

# Acadian Office Park at Twin Creeks

## Medical Office Space For Lease

### 1,237 RSF



#### Location:

Acadian Office Park at  
Twin Creeks  
1312 W. Exchange Pkwy  
Suite 2130  
Allen, TX 75013



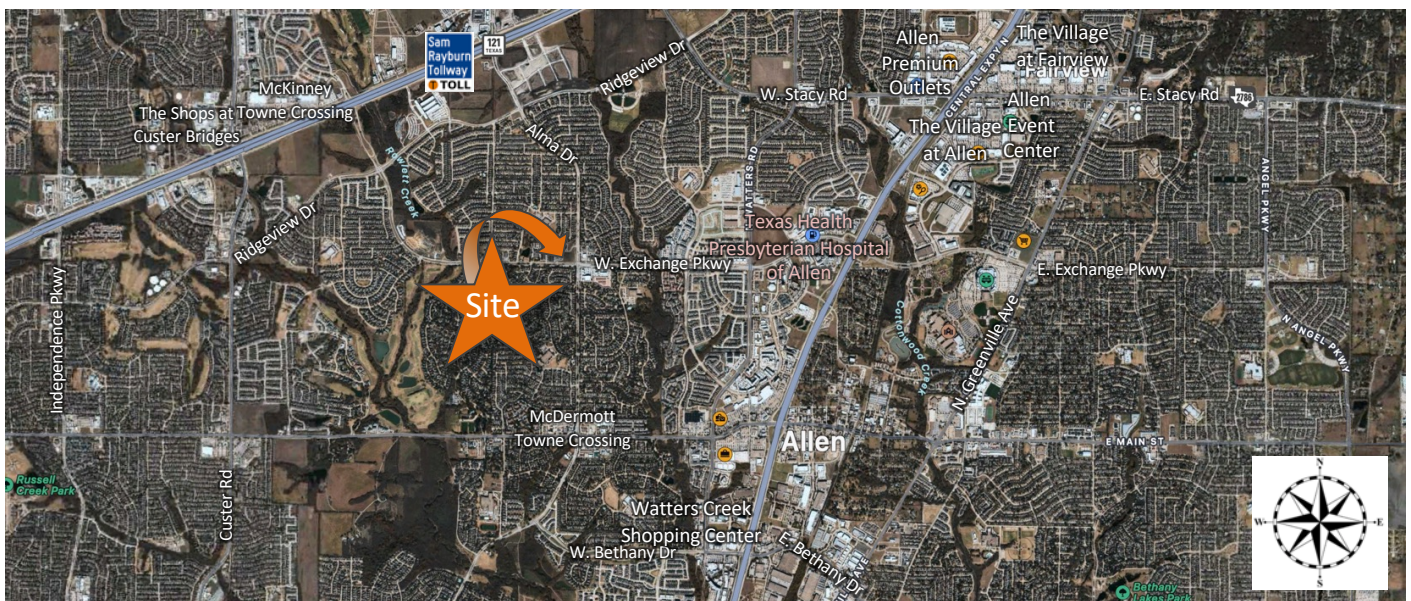
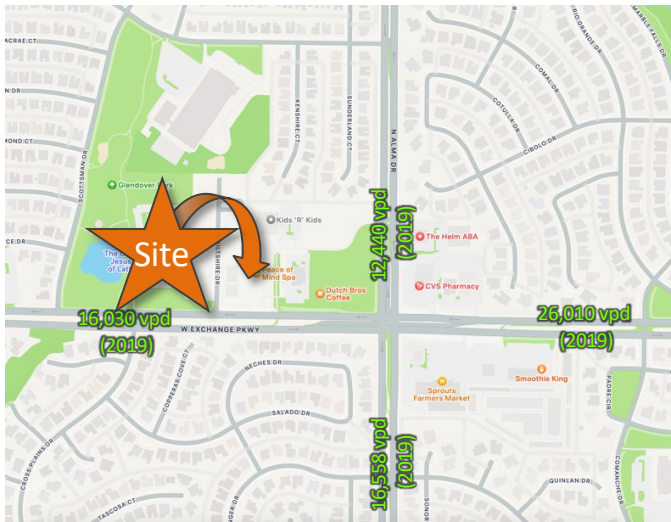
#### Space Available:

Fully Finished Out  
Medical Office Available  
1,237 RSF  
\$31 + NNN for Lease

- Fully Finished Out Medical Suite ready for occupancy
- Perfectly placed just on W. Exchange Pkwy & Alma Dr next door to Legacy ER & Urgent Care
- New construction in prime Allen location, great exposure
- Upscale Professional / Medical Office Environment
- Close proximity to the Sam Rayburn Tollway and Interstate 75 corridor
- Building & Monument signage available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. 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; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT  
O: 972.292.1220 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)  
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621  
[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)



- Service to growing communities of Allen, McKinney, & Plano
- High traffic counts on Exchange Pkwy & Alma Dr with 17,508 to 19,137 VPD (2017)
- Close proximity to Restaurant & Retail Amenities such as Watters Creek, The Villages at Allen & Fairview, The Allen Premium Outlets, and the Allen Event Center

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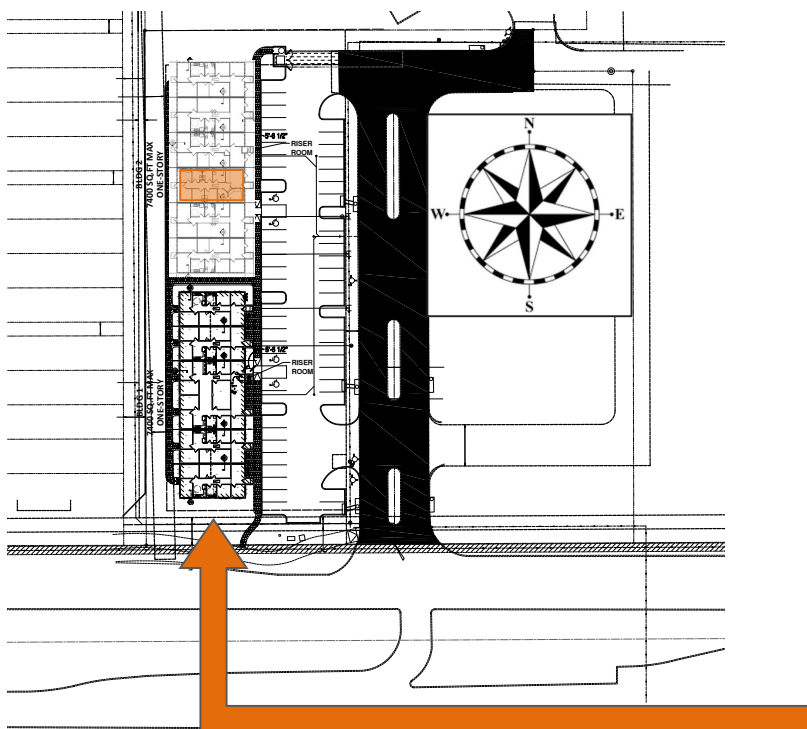
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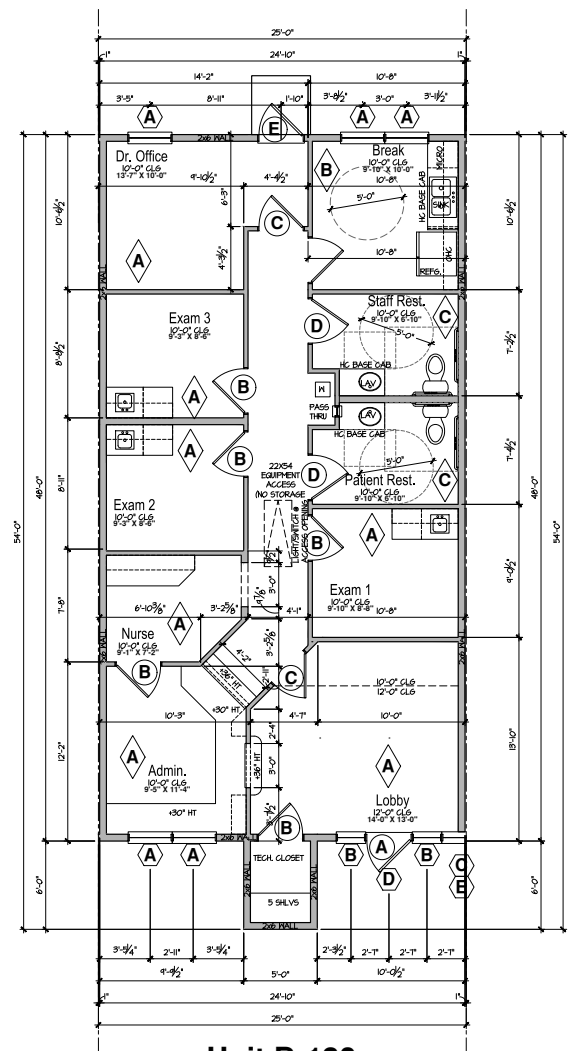
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# Site & Floor Plan



**Architectural Site Plan**  
SCALE: 1/8"=1'-0" (22x34) SEE CIVIL SITE PLAN FOR ACTUAL SITE



**Unit B-130**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (10x7)

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## Interior Finishes



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# Allen Demographics



TABLE 1

## ALLEN, TEXAS DEMOGRAPHIC CHARACTERISTICS

Population	Five Year Projection						
	2010	2018	2019	2020	2021	2022	2023
Total Population	84,246	104,636	107,110	109,643	112,235	114,889	117,606
<b>Population by Age Group</b>							
Under - 17	27,383	30,972	31,487	32,011	32,544	33,085	33,635
18 - 34	15,164	20,613	21,331	22,074	22,843	23,639	24,462
35 - 54	30,136	33,274	33,599	33,927	34,257	34,592	34,929
55 - 74	9,916	17,056	17,709	18,387	19,091	19,822	20,581
75 - Older	1,647	2,721	2,938	3,174	3,428	3,702	3,999
<b>% Distribution by Age Group</b>							
Under - 17	32.5%	29.6%	29.4%	29.2%	29.0%	28.8%	28.6%
18 - 34	18.0%	19.7%	19.9%	20.1%	20.4%	20.6%	20.8%
35 - 54	35.8%	31.8%	31.4%	30.9%	30.5%	30.1%	29.7%
55 - 74	11.8%	16.3%	16.5%	16.8%	17.0%	17.3%	17.5%
75 - Older	2.0%	2.6%	2.7%	2.9%	3.1%	3.2%	3.4%
Median Age	34.6	35.5					35.4
<b>Households</b>							
	2010	2018					2023
Number	27,883	34,168	34,980	35,811	36,663	37,534	38,426
Median Household Income	\$99,502	\$109,978					\$115,839
<b>Household Income Distribution</b>							
Under \$35,000	12.7%	9.6%					8.2%
\$35,000 - \$50,000	8.0%	7.2%					6.5%
\$50,000 - \$75,000	13.3%	13.7%					13.1%
<b>\$75,000 - Above</b>	<b>63.6%</b>	<b>69.5%</b>					<b>72.3%</b>
\$75,000 - \$99,999	14.5%	12.8%					12.2%
\$100,000 - \$149,999	24.0%	23.5%					23.8%
\$150,000 - \$199,999	15.0%	15.8%					16.1%
\$200,000 - Above	10.9%	17.4%					20.2%
<b>Educational Attainment (25 - 64 Years of Age)</b>							
	<b>Percentage %</b>						
Under - 12 Years	4.1%						
12 - 15 Years	<b>41.1%</b>						
12 Years Only	13.9%						
Some College	19.7%						
Associate Degrees	7.5%						
Subtotal	<b>45.2%</b>						
<b>College Graduates</b>							
16 Years - More (Bachelor's or More)	55.7%						
16 Years Only (Bachelor's Only)	36.0%						
Total	<b>100.0%</b>						

Source: ESRI

For more reports, visit:

<http://AllenEDC.com/Downloads>

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# Information About Brokerage Services

Texas law requires all real estate licensees 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.

### 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.

**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.

<b>Legacy Commercial Realty, LLC</b>	<b>0588681</b>		<b>(972)292-1220</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joe Martinez</b>	<b>455942</b>	<b>martinez@LCRTexas.com</b>	<b>(214)535-1876</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tito Martinez</b>	<b>788375</b>	<b>Tito@LCRTexas.com</b>	<b>(972)533-3621</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date