

Bethany Ridge Office Park

Professional Office Space For Lease

1,225 SF



**CORNER OFFICE SUITE
OPPORTUNITY**

Location:

Bethany Ridge Office Park
333 E. Bethany Drive
Suite H120
Allen, TX 75002



Space Available:

Fully Finished Out
Professional Office Available
1,225 SF
\$3,000 + E for Lease

- 11 Upscale Professional / Flex Office Building project in a prime Allen location
- Perfectly placed on Bethany Drive just west of Greenville Ave
- Newly constructed, fully finished corner suite available
- Move-in ready August 2023 with many upscale finishes in place
- Close proximity to the Interstate 75 corridor and the Sam Rayburn Tollway
- Building signage available

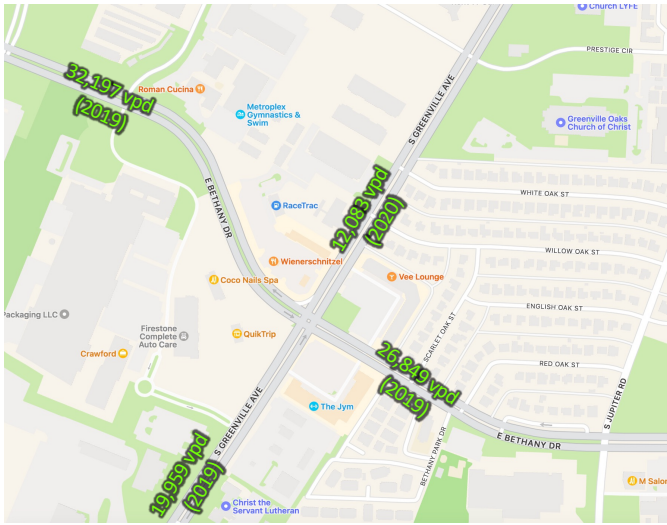
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FOR MORE INFORMATION CONTACT

O: 972.292.1220

Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615

Martinez@LCRTexas.com / Tonya@LCRTexas.com



- Service to growing communities of Allen, McKinney, & Plano
- High traffic counts on Bethany Drive with 32,197 VPD (2019)
- 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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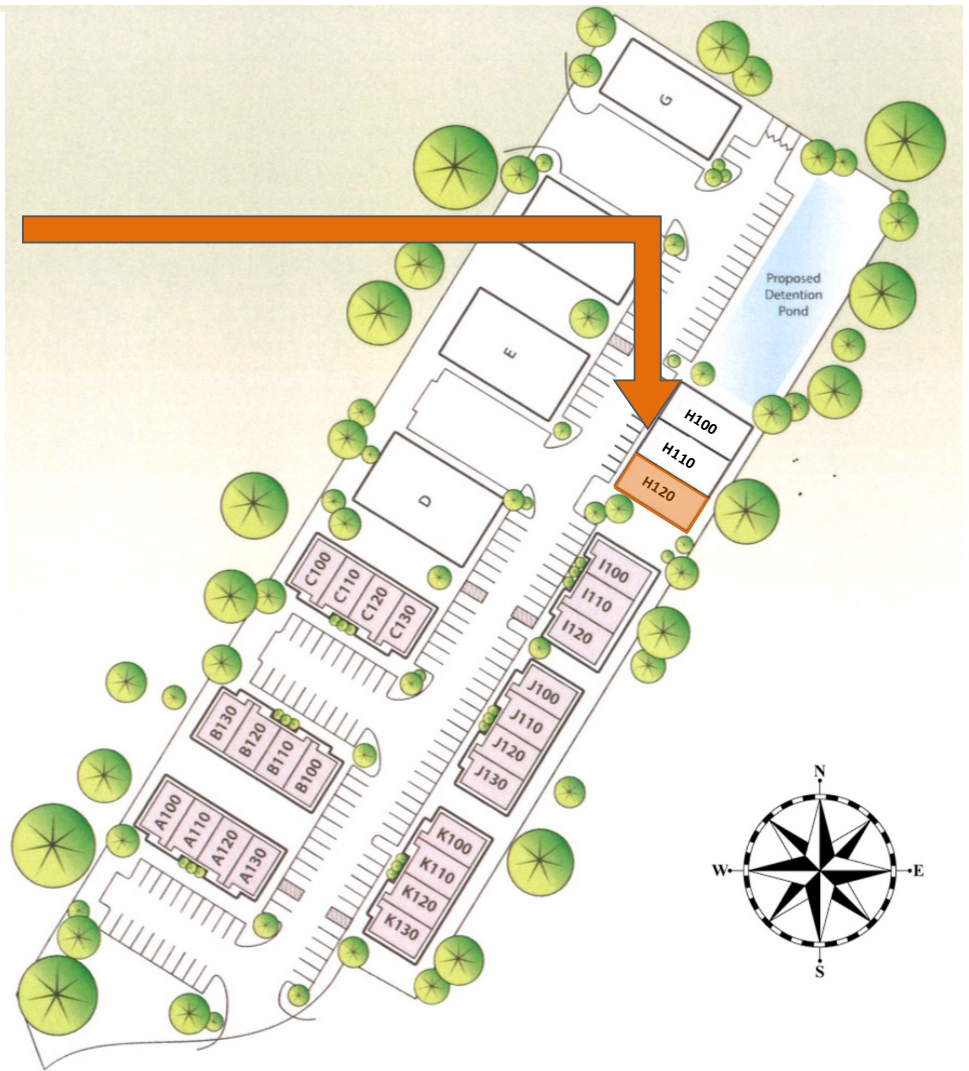
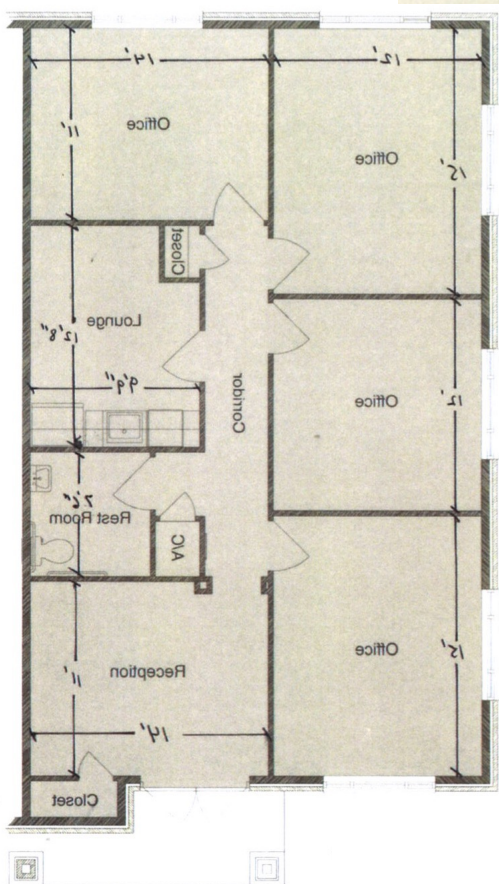
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Site & Floor Plan



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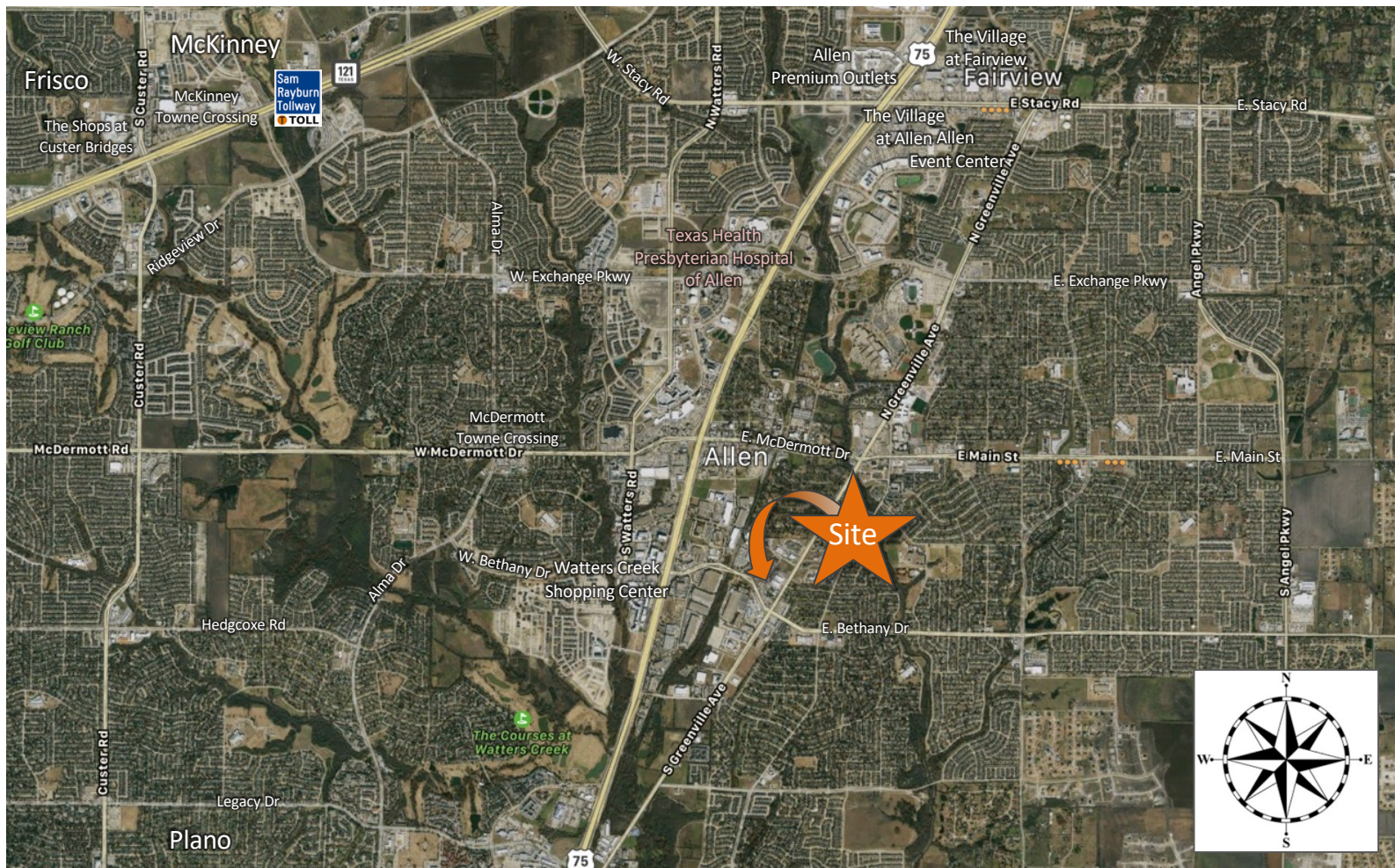
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Aerial View



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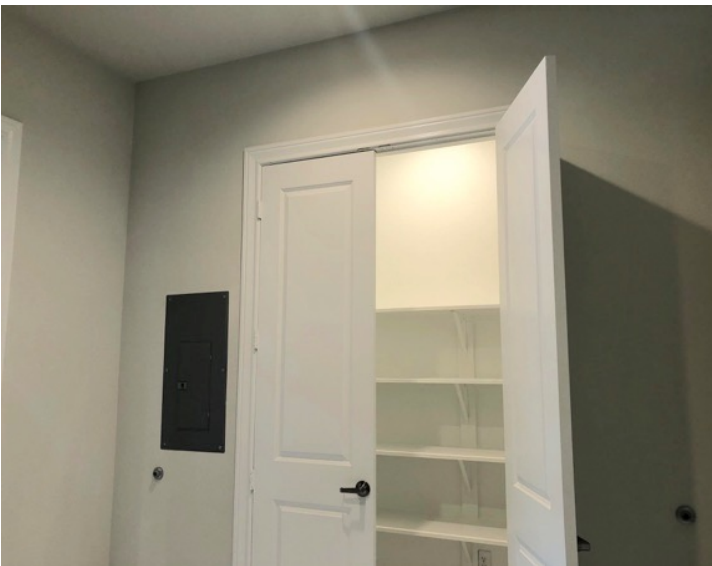
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Interior Finishes



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Allen Demographics

At a Glance

110,821
Allen
Population

8 million
DFW
Population

1.1 million
Collin County
Population

Allen is an affluent suburb in Dallas-Fort Worth, the nation's fourth largest metro. It is 25 miles northeast of downtown Dallas in Collin County, one of the nation's fastest growing counties.

35.5
Median
Age

59%
Adults with
Bachelor Degree+

27
Land Square
Miles

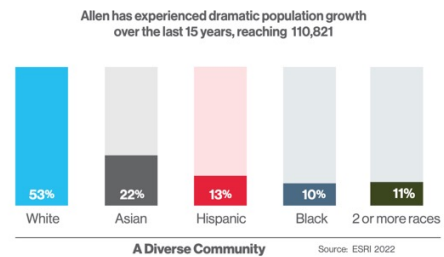
Over \$500 million in new commercial projects finished in the past five years adding over \$3.6 billion to the economy.

\$112,603
Median Household
Income

\$51,348
Per Capita
Income

\$367,861
Median Home
Price

Demographics



Population Growth

AREA	2010	2022	INCREASE
Allen	84,065	110,821	30%
DFW	6,366,542	7,637,387	20%
Collin County	781,743	1,143,156	42%

Source: ESRI 2022

119,716
Allen's expected population by 2027

Workforce

Allen is part of the Dallas-Fort Worth region that ranks among the **top 3 US metro areas** for business expansions, relocations and employment growth.

Allen is forecasted for **15% job growth** in the next 5 years.

Workforce Growth

AREA	2010	2020	INCREASE
DFW	3,238,095	4,014,610	24%
Collin County	419,901	574,807	37%
Allen	43,967	61,988	41%

Source: JobEQ 2022

1.8 million workers within 30 minutes of Allen

Allen's employment has increased 5% annually, on average, over the past 10 years.

59%
of Adults Have a
Bachelor's Degree+

Employers

Allen's employers are concentrated in financial services/insurance, information technology, professional services, telecommunications, and electronics.

200+	100+	50+
Experian	MD7	Formulife/Purus Labs
Jack Henry & Assoc.	KONE	Photronics
Crawford & Company	Highlands Residential Mortgage	Boss Fight, Netflix Game Studios
NetScout Systems	CSG Forte	Ari-Tex Electric
Andrew's Distributing	Quest Medical	Anritsu
Texas Health - Allen	ColorDynamics	Cytracom
Credit Union of Texas	Micron Technology	Harris Govern
Motorola Solutions	JW Nutritional	Refinitiv
GC Packaging	SAP Concur	
Amphenol Fiber Systems		



High tech employment has grown **101%** over the last 10 years in Allen.

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