

FOR SALE



## PRIME LOCAL RETAIL DEVELOPMENT OPPORTUNITY

1229 Exchange Parkway, Allen, Texas 75002

ABS A0777 JAS T ROBERTS SURVEY, TRACT 10 | ±0.688 Acres



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# EXECUTIVE SUMMARY

1229 Exchange Parkway presents a prime commercial land opportunity in one of Allen’s fastest-growing corridors. Newly zoned Local Retail (LR), the property allows for a broad range of commercial uses, any use marked with an “X” under the LR column in the Permitted Uses Chart, providing exceptional flexibility for developers and investors.

Situated along Exchange Parkway, one of Allen’s primary east-west connectors, the site benefits from strong daily traffic, excellent frontage visibility, and proximity to major retail, medical, and residential developments. The ±0.688-acre parcel is ideally positioned for neighborhood-serving retail, medical office, service-oriented businesses, or boutique commercial development.

Allen continues to demonstrate strong retail fundamentals, supported by sustained population growth, high household incomes, and low vacancy rates.

## PROPERTY SUMMARY

Address	1229 Exchange Parkway, Allen, TX 75002
County	Collin County
Legal	ABS A0777 JAS T ROBERTS SURVEY, TRACT 10
Size	±0.688 Acres
Zoning	Local Retail (LR)
Use Flexibility	Refer to page 4
Asset Type	Commercial Land
Development Status	Ready for development

## INVESTMENT HIGHLIGHTS



### Prime Retail Corridor Location

Situated along Exchange Parkway, one of Allen’s primary east-west thoroughfares, the property benefits from strong daily traffic counts, excellent frontage visibility, and convenient access to surrounding residential, retail, and medical developments. Its positioning within a rapidly expanding commercial corridor enhances long-term tenant demand and site desirability.



### Strong Allen Retail Fundamentals

The Allen retail submarket demonstrates exceptional stability and sustained demand:

- 3.6% Vacancy Rate (Tight market conditions)
- \$30.50/SF Average Asking Rent
- 3.1% Year-Over-Year Rent Growth
- ±9.1 Million SF Total Retail Inventory
- Estimated 7.0% Market Cap Rate

Low vacancy combined with steady rent growth reflects limited oversupply and continued absorption across the submarket.



### Highly Active & Liquid Investment Market

Retail investment activity remains robust within the submarket:

- 19 Retail Sales in the Past 12 Months
- \$473/SF Average Sale Price
- 5.8% Average Cap Rate

Consistent transaction volume and pricing strength position the property within a highly liquid and institutionally relevant investment environment.

Category	Permitted Uses
Retail & Consumer	Antique Shop, Auto Parts Sales, Bakery or Confectionery, Bicycle Shop/Repair, Book/Card/Novelty Shop, Convenience Store, Drug Store/Pharmacy, Equipment Rental, Fabrics/Needlework Shop, Florist, Furniture/Appliance Sales, Grocery, Hardware Store, Retail Store, Upholstery Shop, Key Shop, Locksmith, Laundry/Dry Cleaning (Pick-up Only), Personal Service Business
Restaurant & Food	Catering, Restaurant (Drive-In or Through), Restaurant (No Drive-In or Through)
Medical & Health	Adult Day Care, Day Care Facility, Massage Establishment, Medical or Dental Office, Veterinary Hospital/Animal Clinic/Animal Boarding Facility
Office & Professional	Banks & Financial Institutions, Office Use, Public Service Facility,
Entertainment, Recreation & Community	Amusement (Indoor Commercial), Church/Religious Facility, Fraternal/Civic Organization, Fitness & Health Center



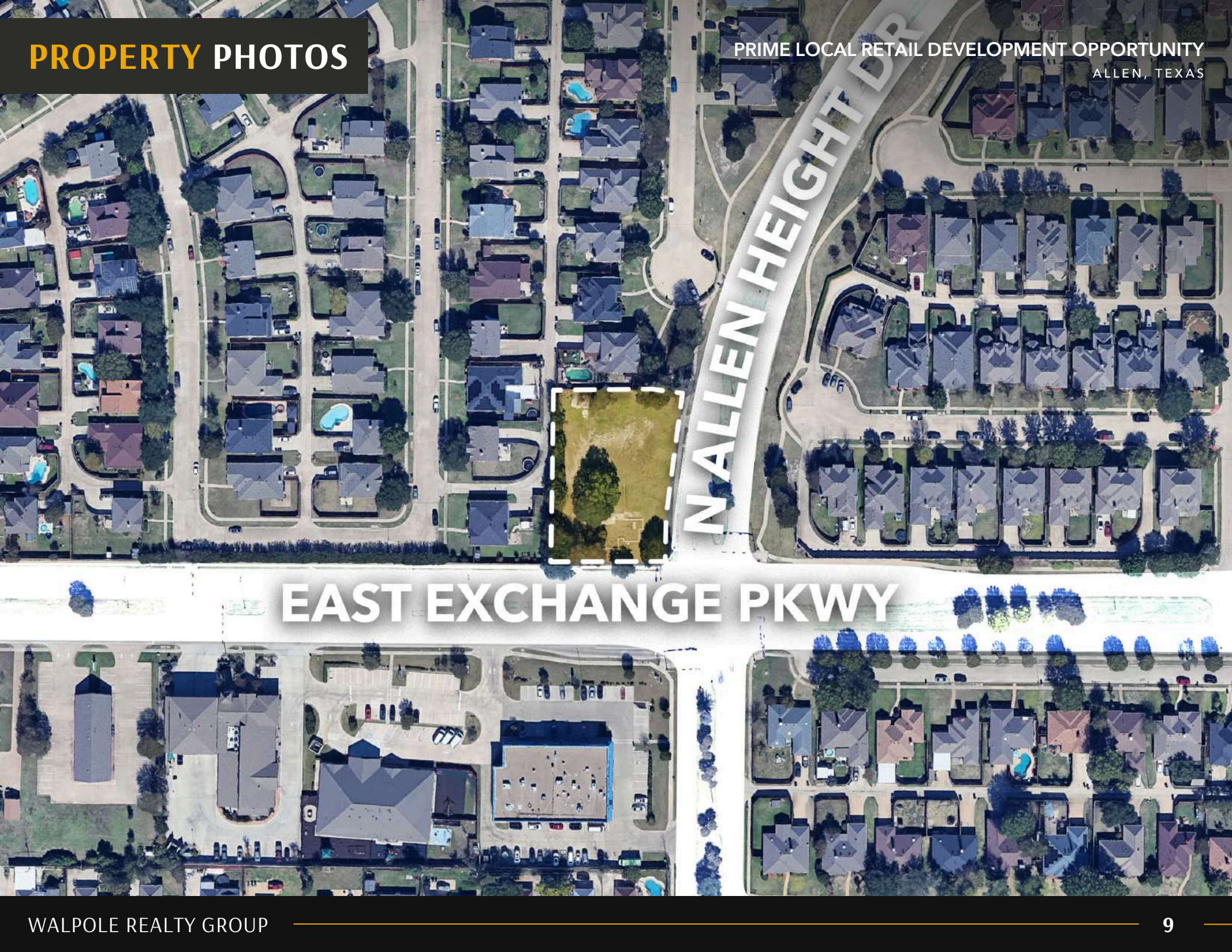






**PROPERTY PHOTOS**

PRIME LOCAL RETAIL DEVELOPMENT OPPORTUNITY  
ALLEN, TEXAS



**EAST EXCHANGE PKWY**

## DEMOGRAPHIC SUMMARY

Metric	Allen, TX Snapshot
Total Population	~110,000+ residents
Population Growth	Steady annual growth
Median Household Income	Significantly above Texas average
Retail Inventory	±9.1 Million SF
Vacancy Rate	3.6%
Market Asking Rent	\$30.50/SF
12-Month Net Absorption	226,000 SF
Average Retail Cap Rate	7.0%



# NEARBY ESTABLISHMENTS

PRIME LOCAL RETAIL DEVELOPMENT OPPORTUNITY  
ALLEN, TEXAS



# ALLEN, TEXAS

Allen, Texas is one of the most desirable and fastest-growing suburban communities in Collin County, located within the North Dallas growth corridor. Known for its top-rated schools, master-planned neighborhoods, and strong retail presence, Allen offers a dynamic blend of residential stability and commercial vitality. With direct access to U.S. Highway 75 and proximity to the President George Bush Turnpike and SH 121, the city provides excellent regional connectivity throughout the Dallas-Fort Worth Metroplex. The city supports a diversified and resilient economic base anchored by retail, healthcare, professional services, and technology-related employment. Allen continues to attract high-income households and corporate investment, supported by strategic infrastructure expansion and long-term planning initiatives. Residents benefit from premier retail destinations, extensive park systems, and strong community amenities that reinforce sustained economic growth and long-term demand fundamentals.



PRIME LOCAL RETAIL DEVELOPMENT OPPORTUNITY  
ALLEN, TEXAS

≈ 111,600

Population

≈ 38.5

Median Age

≈ \$124,000

Median Household Income

## Affluent Residential Base

High-income demographics supporting strong neighborhood retail demand





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