

TWIN CREEKS VILLAGE

906 W MCDERMOTT DR, ALLEN, TX 75013

SHOP ^{COS.}



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PROJECT SCOPE

Twin Creeks Village is well positioned at the NWQ of McDermott Dr & US 75, one of Allen's premiere intersections. Tom Thumb anchored center with high daytime population coupled with great co-tenancy makes this a legacy asset.

DETAILS

- Pad Available
- 2,700 - Former Medical Use
- Highly trafficked shopping center

TRAFFIC COUNTS

- o McDermott Dr 38,649 VPD-19
- o Central Expressway 123,576 VPD-21

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	12,168	115,095	305,926
Avg. HH Income	\$129,166	\$139,244	\$141,006
Total Housing Units	5,148	41,871	107,910
Daytime Population	20,327	106,078	256,594
Medium Home Value	\$387,186	\$363,702	\$366,367

AREA RETAILERS



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Unit	Tenant	SF
100	Jason's Deli	4,500
104	Silver Thai Cuisine	3,811
107	Hobby Lobby	54,375
108	Modern Family Vision	2,395
112	Twin Creeks Dentistry	1,800
116	The UPS Store	1,200
120	Dirty Dough	1,200
124	Total Men's Primary Care	1,253
128	The Good Feet Store	1,200
132	Supercuts	1,400
136	Leslie's Pool Supplies	4,000
148	Amy's Hallmark	6,500
200	Stephen's Cleaners	1,500
202	Executive Salon Suites	4,000
204	Starbucks	2,000
300	Nail Lounge	4,581
305	Sample House	3,477
308	Petco	15,000
316	Bath & Body Works	3,760
320	AT&T Wireless	2,400
324	The Joint	2,000
328	GameStop	1,280
336	Brain Balance	2,719
340	Massage Envy	4,402
501	Scotty P's Hamburgers	4,016
507	Music & Arts Center	2,490
509	AVAILABLE	2,700
521	The Firehouse	2,865
527	All American Flooring	3,500
533	Calvert Hearing Care	1,600
812	Staples	23,942
900	Tom Thumb	62,000
Pad	Chick-Fil-A	3,910
Pad	La Madeleine	6,581
Pad	On The Border	7,200
Pad	AVAILABLE	0.75 AC



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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 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.

SHOP COMPANIES

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