

Twin Creeks Office Park

Professional Office Space For Lease

2,676 SF



Location:

Twin Creeks Office Park
Building 1, Suite 200
1786 W. McDermott Drive
Allen, TX 75013



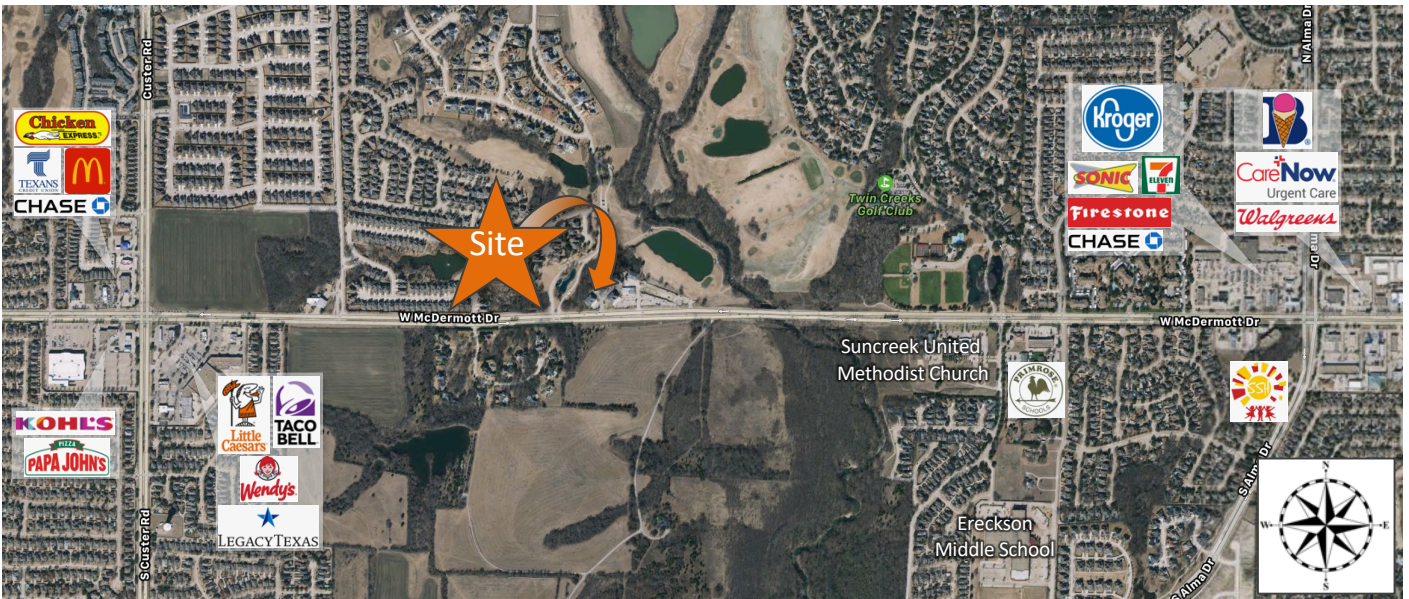
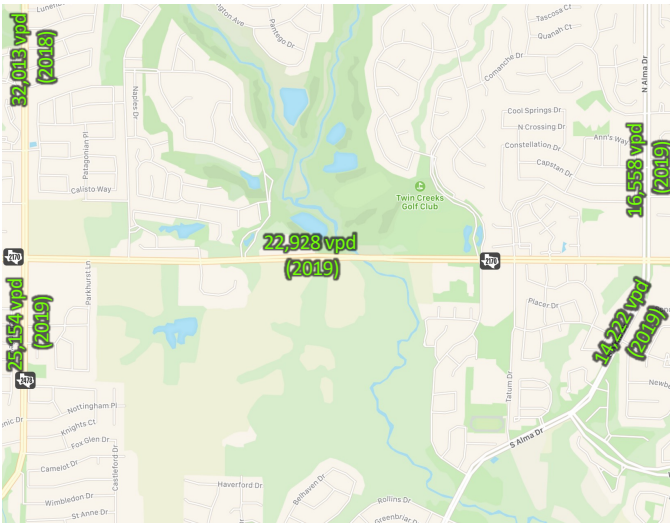
Space Available:

Fully Finished Out
Professional Office Available
2,676 SF
\$31 + NNN for Lease

- Excellent location in west Allen near the surrounding communities of Frisco, McKinney, & Plano
- Located next to The Golf Club at Twin Creeks with wooded creek views
- Covered & Surface Parking available with Elevator Access
- Upscale Professional / Medical Office Environment with professional managed landscaping
- 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
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621
Martinez@LCRTexas.com / Tito@LCRTexas.com



- Service to growing communities of Allen, McKinney, Plano, & Frisco
- High traffic counts on McDermott Drive with 22,928 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

Location:

Twin Creeks Office Park
 Building 1, Suite 200
 1786 W. McDermott Drive
 Allen, TX 75013



Space Available:

Fully Finished Out
 Professional Office Available
 2,676 SF
 \$31 + NNN for Lease

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
 Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621
 Martinez@LCRTexas.com / Tito@LCRTexas.com

Location:

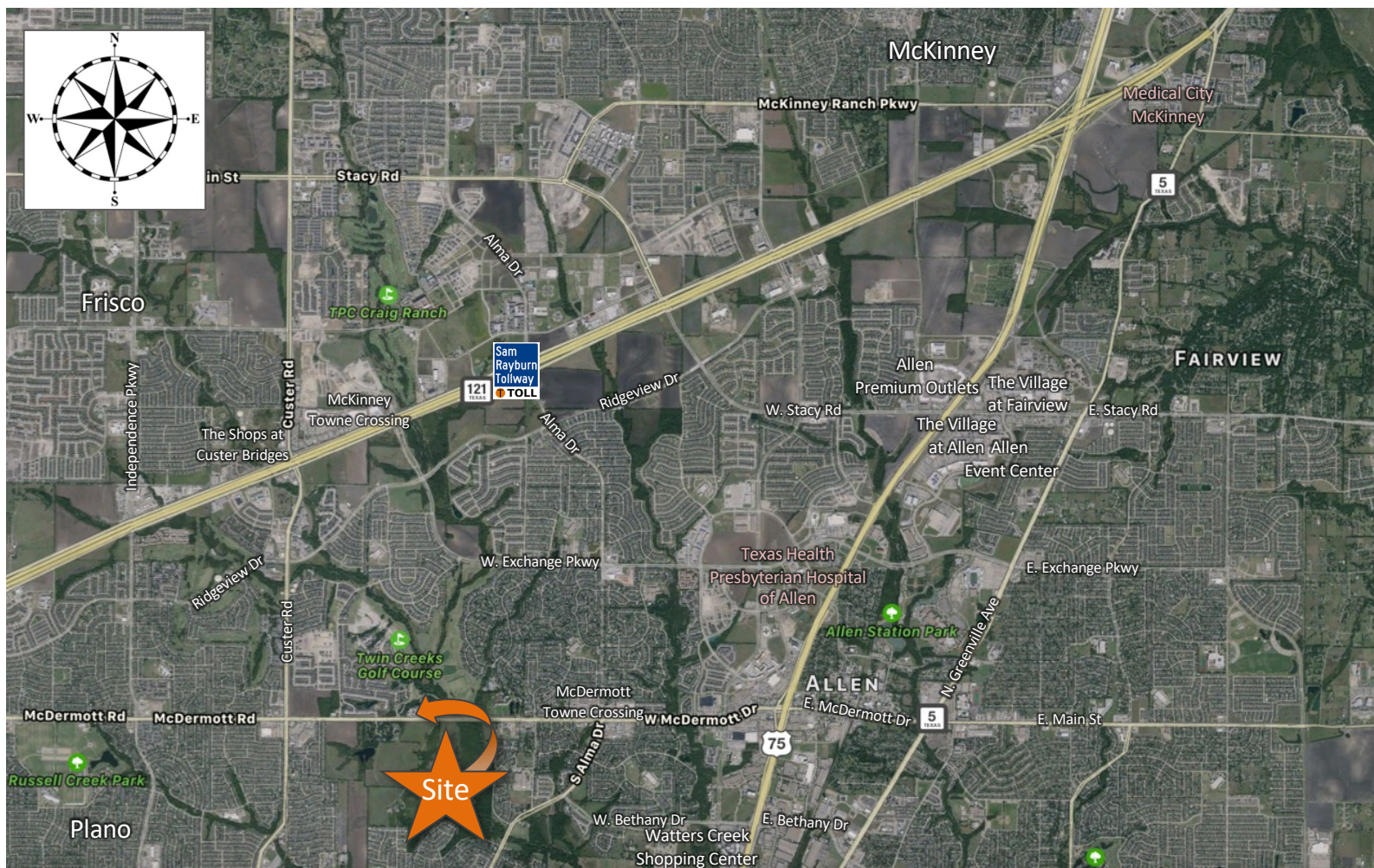
Twin Creeks Office Park
Building 1, Suite 200
1786 W. McDermott Drive
Allen, TX 75013



Space Available:

Fully Finished Out
Professional Office Available
2,676 SF
\$26 - \$28 + NNN for Lease

Aerial View



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
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621
Martinez@LCRTexas.com / Tito@LCRTexas.com

Location:

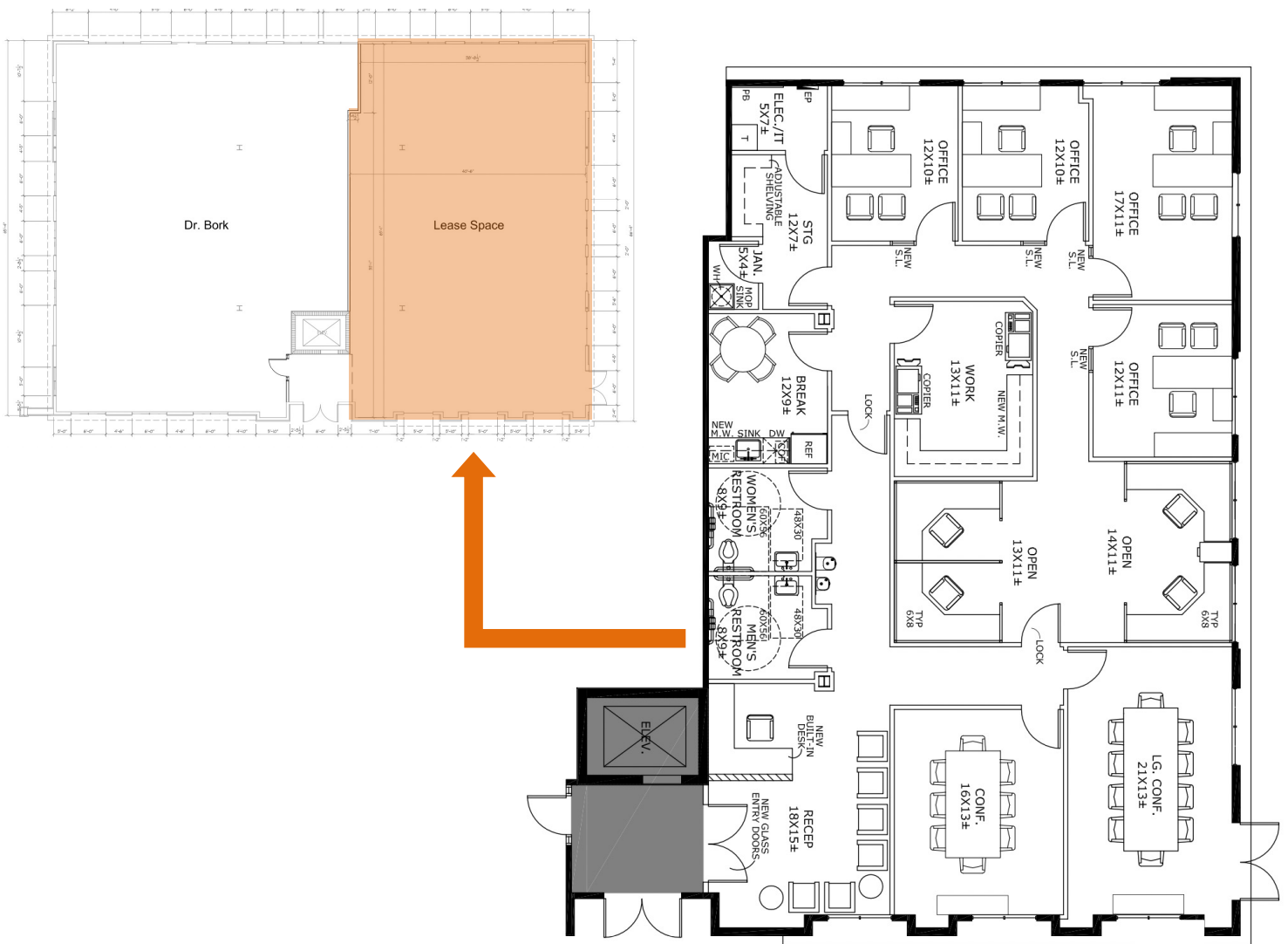
Twin Creeks Office Park
Building 1, Suite 200
1786 W. McDermott Drive
Allen, TX 75013



Space Available:

Fully Finished Out
Professional Office Available
2,676 SF
\$31 + NNN for Lease

Floor Plan



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
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621
Martinez@LCRTexas.com / Tito@LCRTexas.com

Location:

Twin Creeks Office Park
Building 1, Suite 200
1786 W. McDermott Drive
Allen, TX 75013



Space Available:

Fully Finished Out
Professional Office Available
2,676 SF
\$31 + NNN for Lease

Professional Office Building Available for Lease



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
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621
Martinez@LCRTexas.com / Tito@LCRTexas.com

Location:

Twin Creeks Office Park
 Building 1, Suite 200
 1786 W. McDermott Drive
 Allen, TX 75013



Space Available:

Fully Finished Out
 Professional Office Available
 2,676 SF
 \$31 + NNN for Lease

Allen Demographics

At a Glance

108,706
Allen Population

7.8 million
DFW Population

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.

37.9
Median Age

57%
Adults with Bachelor Degree+

27
Land Square Miles

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

\$105,925
Median Household Income

\$44,493
Per Capita Income

\$334,040
Median Home Price

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's workforce has expanded by **70%** in the last 10 years.

Workforce Growth

AREA	2010	2020	INCREASE
DFW	3,238,095	4,014,610	24%
Collin County	419,901	574,807	37%
Dallas County	1,179,651	1,390,999	18%
Allen	43,967	61,988	41%

Source: JobBEQ 2019

1.8 million workers within 30 minutes of Allen

Collin County has added jobs at twice the rate of both Dallas and Tarrant counties.

57% of Adults Have a Bachelor's Degree+

88,653 Graduates from Higher Education Annually

Demographics

Allen has experienced dramatic population growth over the last 15 years, reaching 108,706.

A Diverse Community Source: ESRI 2019

Population Growth

AREA	2010	2020	INCREASE
Allen	84,246	108,706	29%
DFW	6,426,214	7,779,502	21%
Collin County	782,341	1,092,478	39%

Source: ESRI 2019

123,018
Allen's expected population by 2025.

Employers

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

300+	125+	75+
Experian	KONE	Formulife/Purus Labs
Jack Henry & Assoc.	Credit Union Of Texas	Phtronics
Frontier Communications	MonkeySports	Boss Fight Entertainment
Crawford & Company	Amphenol Fiber Systems Intl	Arl Tex Electric
NetScout Systems	ColorDynamics	Highlands Residential Mortgage
Andrew's Distributing	Forto Payment Systems	Cytracom
Texas Health - Allen	JW Nutritional	Concur Technologies
PFSweb	Quest Medical	GIACT
WatchGuard	Micron Technology	
GC Packaging		

Technology jobs have grown **6%** each year for the past three years, **outperforming** the national average.

3X higher concentration in **computer and telecommunications** businesses

36% increase in **financial services** jobs over the past three years.

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
 Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621
 Martinez@LCRTexas.com / Tito@LCRTexas.com

