

Ridgeview Meadow

Professional Office Space For Lease

3,573 RSF



Location:

Ridgeview Meadows
940 Ridgeview Drive
Suite 110
Allen, TX 75013



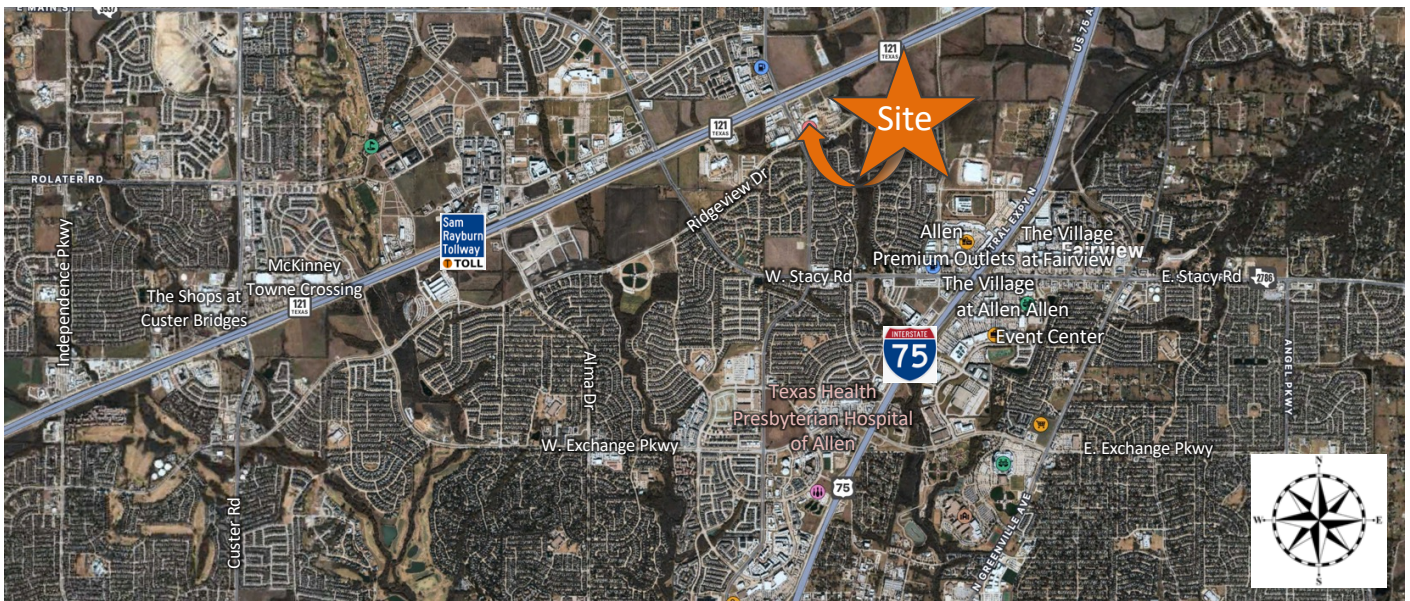
Space Available:

Fully Finished Out
Professional Office Available
3,573 RSF
\$29 + NNN for Lease

- Corner, Professional Suite available for immediate occupancy
- Perfectly placed on the corner of N. Watters Rd and Ridgeview Dr nearby the Lifetime Fitness
- Prime Allen location with abundant parking
- Offers multiple offices, conference room, large work area, and multiple entries/exits
- 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
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- Service to growing communities of Allen, McKinney, & Plano
- High traffic counts on on N. Watters Rd & Ridgeview Dr. with 12,759 VPD (2019)
- Close proximity to Restaurant & Retail Amenities such as Lifetime Fitness, Watters Creek, The Villages at Allen & Fairview, The Allen Premium Outlets, and the Allen Event Center

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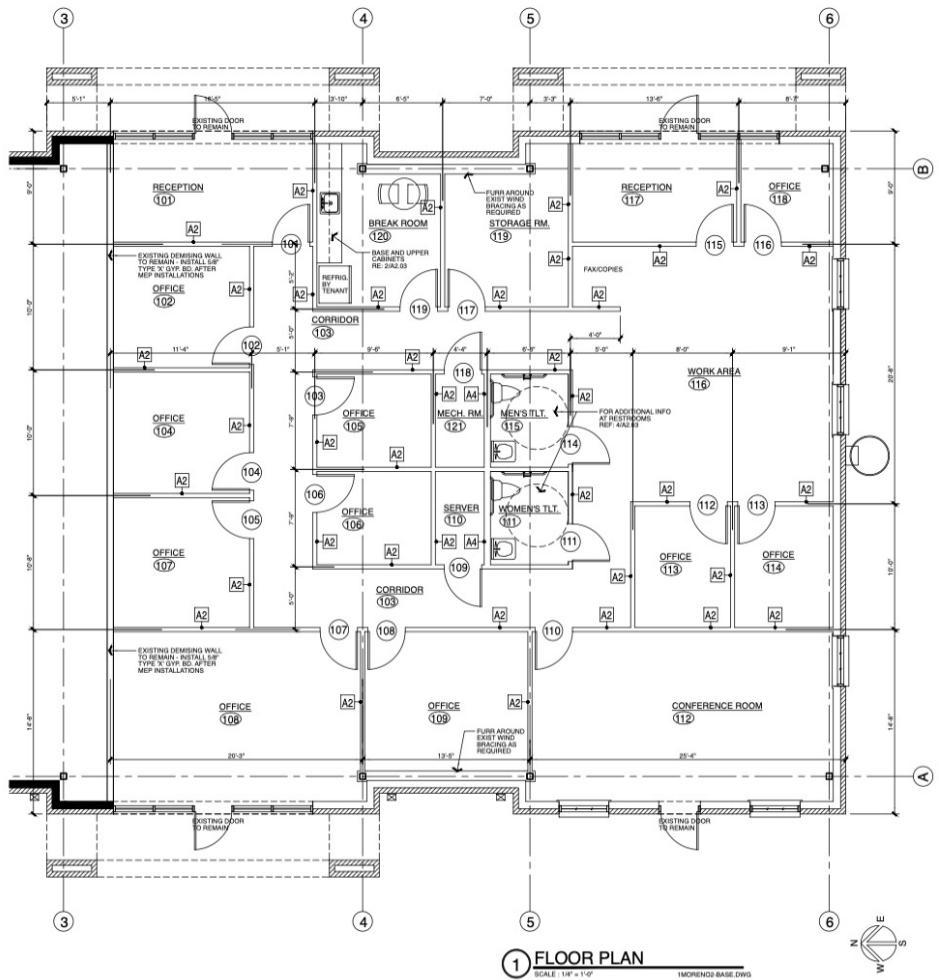
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Site & Floor Plan



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Professional Office for Lease



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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

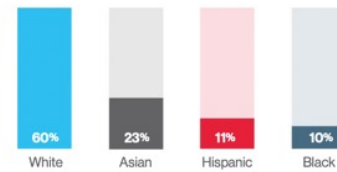
1.8 million workers within 30 minutes of Allen

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	Photronics
Frontier Communications	MonkeySports	Boss Fight Entertainment
Crawford & Company	Amphenol Fiber Systems Intl	Art 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.

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