



CENTURY SQUARE AT STACY

852 W Stacy Rd, Allen, TX 75013

ALFRED GOH

972.489.3880

agoh@pctx.com

FOR LEASE

CENTURY SQUARE AT STACY

NWC Stacy Rd & Chelsea Blvd, Allen, TX 75013

Retail Property For Lease



Floor plans and elevation shown are for illustration purposes only. Owner reserves the right to revise floor plans and elevation as necessary.

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OFFERING SUMMARY

Available SF:	1,404 SF
Lease Rate:	Please contact for pricing
Lot Size:	0.9 Acres
Building Size:	6,404
Zoning:	Retail
Market:	Collin County
Traffic Count:	32,828

PROPERTY OVERVIEW

1,404 SF space remaining.

PROPERTY HIGHLIGHTS

- 1,404 SF remaining.
- Join Sherwin Williams as tenant.
- Space to be delivered by summer 2020.
- Walking distance to Allen Premium Outlets.
- Located at the dominant commercial intersection with over 3 million SF of retail.
- 89% growth since 2000 in the trade area.
- Allen is ranked as the 2nd best city to live in America in 2017 by Money Magazine.

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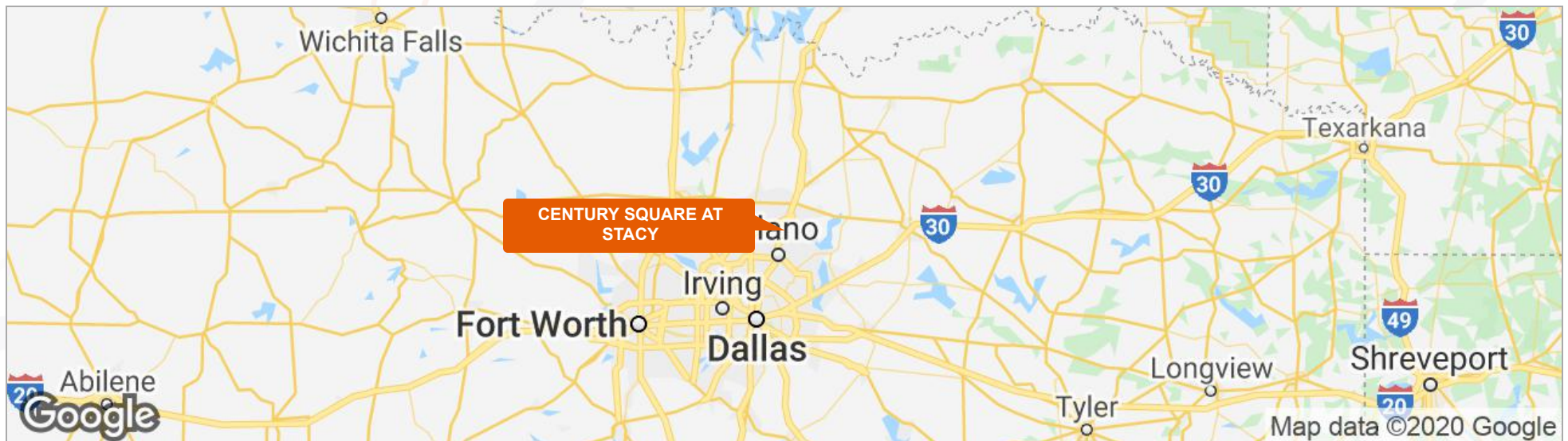
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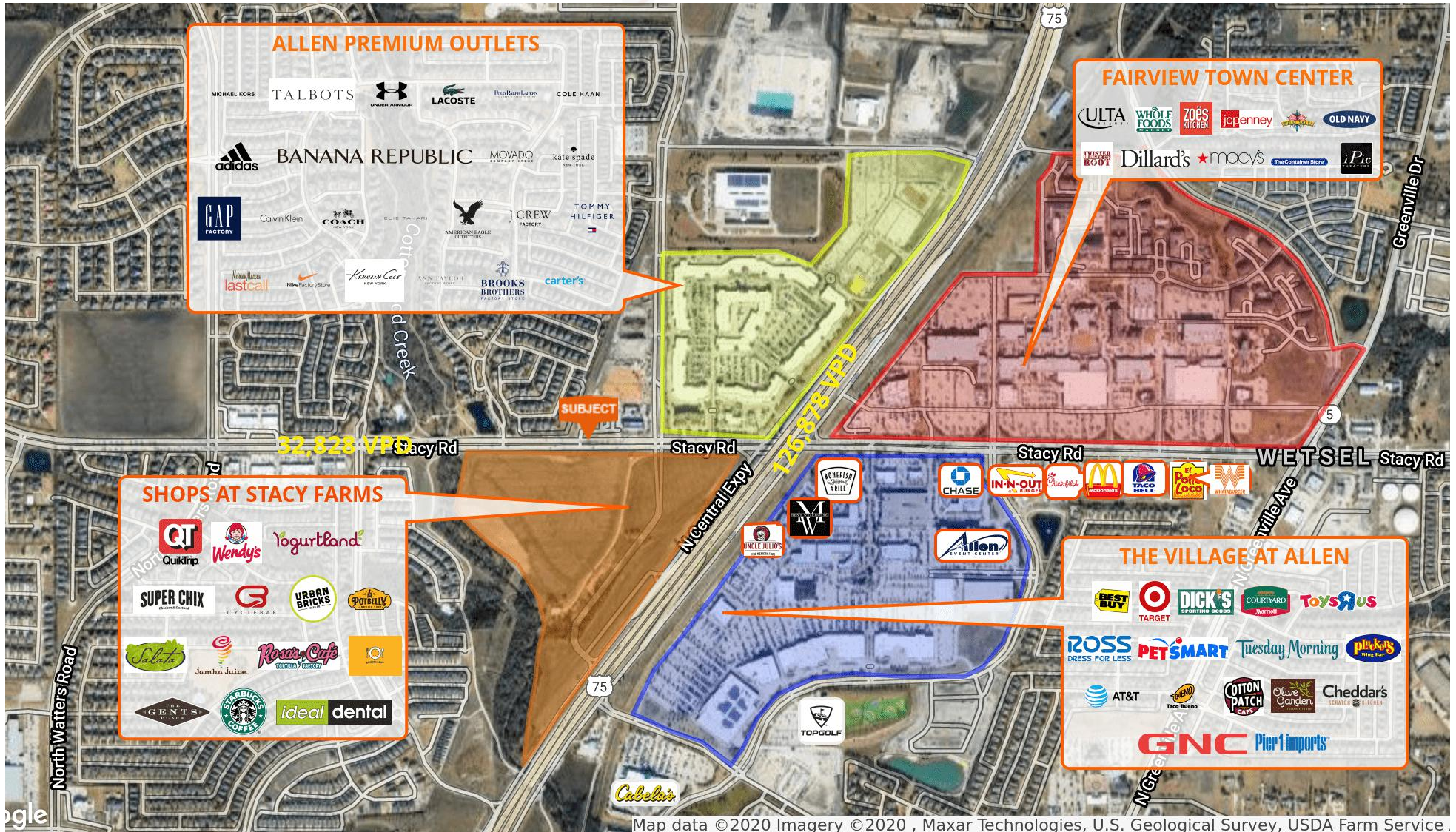


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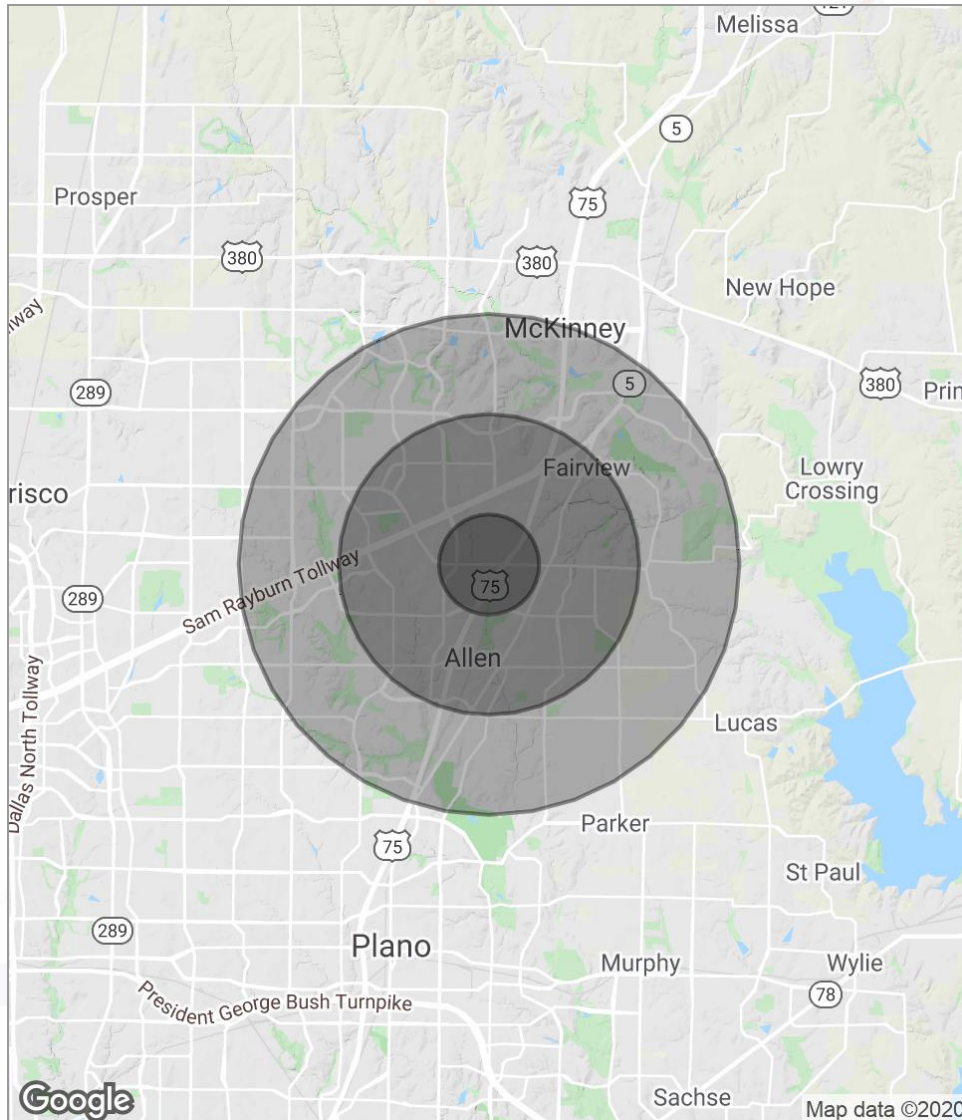
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,886	93,513	237,349
Median age	35.1	33.9	33.9
Median age (Male)	35.1	33.6	33.6
Median age (Female)	35.1	34.2	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,495	32,013	82,221
# of persons per HH	3.16	2.91	2.88
Average HH income	\$145,662	\$126,156	\$124,465
Average house value	\$426,114	\$304,043	\$314,649
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	7.1%	11.4%	12.6%
RACE (%)	1 MILE	3 MILES	5 MILES
White	58.5%	68.6%	68.1%
Black	8.4%	9.7%	9.9%
Asian	28.3%	14.5%	14.1%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.3%	0.5%	0.5%
Other	4.6%	6.6%	7.4%

* Demographic data derived from 2010 US Census

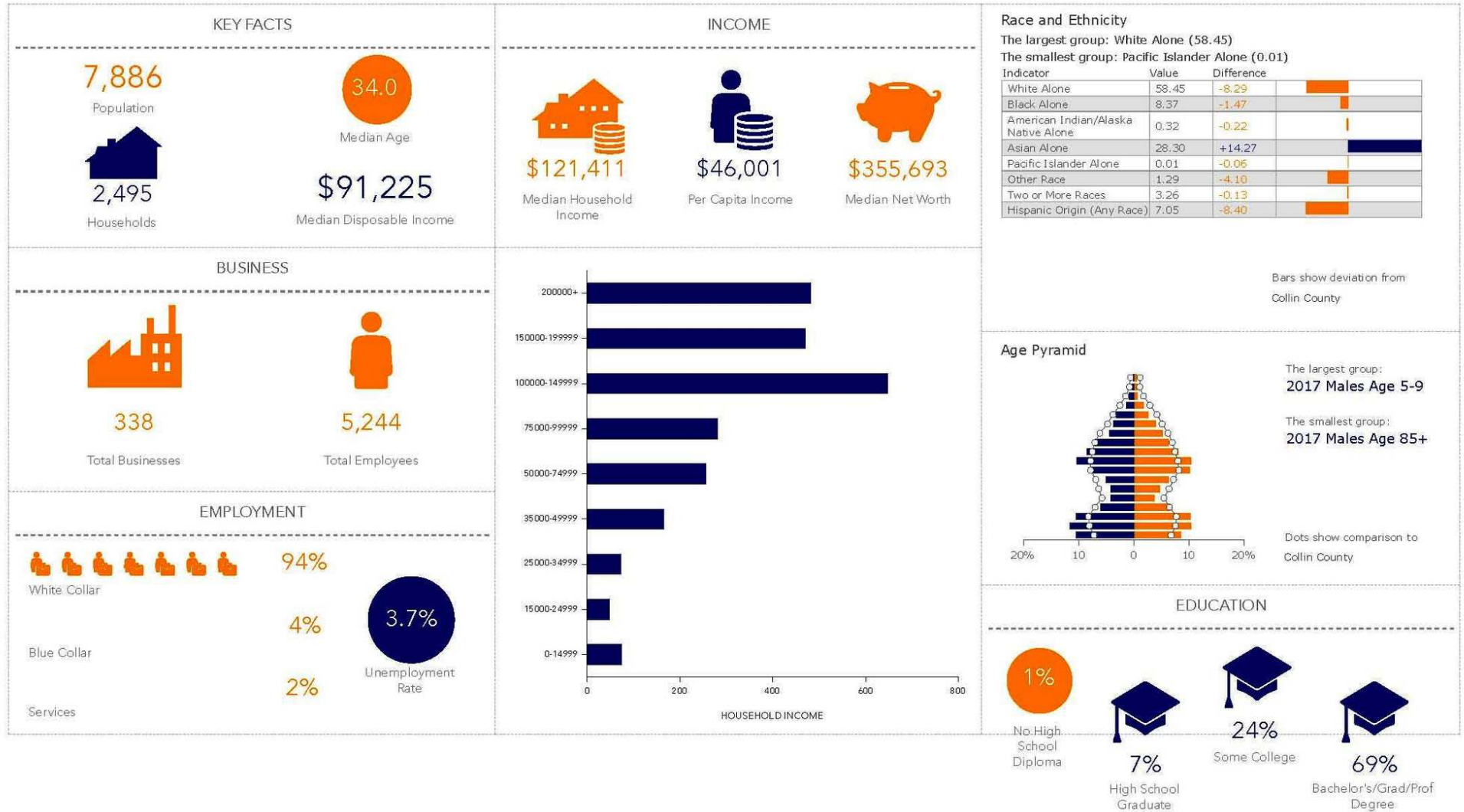
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CITY OF ALLEN

Located in one of the fastest growing areas in the United States, Allen has become a premier location for families and businesses alike. Allen has a population of approximately 99,176 in 2016.

Allen's strategic location just north of Dallas, in Collin County - the fastest growing county in Texas. It is a quick 25-minute drive from Dallas-Fort Worth International Airport. Allen boasts a highly skilled workforce, close proximity to numerous top-tier universities and a wide array of retail, entertainment and dining amenities. Easy access to financial, engineering and technology-related companies further enhances Allen's position as a prime location for high-tech industry. Allen offers a professional business environment and unique quality of life driven by high-class business parks, entertainment destinations, exemplary schools, and state-of-the-art city facilities.

ACCOLADES

- #2 Best Places to Live in America by Money Magazine (2017)
- 5 Friendly Cities for Young Families (2017)
- NRPA Gold Medal Award for Excellence in Park and Recreation Management (2016)
- #4 Best Texas City for Families by WalletHub (2016)
- Governor's Community Achievement Award (2016)
- Niche 2016 Best Places to Live in Texas (2016)
- Safewise 2017 Safetest Cities in Texas (2017)

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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.

Pacific Century Realty
Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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