

1535 E MAIN ST

ALLEN, TX 75002

PROPERTY SUMMARY



LOCATION DESCRIPTION

Introducing a prime leasing opportunity in Allen, TX. This project on E. Main St. is available for ground lease or will be developed as a multi-tenant strip center. Surrounded by a lively community, great shopping and dining and with Allen Premium Outlets nearby, offering a wide range of top brands. The area also has parks and recreational facilities for outdoor activities.

Main Street is bustling with local shops and eateries, creating a vibrant environment for businesses. This location presents an unbeatable opportunity for businesses seeking to make a mark in the Allen market.

PROPERTY HIGHLIGHTS

- 2+ acres of prime real estate with 12k+ traffic counts
- Allen is a rapidly growing suburb of the Dallas-Forth Worth area with a projected population growth of 3%+ in 5 years
- National retailers nearby include Walmart, Starbucks and Chipotle
- Versatile space ideal for both retail and restaurants

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 - 9,500 SF
Building Size:	9,500 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	27,729	70,572	323,577
Total Population	81,270	196,535	905,489
Average HH Income	\$134,454	\$137,168	\$134,101

TRAFFIC COUNTS

12,500 Vehicles Per Day

POPULATION GROWTH	5 MILES	5 MILES	10MILES
2024-2029	3.85%	4.01%	3.79%



Legacy Commercial Property

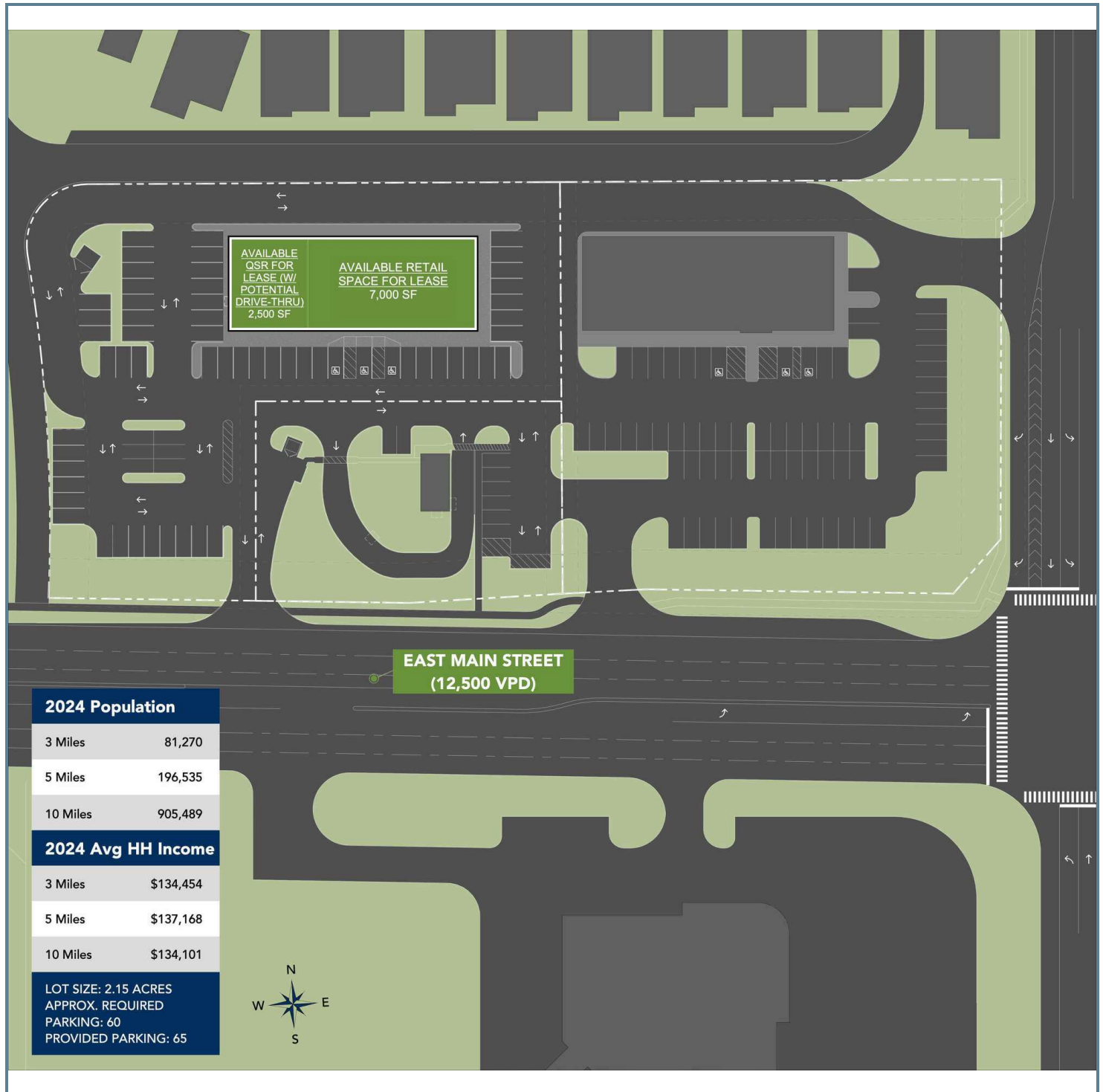
info@legacypro.com | 615.610.0885

209 Powell Place, Brentwood, TN 37027

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SITE PLANS



Legacy Commercial Property

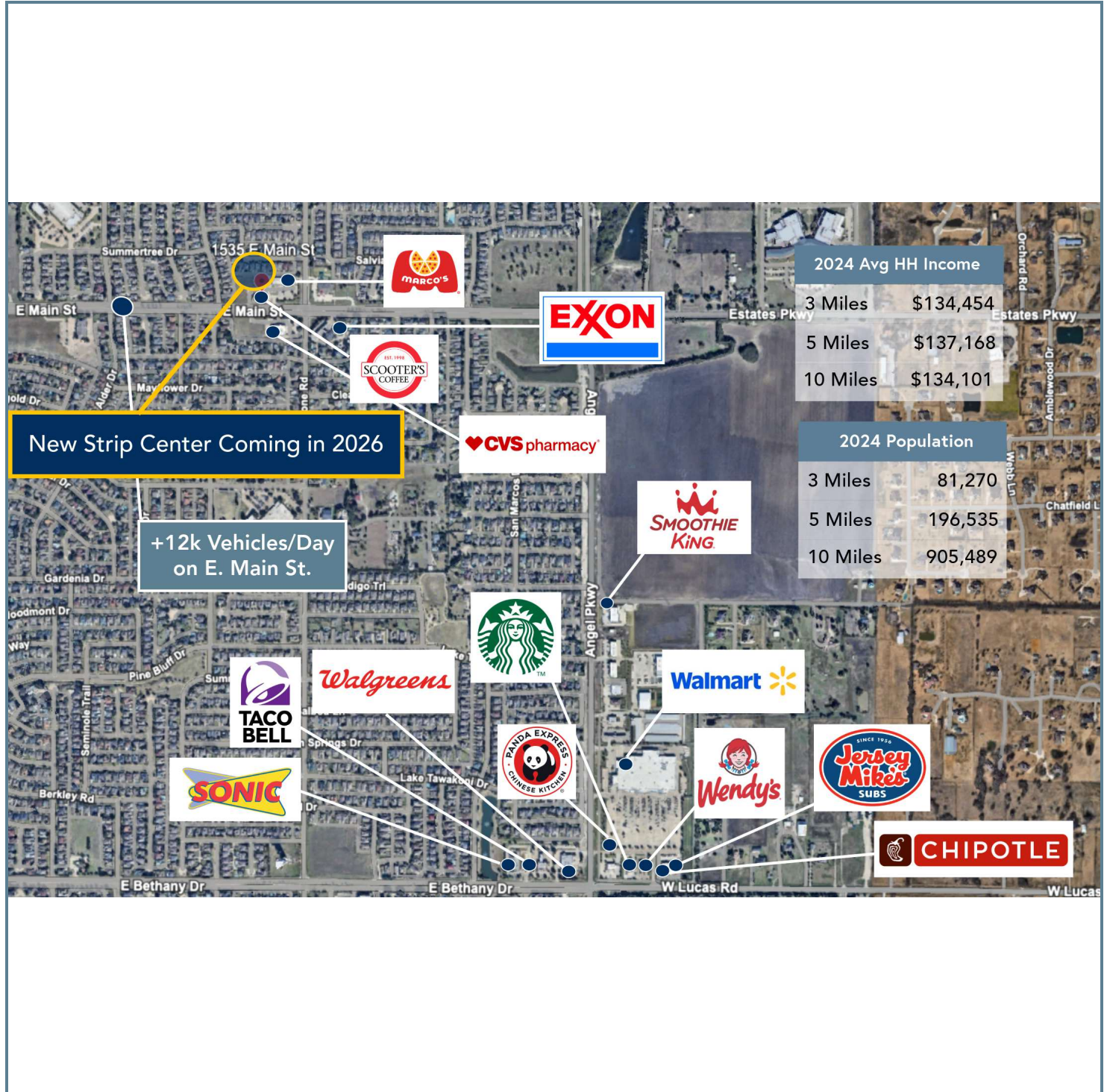
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RETAILER MAP



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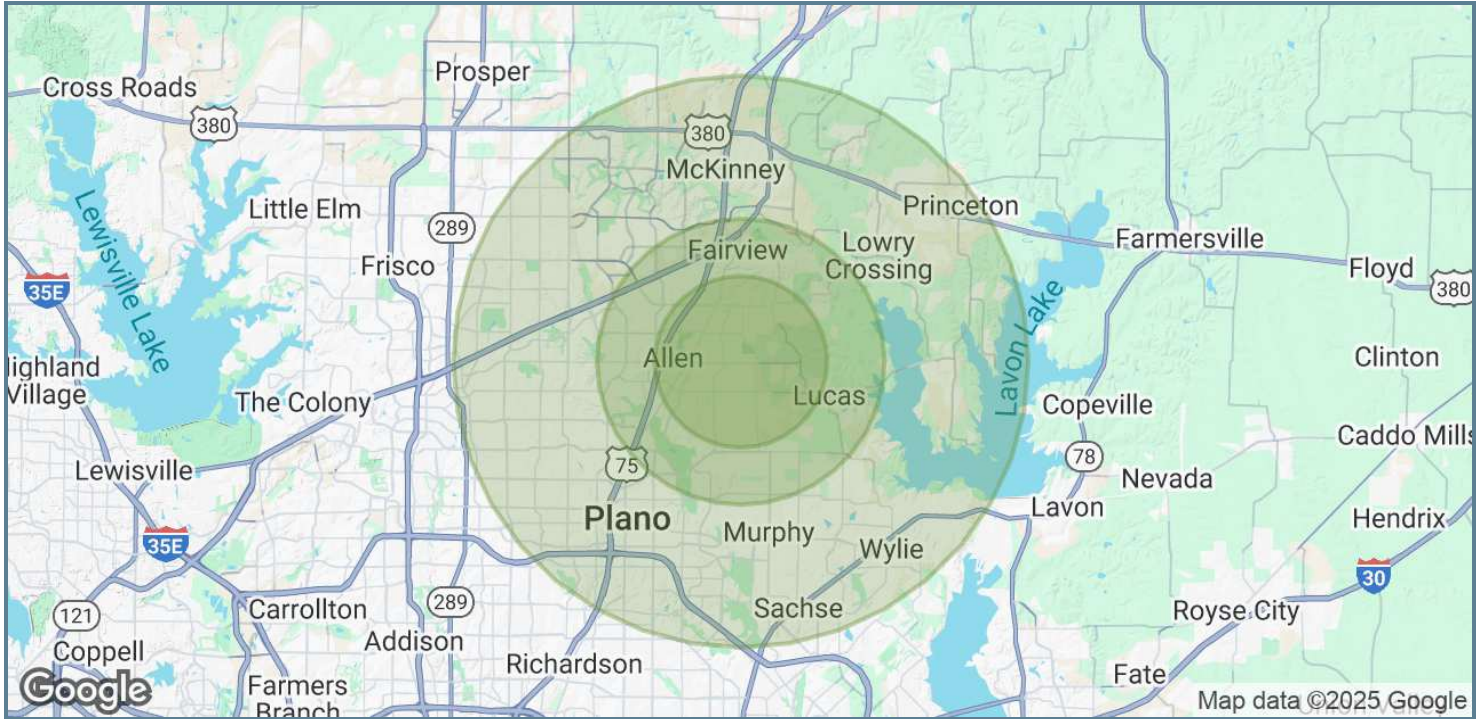
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	81,270	196,535	905,489
Average Age	39	39	38
Average Age (Male)	38	38	38
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	27,729	70,572	323,577
# of Persons per HH	3	2.9	2.8
Average HH Income	\$134,454	\$137,168	\$134,101
Average House Value	\$505,041	\$548,643	\$515,272

Demographics data derived from AlphaMap



Legacy Commercial Property

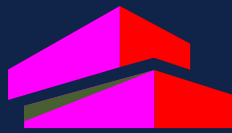
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SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be storefront with minimum 3'-0" storefront door. Exterior service door to be included at rear wall.
- **HVAC:** Duct-less, structure-hung space heater. Minimum single supply and return opening in roof deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" water line stubbed into space. 4" sanitary sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 amp, 208Y/120, 3 phase, 4 wire service. 200 amp panel to be located along rear wall.
- **Gas:** Min 1" gas service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.



LEGACY
COMMERCIAL PROPERTY

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

