



FORMER HEMISPHERES | 170 E STACY ROAD, ALLEN, TX 75002

Features

The Village at Allen is a dynamic shopping, dining, hospitality and entertainment destination near Top Golf, Cabela’s, the Allen Event Center and Allen Premium Outlets. The center has tremendous co-tenancy and maintains high visibility. The Village at Allen serves an expansive, affluent trade area that includes Allen, Fairview, McKinney and Plano. The space has great frontage, a nice finishout, a loading dock with great signage opportunity.

FOR LEASE

TOTAL SF: 50,000
AVAILABLE SF: 50,000
CONTACT FOR MORE INFORMATION

Traffic Counts

N Central Expwy	184,835 VPD
Stacy Rd	44,955 VPD

Demographics

	YEAR: 2020	1 MILE	3 MILE	5 MILE
Total Population		8,882	94,918	245,872
Total Household		3,089	32,759	85,653
Average Household Income		\$123,307	\$133,016	\$133,141
5 Year Population Growth		24.38%	14.40%	13.40%

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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



170 E STACY ROAD | 170 E STACY RD, ALLEN, TX 75002

Available Space

2130 50,000 sf



Current Major Tenants

100	Bonefish Grill	6,457 sf
204	Visionworks	4,091 sf
207	T-Mobile	1,954 sf
208	SportsClips	1,194 sf
210	Sprint	2,449 sf
214	AT&T	3,500 sf
306	The UPS Store	1,718 sf
402	Pie Five Pizza Co	2,200 sf
404	Metro PCS	1,115 sf
405	FedEx	722 sf
500	Paradise Bakery & Cafe	3,894 sf
510	James Avery Craftsman	2,400 sf
600	Chase Bank	4,274 sf
1000	Bar Louie	6,493 sf
1100	European Wax Center	1,500 sf
1106	Movie Trading Company	4,726 sf
1300	Cowboy Chicken	2,508 sf
1316	Uptown Cheapskate	4,483 sf
1336	Yumilicious	1,502 sf
1400	FreeBirds World Burrito	2,825 sf
1406	Smoothie King	1,321 sf
1416	WhichWich	1,800 sf
1420	Freshii	1,619 sf
1424	Cold Stone Creamery	1,012 sf
1500A	Top Golf	63,242 sf
1530	Tuesday Morning	13,789 sf
1602	Barbeques Galore	4,893 sf
1620	Sleep Experts	4,500 sf
1716	Club Pilates	2,225 sf
1800	Pluckers	7,665 sf
2020	Haverty Furniture Companies	50,744 sf
2110	Ross Dress For Less	27,649 sf
2120	Dollar Tree	9,008 sf
2200	TJMaxx/Home Goods	50,000 sf
2214	Kirkland's	7,118 sf
2216	Sally Beauty Supply	1,500 sf
2220A	Burlington	37,005 sf
2240	PetSmart	20,155 sf
2300	Dick's Sporting Goods	80,000 sf
2610	Total Wine	22,000 sf
2620	Five Below	8,254 sf
2690	ULTA Beauty	10,800 sf
3002	Best Buy	30,000 sf
3100	Olive Garden	7,362 sf
3300	BJ's Restaurant & Brewhouse	9,156 sf
3400	Uncle Julio's	11,285 sf
4008	Men's Warehouse	6,000 sf
4030	Verizon Wireless	3,722 sf

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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.



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 on 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 listening 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.

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.

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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Date