team of board-certified dermatologists and licensed providers offers comprehensive medical and surgical dermatology services, including Mohs micrographic surgery, skin cancer screenings, and advanced treatment options such as superficial radiation therapy, cryosurgery, and topical chemotherapy. We are committed to delivering innovative, compassionate skin care that prioritizes long-term patient outcomes, education, and community involvement across North Texas.

<https://preferredderm.com/>



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POPULATION

| | 2 MILES | 5 MILES | 10 MILES |
|--------------------------------------|---------|---------|-----------|
| Total Population | 55,921 | 320,804 | 1,011,600 |
| Average Age | 38 | 38 | 38 |
| Annual Growth Projection (2024-2029) | 4.6% | 4.4% | 4.2% |
| 2029 Population Projection | 71,807 | 389,338 | 1,191,566 |

HOUSEHOLDS & INCOME

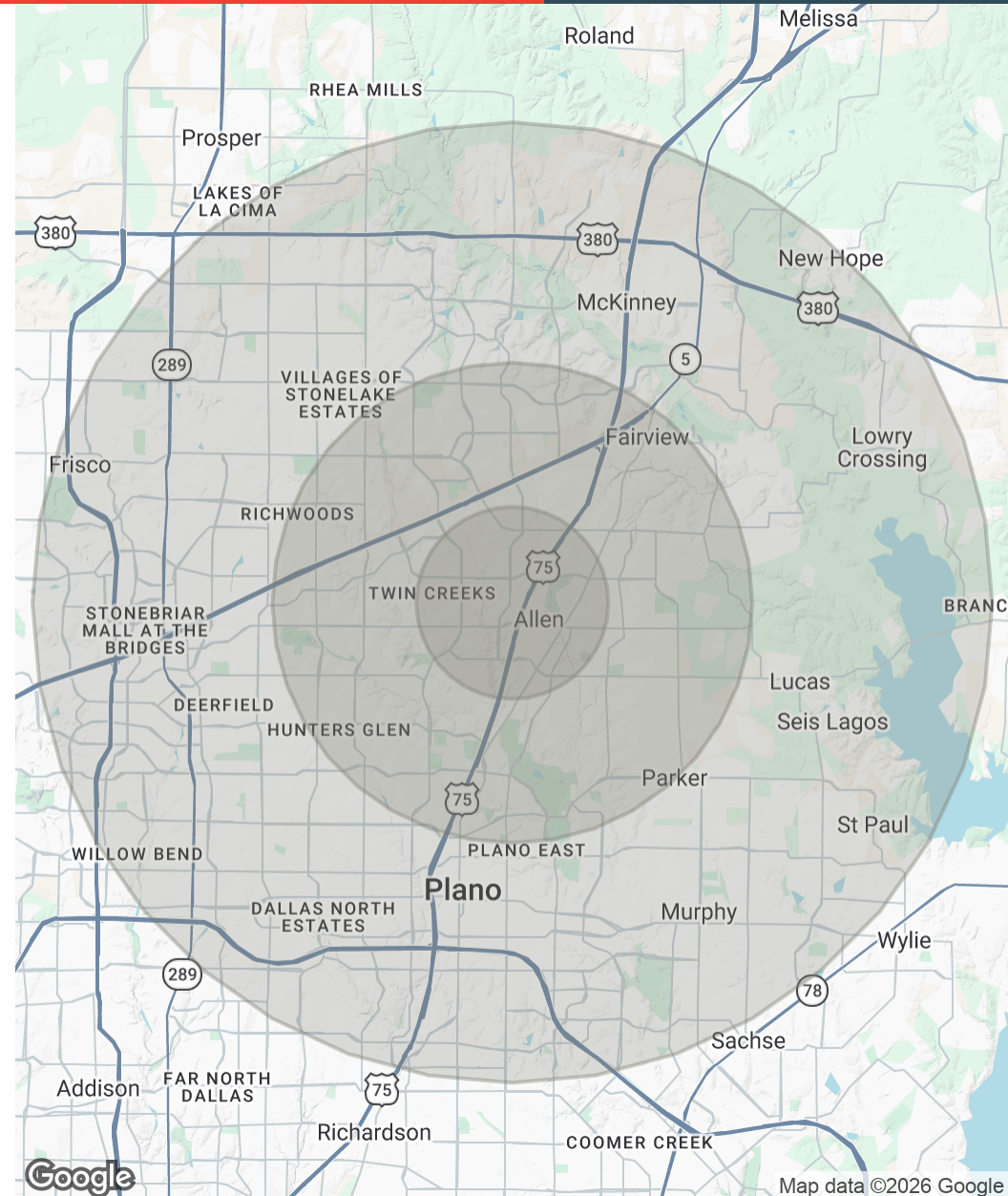
| | 2 MILES | 5 MILES | 10 MILES |
|---------------------------|-----------|-----------|-----------|
| Total Households | 20,386 | 112,794 | 367,725 |
| # of Persons per HH | 2.7 | 2.8 | 2.8 |
| Average HH Income | \$180,045 | \$163,075 | \$158,483 |
| Average House Value | \$530,820 | \$533,986 | \$542,542 |
| 2029 Household Projection | 26,602 | 139,230 | 433,749 |

TRAFFIC COUNTS

| | |
|------------------------------|------------|
| W Exchange Pkwy/N Watters Rd | 20,287/day |
|------------------------------|------------|

DAYTIME EMPLOYMENT

| | 2 MILES | 5 MILES | 10 MILES |
|------------|---------|---------|----------|
| Employees | 30,308 | 83,819 | 418,714 |
| Businesses | 3,560 | 10,554 | 46,380 |



Map data ©2026 Google

LEASE STRUCTURE & OPERATIONS

- **What is the lease structure?** All leases are structured on a true Triple Net (NNN) basis. Tenants reimburse their proportionate share of taxes, insurance, CAM, and management costs.
- **What expenses are reimbursed through NNN/CAM?** Taxes, property insurance, common area maintenance, common utilities, and the property management fee are all reimbursed by tenants.
- **How is HVAC handled?** There are no common HVAC systems. Each tenant has a dedicated HVAC system and is responsible for maintenance and repairs. Certain leases include caps.
- **Who is responsible for roof and structure?** The landlord retains responsibility for roof and structural components; costs are recoverable through CAM, consistent with the NNN lease structure.
- **How are utilities handled?** Electricity is sub-metered and billed monthly based on actual usage. All other operating costs are recovered through NNN/CAM.
- **How is parking handled?** The property provides a 4.9/1,000 SF parking ratio, totaling approximately 422 surface spaces. Parking is first-come, unassigned, supporting tenant and visitor flexibility.
- **Are there common areas?** No interior corridors or traditional common areas. Common space is limited to riser rooms, electrical rooms, and roof access areas—reducing operating costs.
- **How is the property managed?** The property is professionally managed. The management fee is reimbursed through CAM.

BUILDING CONSTRUCTION & SYSTEMS

- **What type of construction are the buildings?** All four buildings are constructed of reinforced concrete tilt-wall panels supported by drilled concrete piers founded in blue shale, providing long-term durability and low maintenance.
- **What is roof construction?** CC1: Four-ply built-up asphalt roof with gravel surfacing CC2-4: Insulated TPO reflective membrane roofs All roofs were issued 20-year manufacturer NDL warranties.
- **Are the buildings sprinklered?** Yes. All buildings are fully sprinklered with monitored flow and tamper valves. Systems are inspected annually.
- **What plumbing systems serve the property?** Water piping is copper; sanitary sewer lines are cast iron; storm drainage is PVC and cast iron. Plumbing within suites is tenant-maintained.
- **What electrical service is available?** Oncor service at 120/208-Volt, 3-phase. Two pad-mounted transformers serve the campus. Individual tenant panels serve each suite.
- **Are backup generators present?** Select suites include backup generators, including Suite 170 in Corporate Center Four.
- **Why does the construction matter to an investor?** Durable construction, tenant-controlled systems, and limited shared infrastructure support lower capital exposure and operational simplicity.



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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.

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.

| | | | |
|--|-------------|-------------------------|---------------|
| Hudson Peters Commercial, LLC | 582122 | hudson@hudsonpeters.com | (972)980-1188 |
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| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date