

STACY ANGEL CROSSING

1680 East Stacy Road, Allen, TX 75002



Philip Levy

Executive Managing Director

(972) 755-5225

PLevy@mmreis.com

Jonathan Paredes

Associate

(972) 755-5142

Jonathan.Paredes@marcusmillichap.com

Marcus & Millichap
LEVY RETAIL GROUP

OFFERING MEMORANDUM

STACY ANGEL CROSSING

1680 East Stacy Road,
Allen, TX 75002

04 PROPERTY OVERVIEW

09 LOCATION OVERVIEW

14 FINANCIAL ANALYSIS

19 SALES COMPARABLES

23 RENT COMPARABLES

27 DEMOGRAPHICS & MARKET OVERVIEW

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



EXECUTIVE SUMMARY

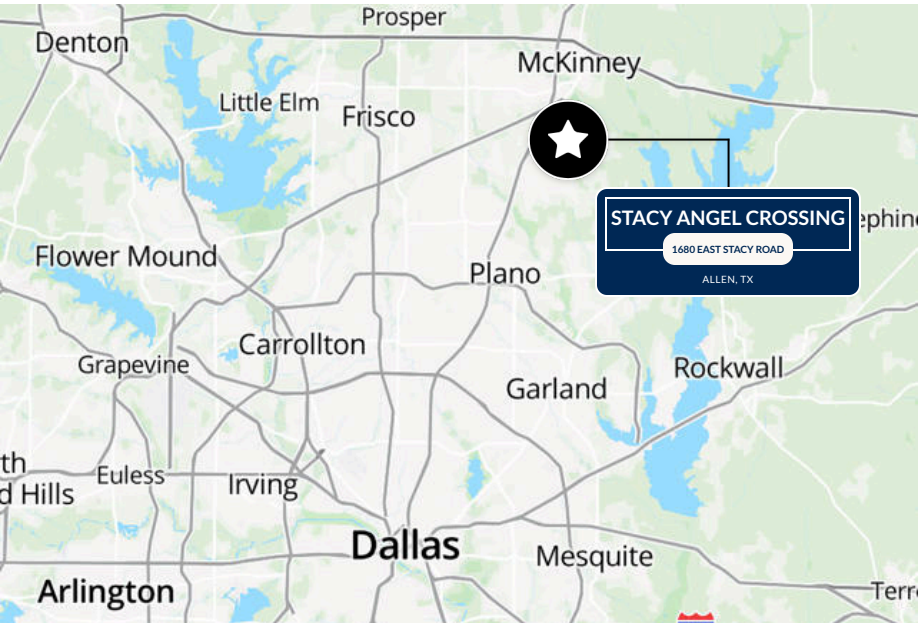
INVESTMENT OVERVIEW	
Purchase Price:	\$5,376,900
Building Size:	10,731 SF
Lot Size:	1.38 AC
Price/SF:	\$501.06
Cap Rate:	6.50%
NOI:	\$349,498
Year Built:	2020
County:	Collin
Ownership Type:	Fee Simple

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Households	3,024	25,915	78,275
Total Population (2025)	9,998	72,867	216,977
Projected Population Growth (2025 - 2030)	13.04%	13.65%	14.04%
Avg Household Income	\$181,162	\$144,470	\$147,660

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire a fully stabilized multi-tenant neighborhood retail asset located at 1680 East Stacy Road in Allen, Texas. This newer 2020 construction offers 10,731 square feet and is operating at 100 percent occupancy with a diverse mix of service-based tenants on triple-net leases.

Stacy Angel Crossing is located at the southeast corner of East Stacy Road and Angel Parkway in Allen, Texas — one of the most affluent and rapidly expanding communities within the Dallas-Fort Worth Metroplex. Positioned within Collin County, the property benefits from exceptional demographics, robust population growth, and direct connectivity to the broader North Dallas economic corridor.



INVESTMENT OVERVIEW



FULLY STABILIZED NEIGHBORHOOD RETAIL CENTER

Stacy Angel Crossing is 100 percent occupied, and all tenants are on triple-net lease terms.



DIVERSE SERVICE-BASED TENANT MIX

Fully leased to a diversified mix of internet-resistant service, wellness, medical, and experiential tenants providing durable income and strong daily traffic generation.



NEWER (2020) CONSTRUCTION

Newly constructed neighborhood retail center completed in 2020 featuring modern architecture, functional suite layouts, and minimal near-term capital expenditure requirements.



HIGH-TRAFFIC LOCATION ON STACY ROAD

Located along Stacy Road near the intersection with Angel Parkway, the property benefits from strong visibility and convenient access within one of the area's active retail corridors. Combined traffic counts of 55,380+ vehicles per day support consistent consumer exposure and tenant demand.



PROXIMITY TO ESTABLISHED RETAIL DESTINATIONS

Stacy Angel Crossing is located near a dense retail corridor featuring Allen Outlets, Fairview Town Center, and The Village at Allen. These major retail destinations create strong regional draw, reinforce the area as a proven shopping corridor, and help support long-term demand for nearby neighborhood retail space.



PROXIMITY TO MAJOR MIXED-USE DEVELOPMENT ACTIVITY

Located less than four miles from the planned Sloan Corners mixed-use mega-development, a transformative 261-acre project expected to drive significant future employment, residential density, and retail demand throughout the corridor.



STRATEGIC ACCESS TO MAJOR EMPLOYMENT HUBS

Convenient access to the North Dallas employment corridor including major employers such as Toyota North America, JPMorgan Chase, State Farm, Raytheon, Capital One, and numerous healthcare and technology employers.





THE PROPERTY

Stacy Angel Crossing is a newer construction, neighborhood retail center strategically positioned within one of the most affluent and fastest-growing trade areas in North Texas. Completed in 2020, the property consists of 10,731 square feet situated on 1.38 acres. The center is 100 percent occupied on triple-net lease terms to a diversified mix of internet-resistant service, wellness, medical, and experiential tenants, providing stable in-place cash flow and long-term tenant demand characteristics. The property benefits from modern construction, highly functional suite layouts, attractive storefront architecture, and strong visibility along a heavily trafficked retail corridor.

THE LOCATION

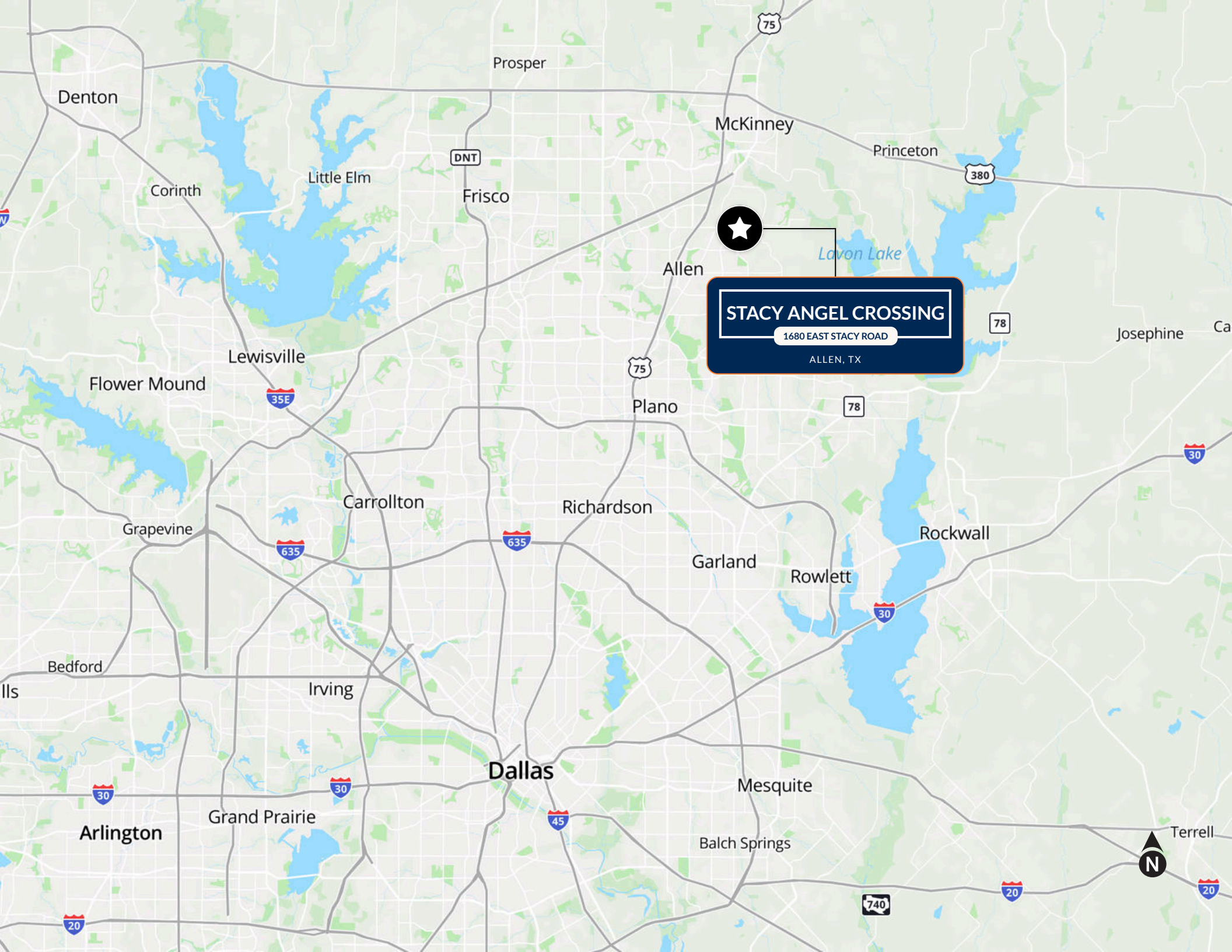
The subject property is located at the southeast corner of the Stacy Road and Angel Parkway intersection, benefiting from cumulative traffic counts exceeding 55,380 vehicles per day. Stacy Angel Crossing is located just east of U.S. Highway 75 and minutes from Sam Rayburn Tollway (SH-121), providing convenient regional access to Allen, McKinney, Plano, Frisco, and the greater North Dallas employment base. The surrounding corridor is recognized as one of the region's dominant retail and residential growth nodes, featuring more than 3.5 million square feet of surrounding retail inventory and several of the area's highest-performing retail centers including Allen Premium Outlets, Fairview Town Center, The Village at Allen, and Twin Creeks Village.

Stacy Angel Crossing is also positioned to benefit from several transformative mixed-use and residential developments throughout the corridor, including the nearby Sloan Corners development located at the intersection of Sam Rayburn Tollway and US 75, a planned 261-acre mixed-use project expected to include millions of square feet of office, retail, entertainment, hospitality, and residential space.

The immediate trade area is characterized by dense master-planned residential development, strong home values, and highly educated, affluent households. Within one mile of the property, average household incomes exceed \$181,000, while the population within five miles is projected to grow more than 14% through 2030.







STACY ANGEL CROSSING
1680 EAST STACY ROAD
ALLEN, TX

ANGEL PKWY 12,721 VPD

STACY RD 42,667 VPD

STACY ANGEL CROSSING
1680 EAST STACY ROAD
ALLEN, TX





STAYBRIDGE SUITES
AN IHG HOTEL

Residence INN
BY HARRIOTT

FAIRVIEW TOWN CENTER

GLORIA'S
AKA
NASR BROS. Jewelers
VENTURE X
TICKET TACO
OLD NAVY
TAY TA
What's Chukin'
Swig
Boomer's
La Maison Blanche
Capital One
The Container Store
sleep
number

THE VILLAGE AT ALLEN

verizon
five BELOW
pluckers
Total Wine & More
Wine & More
FREEBIRDS
WORLD BURRITO
28
SMOOTHIE KING
The Candy Cane
UNCLE JULIO'S MEXICAN
Olive Garden
WHICH WICH?
SUPERIOR SANDWICHES
ROCKY MOUNTAIN CHOCOLATE FACTORY
KELLY'S
Dimassi's
BEST BUY
yumilicious
Armer
PIE FIVE PIZZA
CROSSFIT ALLEN
THE VITAMIN SHOPPE
CHASE
FIRST WATCH
TEXAS

ALLEN OUTLETS

adidas
JD
new balance
THE COSMETICS COMPANY STORE
UNDER ARMOUR
GUESS
LE CREUSET
PUMA
COACH
MARC JACOBS
vera bradley
PERRY
ELLIS TORRID
Levi's
KAY
chubbies
TUMI
perfumania
K
Clarks
ANN TAYLOR
MOVADO
west elm
FAMOUS
COLE HAAN
LACOSTE
JORDAN
AMERICAN EAGLE
ZALES
PACSUN
Travelpro
BASEBALLISM
Fragrance
Bath Body Works
SWAROVSKI
JOHNSTON & MURPHY
TALBOTS
WINDSOR
BOSS
HUGO BOSS
ALDO
THE CHILDREN'S PLACE
50 EAST SHOES
SEPHORA
kate spade
vineyard vines
SI
CHAMPS
JANIE JACK
Perfumes 4U
WHBM
GAP
Columbia
zumiez
Samsone
carter's
LOFT
STEVE MADDEN
chico's
THE NORTH FACE
Nike Factory Store
LUCKY BRAND
cros
Tommy Bahama
Buckle
SHOEPLACE
SP
Brooks Brothers
asics
HARTLEY
AÉROPOSTALE
LaZboy

ANGEL PKWY 12,721 VPD

STACY RD 42,667 VPD

STACY ANGEL CROSSING
1680 EAST STACY ROAD
ALLEN, TX

THE VILLAGE AT ALLEN

BONEFISH GRILL | verizon | **UNCLE JULIO'S MEXICAN** | Olive Garden | **WHICH WICH?** SUPERIOR SANDWICHES | ROCKY MOUNTAIN CHOCOLATE FACTORY | KELLY'S
 five BELOW | pluckers | Total Wine & MORE | FREEBIRDS WORLD BURRITO | SMOOTHIE KING | Allen Coffee |
 HINGES & STAKES | COLD STONE CREAMERY | Dimassi's Mediterranean Buffet | BEST BUY | yumilicious FROZEN YOGURT | Armer Coffee
 PIE FIVE PIZZA | CROSSFIT ALLEN | THE VITAMIN SHOPPE | CHASE | FIRST WATCH | CREDIT UNION OF TEXAS

THE KID CONNECTION UNIVERSITY | Independence | SGI |
 WELLMED | PERFECT TAX AND FINANCE |
 ANYTIME FITNESS | cinépolis LUXURY CINEMAS | Exxon 7 | Public Storage | M&E |

Arby's | Popeyes | BUENO |
 BURGER KING | PAPA JOHN'S |

LIFETIME
TEXOMA RETINA & GLAUCOMA | LG |

MCKINNEY TOWNE CROSSING

PATEL BROTHERS | TARGET | LOWE'S | ROSS DRESS FOR LESS | PETSMART |
 WHATABURGER | five BELOW | Marble SLAB CREAMERY | Great Clips | ON THE BORDER MEXICAN GRILL & CANTINA |
 BioLife | DOLLAR TREE | FARM2COOK | PIZZA HUT | DICKEY'S BARBECUE PIT |
 TACO BELL | Chick-fil-A | LESLIE'S | F&F |
 children'shealth | PM Pediatric Urgent Care |
 Qahwah House | GAME OVER VIDEOGAMES | FedEx Office |
 BUZZ CUTS | HONEST | Wendy's | T Mobile |
 CINNAHOLIC Gourmet Cinnamon Rolls | GNC |

RaceTrac
DHAT powered by GGI Alliance | RIVER DEACH | Accent Financial Services |
GOLDEN CHICK | THE SPA | HI-END NAILS |

Walmart | Jersey Mike's SUBS |
 allen institute of dentistry | NAWAB | GO | EASTERN BROS. BAKERY |
SUBWAY | Cracker Barrel | WOODFORD NATIONAL BANK |

GARDEN CENTER AT THE HOME DEPOT

THE HOME DEPOT | Target | chili's | LEO'S PIZZA & PASTA | ABU DHAR |
 LAYNE'S GARDEN CENTERS | verizon | Fire King |

SLOAN CORNERS
DISTANCE 3.9 MILES

ALLEN OUTLETS

adidas | JD | new balance | THE COSMETICS COMPANY STORE | UNDER ARMOUR |
 GUESS FACTORY | LE CREUSET | PUMA |
 COACH | Perry Ellis TORRID | ANN TAYLOR FACTORY STORE |
 MOVADO | west elm | FAMOUS | COLE HAAN |
 LACOSTE | JOURNALS | AMERICAN EAGLE |
 ZALES PACSUN | Travelpro | BASEBALLISM |
 Fragrance Outlet | Bath & Body Works | SWAROVSKI |
 JOHNSTON & MURPHY | WINDSOR BOSS |
 ALDO PLACE | EAST SEPHORA | ZUMMOS |
 carter's | LOFT STEVE MADDEN | chico's | THE NORTH FACE |
 LUCKY BRAND | Buckle | SP |
 asics | OAKLEY | AÉROPOSTALE | LaZboy |

Residence INN BY MARRIOTT

FAIRVIEW TOWN CENTER

GLORIA'S | AKA | NASR BROS. Jewelers | VENTURE X |
 TIGER TACOS | gogo | OLD NAVY | TAY TA | What's Hot | Swig |
 BoomerJack | Le Maison Blue | Capital One | RC |
 The Container Store | sleep | number |

STACY ANGEL CROSSING
1680 EAST STACY ROAD
ALLEN, TX

TWIN CREEKS VILLAGE

HOBBY LOBBY | Bath & Body Works | Hallmark | Jason's deli | Starbucks | AT&T |
 petco | Chick-fil-A | JustFood for Dogs | Jack in the Box | Western Union | CHIROPY | Stacy |
 la Madeleine CATERING | LESLIE'S | THE UPS STORE | Raven | CHASE | AMERICAN FLOORING | Calvert |
 GameStop | MUSIC & ARTS | STELLAR | SCOTTY P'S | Staples | PNC |

ANGEL PARKWAY = 12,721 VPD

STACY ROAD = 42,667 VPD

SAM RAYBURN TOLLWAY (TOLL ROAD)

SAM JOHNSON HWY



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

YEAR 1

Price	\$5,376,900
Price per SF	\$501.06
Total Return (Year 1)	\$349,498
CAP Rate	6.50%

OPERATING DATA

YEAR 1

Gross Income	\$486,289
Operating Expenses	\$136,791
Net Operating Income	\$349,498

OPERATING STATEMENT

INCOME	YEAR 1	PER SF
Rental Income		
Scheduled Base Rental Income (1)	\$349,498	\$32.57
Expense Reimbursement Income		
Real Estate Taxes	\$67,102	\$6.25
Insurance	\$15,732	\$1.47
CAM	\$34,257	\$3.19
Management/Admin Fees	\$19,700	\$1.84
Total Reimbursement Income	\$136,791	\$12.75
Effective Gross Income	\$486,289	\$45.32
OPERATING EXPENSES	YEAR 1	PER SF
Real Estate Taxes	\$67,102	\$6.25
Insurance	\$15,732	\$1.47
Common Area Maintenance (CAM)		
Utilities	\$8,831	\$0.82
Landscaping & Irrigation	\$10,513	\$0.98
Repairs & Maintenance	\$9,465	\$0.88
Trash Pickup	\$1,939	\$0.18
Detention Pond Maintenance	\$3,509	\$0.33
Management Fees (4% of EGI)	\$19,700	\$1.84
Total Expenses	\$136,791	\$12.75
Net Operating Income	\$349,498	\$32.57

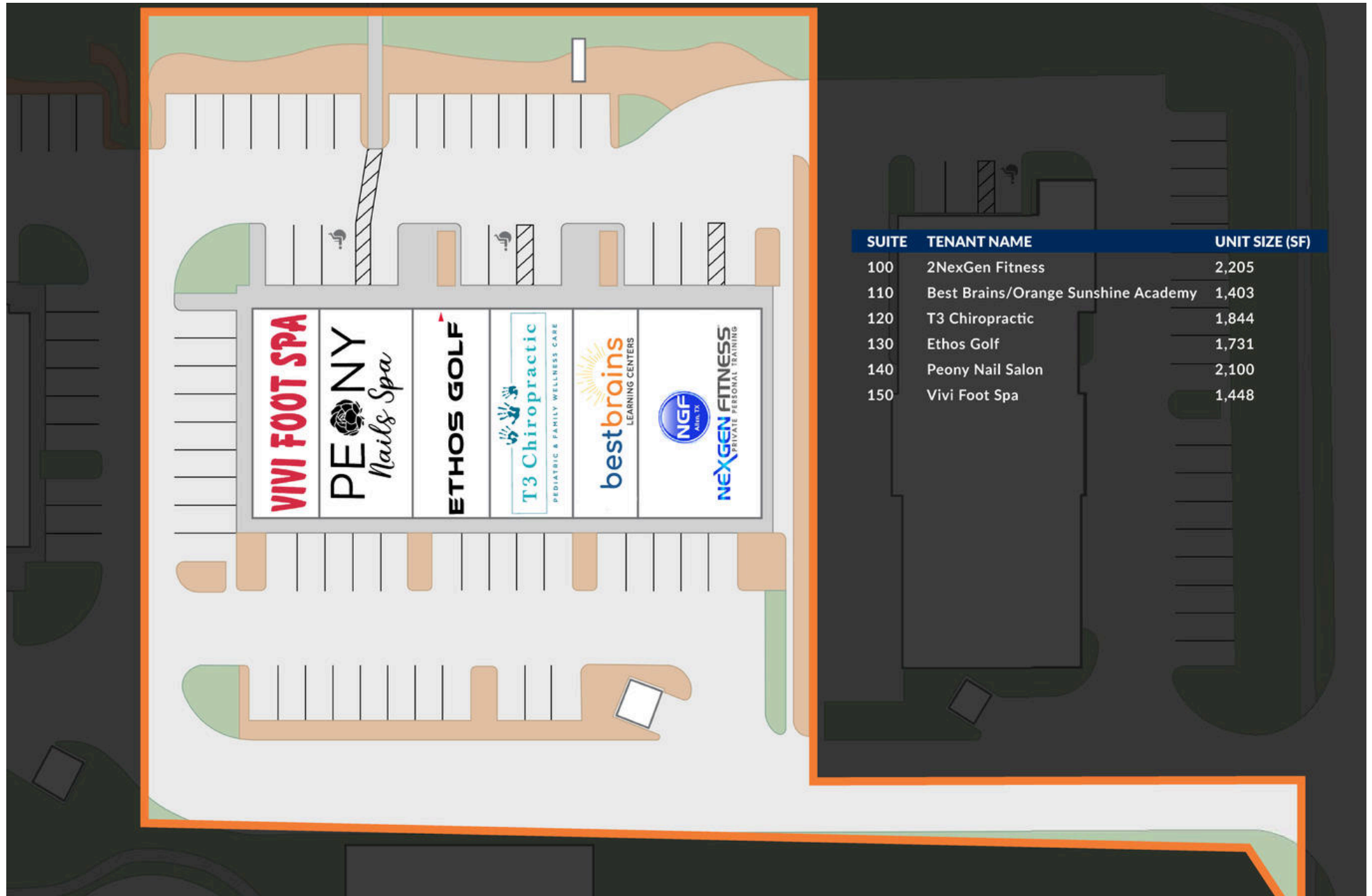
(1) Year 1 Base Rent is calculated on the base rent of \$349,498 as of 8/01/2027. Current rent is \$337,637. Seller shall credit Buyer the monthly rent differential on a pro rata basis at closing.

RENT ROLL

SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
100	NexGen Fitness	2,205	20.55%	11/1/2022	10/31/2029	\$77,175.00	\$35.00	11/01/27	\$35.50	\$28,108	(2) @ FMV	NNN
								11/01/28	\$36.00			
110	Best Brains/Orange Sunshine Academy	1,403	13.07%	3/1/2023	12/31/2029	\$44,993.52	\$32.07			\$17,884	(1) @ FMV	NNN
120	T3 Chiropractic	1,844	17.18%	6/1/2024	1/31/2031	\$64,540.00	\$35.00	2/01/28	\$35.50	\$23,506	(1) @ FMV	NNN
								2/01/29	\$36.00			
								2/01/30	\$36.50			
130	Ethos Golf	1,731	16.13%	4/1/2023	9/30/2028	\$54,058.83	\$31.23	10/01/27	\$32.01	\$22,066	(2) @ FMV	NNN
140	Peony Nail Salon	2,100	19.57%	10/1/2022	11/30/2030	\$68,187.00	\$32.47	12/01/27	\$33.12	\$26,769	(2) 5-Yr @ 2% annual increases	NNN
								12/01/28	\$33.78			
								12/01/29	\$34.46			
								12/01/30	\$35.14			
								12/01/31	\$35.85			
150	Vivi Foot Spa	1,448	13.49%	10/1/2024	6/30/2035	\$40,544.04	\$28.00	8/01/28	\$30.00	\$18,458	(2) @ FMV	NNN
								8/01/29	\$32.00			
								8/01/30	\$34.00			
								8/01/32	\$36.00			
TOTAL VACANT		0	0%									
TOTAL OCCUPIED		10,731	100%									
TOTAL		10,731	100%							\$349,498	\$136,791	

*Annual Rent is calculated on the base rent of \$349,498 as of 8/01/2027. Current rent is \$337,637. Seller shall credit the monthly rent differential on a pro rata basis at closing.

SITE PLAN





SALES COMPARABLES



Stacy Angel Crossing

Address	1680 East Stacy Road, Allen, TX
Close of Escrow	-
Price	\$5,376,900
Net Operating Income	\$349,498
GLA (SF)	10,731 SF
Price/SF	\$501.06
CAP Rate	6.50%
Lot Size	1.38 acres
Year Built	2020
Major Tenants	NexGen Fitness, Best Brains/Orange Sunshine Academy, T3 Chiropractic, Ethos Golf, Peony Nail Salon, Vivi Foot Spa



Frisco 5-Tenant Retail Center

Address	6828 Stonebrook Pkwy, Frisco, TX
Close of Escrow	7/26/2024
Price	\$5,437,500
Net Operating Income	\$326,915
GLA (SF)	9,291
Price/SF	\$585.24
CAP Rate	6.01%
Lot Size	1.24 acre
Year Built	2023
Major Tenants	Active Dental, Zelena Head Spa, Degree Wellness, Fiore Nail Bar, Cold Stone Creamery



Lost Creek Village

Address	1546 E Stacy Road, Allen, TX
Close of Escrow	5/30/2025
Price	\$7,100,000
Net Operating Income	\$434,887
GLA (SF)	17,801
Price/SF	\$398.85
CAP Rate	6.13%
Lot Size	1.94 acre
Year Built	2004
Major Tenants	Fairview Eyecare, Fairview Dental, Subway, Impact ChiroSport, Pizza Hut



Fairview Plaza Shopping Center

Address	431 Stacy Road, Fairview, TX
Close of Escrow	2/6/2025
Price	\$7,200,000
Net Operating Income	\$441,069
GLA (SF)	18,731
Price/SF	\$384.40
CAP Rate	6.13%
Lot Size	2.74 acre
Year Built	2005
Major Tenants	Diamond Cleaners, Stacy Donuts, Sun Happy Feet, Lone Star Dental, Fairview Farmers

SALES COMPARABLES



Long Prairie Plaza

Address	1400 Long Prairie Rd, Flower Mound, TX
Close of Escrow	5/1/2026
Price	\$9,550,000
Net Operating Income	\$588,318
GLA (SF)	17,107
Price/SF	\$558.25
CAP Rate	6.16%
Lot Size	2.18 acre
Year Built	2022
Major Tenants	Active Dental, Zelena Head Spa, Degree Wellness, Fiore Nail Bar, Cold Stone Creamery



Country Club Corner

Address	3839 Parker Road, Wylie, TX
Close of Escrow	2/28/2025
Price	\$8,250,000
Net Operating Income	\$515,625
GLA (SF)	16,000
Price/SF	\$515.63
CAP Rate	6.25%
Lot Size	1.75 acre
Year Built	2024
Major Tenants	D'Amour Nail Wylie, Hachi Ramen, MassageLuxe Wylie, Inspiration Dentistry, King Donut



Sherwin-Williams Retail

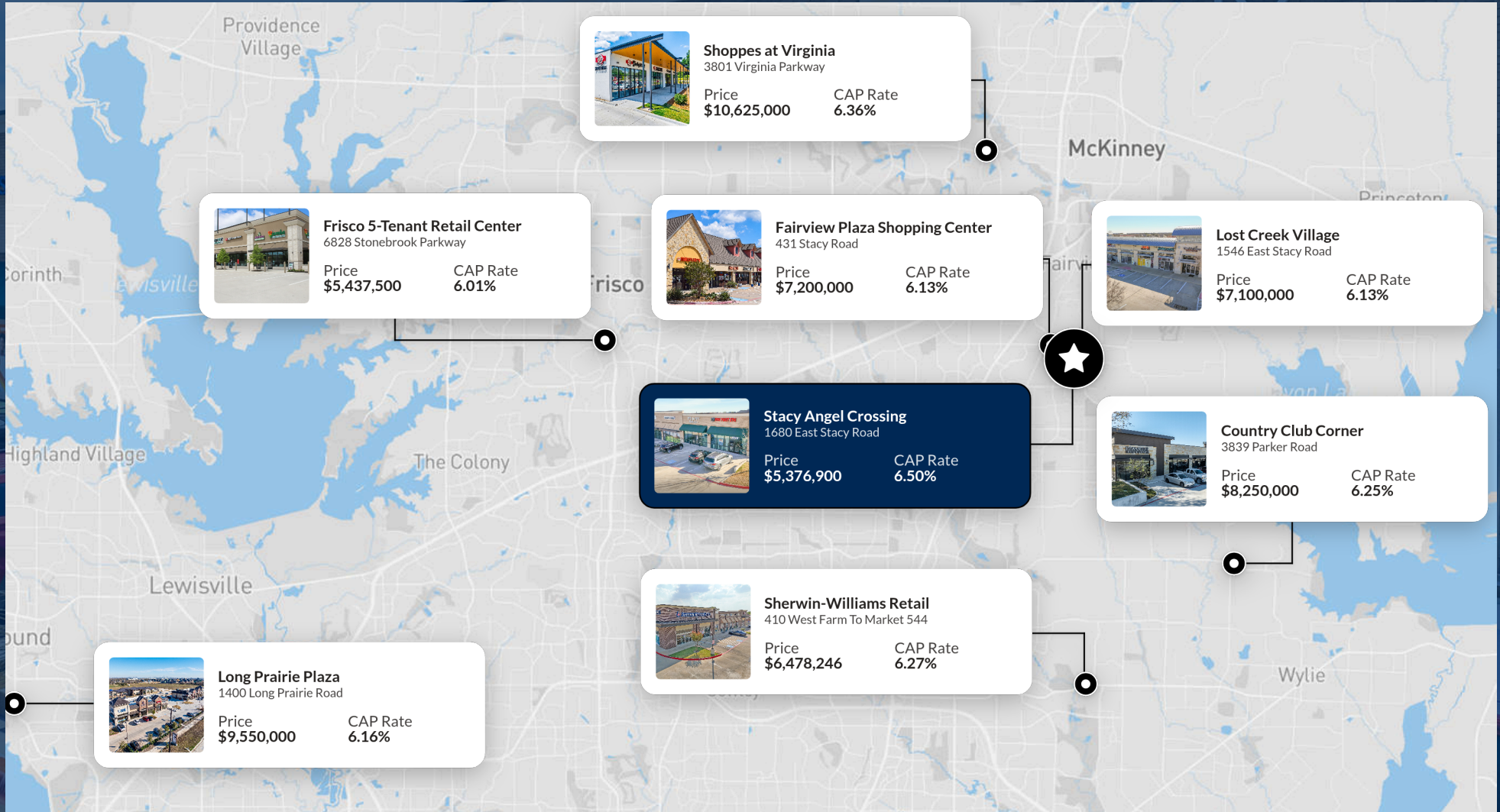
Address	410 W FM 544, Murphy, TX
Close of Escrow	1/8/2026
Price	\$6,478,246
Net Operating Income	\$406,290
GLA (SF)	11,618
Price/SF	\$558.25
CAP Rate	6.27%
Lot Size	1.58 acre
Year Built	2016
Major Tenants	Sherwin Williams, Alzarrad Syrian Eatery, Woodcreek Dental, Café De Khan, ATI Physical Therapy



Shoppes at Virginia

Address	3801 Virginia Parkway, McKinney, TX
Close of Escrow	1/15/2026
Price	\$10,625,000
Net Operating Income	\$675,996
GLA (SF)	17,978
Price/SF	\$591.00
CAP Rate	6.36%
Lot Size	2.31 acre
Year Built	2024
Major Tenants	Action Behavior Centers, Shipley Donuts, Kindred Smiles, CJJF

Property Name	Address	Close of Escrow	Price	Net Operating Income	GLA (SF)	Price/SF	CAP Rate	Lot Size	Year Built
Stacy Angel Crossing	1680 East Stacy Road, Allen, TX	-	\$5,376,900	\$349,498	10,731	\$501.06	6.50%	1.38 acres	2020
Frisco 5-Tenant Retail Center	6828 Stonebrook Pkwy, Frisco, TX	7/26/2024	\$5,437,500	\$326,915	9,291	\$585.24	6.01%	1.24 acre	2023
Lost Creek Village	1546 E Stacy Road, Allen, TX	5/30/2025	\$7,100,000	\$434,887	17,801	\$398.85	6.13%	1.94 acre	2004
Fairview Plaza Shopping Center	431 Stacy Road, Fairview, TX	2/6/2025	\$7,200,000	\$441,069	18,731	\$384.40	6.13%	2.74 acre	2005
Long Prairie Plaza	1400 Long Prairie Rd, Flower Mound, TX	5/1/2026	\$9,550,000	\$588,318	17,107	\$558.25	6.16%	2.18 acre	2022
Country Club Corner	3839 Parker Road, Wylie, TX	2/28/2025	\$8,250,000	\$515,625	16,000	\$515.63	6.25%	1.75 acre	2024
Sherwin-Williams Retail	410 W FM 544, Murphy, TX	1/8/2026	\$6,478,246	\$406,290	11,618	\$558.25	6.27%	1.58 acre	2016
Shoppes at Virginia	3801 Virginia Parkway, McKinney, TX	1/15/2026	\$10,625,000	\$675,996	17,978	\$591.00	6.36%	2.31 acre	2024





RENT COMPARABLES



Stacy Angel Crossing

Address	1680 East Stacy Road, Allen, TX 75002
City, State	Allen, TX
Zip Code	75002
Occupancy	100%
GLA	10,731 SF
Parcel Size	1.38 acres
Year Built	2020
Average Base Rent/SF	\$32.57
Tenants	NexGen Fitness, Best Brains/Orange Sunshine Academy, T3 Chiropractic, Ethos Golf, Peony Nail Salon, Vivi Foot Spa



Ridge Commons Shopping Center

Address	4100 Ridge Road, McKinney, TX 75070
City, State	McKinney, TX
Zip Code	75070
Occupancy	100%
GLA	21,045 SF
Parcel Size	1.94 acres
Year Built	2018
Average Base Rent/SF	\$38.00
Tenants	Burn Boot Camp, Two Golds, Marco's Pizza, Bigdash Pastries, Exotic Smoke and Vape, Fastest Labs

RENT COMPARABLES



The Shops at Bethany

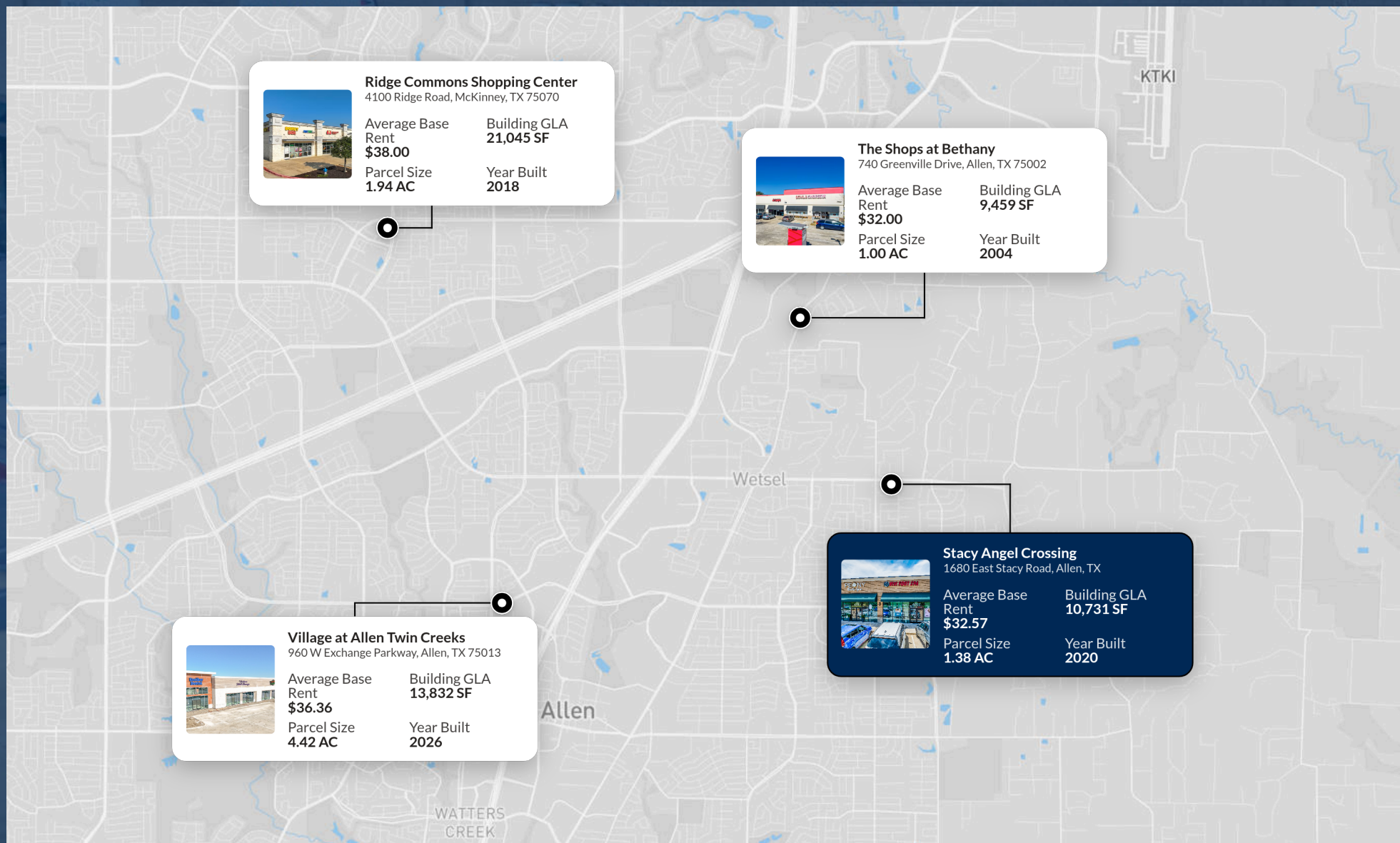
Address	740 Greenville Drive, Allen, TX 75002
City, State	Allen, TX
Zip Code	75002
Occupancy	100%
GLA	9,459 SF
Parcel Size	1.00 acres
Year Built	2004
Average Base Rent/SF	\$32.00
Tenants	Lucky Paws Pet Lodge, Emily Elliot Hair, Pure Nail Spa



Village at Allen Twin Creeks

Address	960 W Exchange Parkway, Allen, TX 75013
City, State	Allen, TX
Zip Code	75013
Occupancy	100%
GLA	13,832 SF
Parcel Size	4.42 acres
Year Built	2026
Average Base Rent/SF	\$36.36
Tenants	Koelker Dental, Vedora Nail Lounge, Food Street, Ship Xpress+, Corazon y Fuego Cocina Latina

Name	Address	City, State	Zip Code	Occupancy	GLA	Parcel Size	Year Built	Average Base Rent
Stacy Angel Crossing	1680 East Stacy Road	Allen, TX	75002	100%	10,731 SF	1.38 AC	2020	\$32.57
Ridge Commons Shopping Center	4100 Ridge Road	McKinney, TX	75070	100%	21,045 SF	1.94 AC	2018	\$ 38.00
The Shops at Bethany	740 Greenville Drive	Allen, TX	75002	100%	9,459 SF	1.00 AC	2004	\$ 32.00
Village at Allen Twin Creeks	960 W Exchange Parkway	Allen, TX	75013	100%	13,832 SF	4.42 AC	2026	\$ 36.36





DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2030 Projection	11,302	82,811	247,442
2025 Estimate	9,998	72,867	216,977
2020 Census	9,100	64,043	186,193
Growth 2025 - 2030	13.04%	13.65%	14.04%
Growth 2020 - 2025	9.87%	13.78%	16.53%
2025 Population by Hispanic Origin	1,054	10,197	34,136
2025 Population	9,998	72,867	216,977
White	5,991 (59.92%)	41,876 (57.47%)	116,696 (53.78%)
Black	804 (8.04%)	8,343 (11.45%)	26,384 (12.16%)
Am. Indian & Alaskan	30 (0.30%)	307 (0.42%)	924 (0.43%)
Asian	1,905 (19.05%)	11,622 (15.95%)	38,531 (17.76%)
Hawaiian & Pacific Island	2 (0.02%)	16 (0.02%)	53 (0.02%)
Other	1,266 (12.66%)	10,703 (14.69%)	34,388 (15.85%)
U.S. Armed Forces	0	18	33

Households

2030 Projection	3,426	29,516	89,508
2025 Estimate	3,024	25,915	78,275
2020 Census	2,732	22,632	66,481
Growth 2025 - 2030	13.29%	13.90%	14.35%
Growth 2020 - 2025	10.69%	14.51%	17.74%
Owner Occupied	2,587 (85.55%)	17,395 (67.12%)	48,682 (62.19%)
Renter Occupied	437 (14.45%)	8,521 (32.88%)	29,593 (37.81%)

2025 Households by HH Income

Total Households	3,024	25,915	78,273
Income: <\$25,000	101 (3.34%)	2,036 (7.86%)	6,286 (8.03%)
Income: \$25,000 - \$50,000	298 (9.85%)	3,075 (11.87%)	8,691 (11.10%)
Income: \$50,000 - \$75,000	251 (8.30%)	3,358 (12.96%)	10,086 (12.89%)
Income: \$75,000 - \$100,000	231 (7.64%)	2,983 (11.51%)	8,806 (11.25%)
Income: \$100,000 - \$125,000	364 (12.04%)	2,485 (9.59%)	7,594 (9.70%)
Income: \$125,000 - \$150,000	262 (8.66%)	2,497 (9.64%)	6,445 (8.23%)
Income: \$150,000 - \$200,000	362 (11.97%)	3,200 (12.35%)	10,430 (13.33%)
Income: \$200,000+	1,155 (38.19%)	6,281 (24.24%)	19,935 (25.47%)

2025 Avg Household Income	\$181,162	\$144,470	\$147,660
2025 Med Household Income	\$150,691	\$115,145	\$117,340

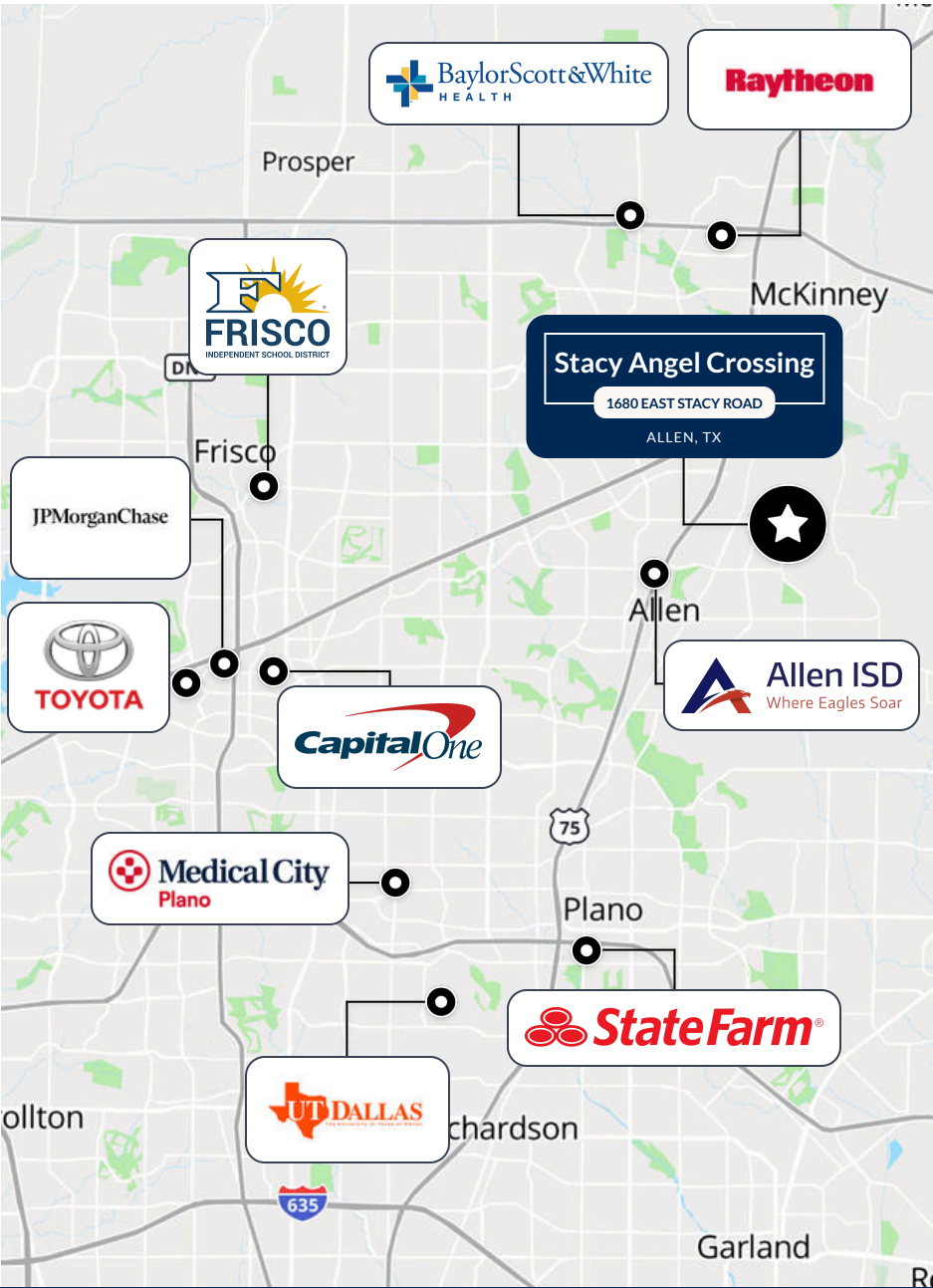
Stacy Angel Crossing

1680 East Stacy Road, Allen, TX 75002



Marcus & Millichap
LEVY RETAIL GROUP

MAJOR EMPLOYERS



The property is strategically positioned to benefit from a robust and diverse employment base within the immediate Allen area and the broader Collin County. The local economy is anchored by a strong presence in the education, technology, and healthcare sectors, ensuring a stable and resilient workforce. Major institutional employers like the Allen Independent School District provide significant employment stability. The area's economic vitality is further enhanced by the significant presence of major corporations in neighboring cities, including State Farm, JPMorgan Chase & Co., Toyota Motor North America, and Raytheon Company. This diverse mix of industries, from financial services and automotive to defense and healthcare, creates a dynamic employment landscape that attracts and retains a high-quality tenant base, underpinning the investment's long-term value proposition.

Employer	Industry	Employees	Distance
Frisco Independent School District	Education	8,800	18.3 mi
State Farm Insurance	Insurance	8,000	13.3 mi
JPMorgan Chase	Financial Services	6,000	16.5 mi
Capital One	Financial Services	5,000	15.2 mi
Toyota Motor North America Headquarters	Automotive	5,000	16.3 mi
University of Texas at Dallas	Education	4,000	15.6 mi
Allen Independent School District	Education	2,800	3.6 mi
Raytheon Intelligence & Space	Aerospace & Defense	2,000	8.8 mi
Medical City Plano	Healthcare	2,000	13.9 mi
Baylor Scott & White Medical Center - McKinney	Healthcare	1,500	10.7 mi



Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders 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.

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 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.

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 options or advise 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 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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Regulated by the Texas Real Estate Commission		Buyer/Tenant/Seller/Landlord's Initials	Date
		Information available at www.trec.texas.gov	
		IABS 1-2	

NEXGEN FITNESS
PRIVATE PERSONAL TRAINING

bestbrains
LEARNING CENTER

T3 Chiropractic

WIDE-GO

PEONY

MINISTAR

Philip Levy

Executive Managing Director

(972) 755-5225

PLevy@mmreis.com

Jonathan Paredes

Associate

(972) 755-5142

Jonathan.Paredes@marcusmillichap.com

Marcus & Millichap
LEVY RETAIL GROUP

ZAH0060359