

FOR SALE > COMMERCIAL LAND

3 +/- Acres – Retail/Medical/Office Site for Sale

W. Exchange Parkway & Raintree Circle (SW Corner)
Allen, TX 75013



Contact Us

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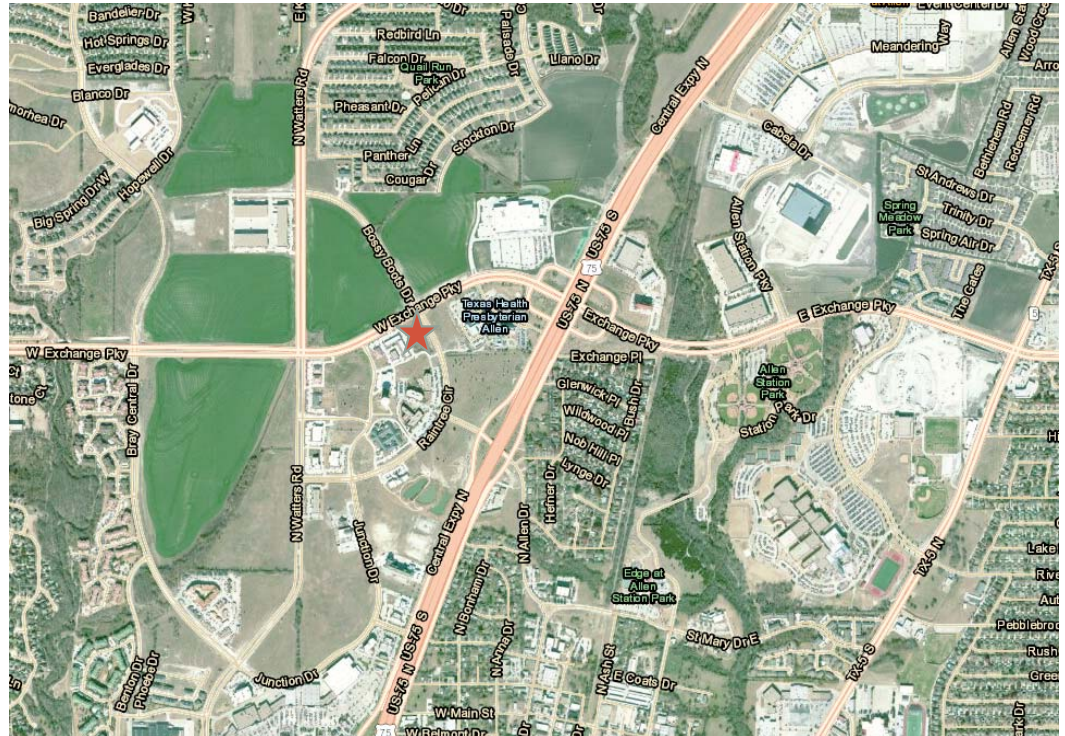
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PROPERTY SPECIFICATIONS

- Located at SW Corner of W. Exchange Parkway & Raintree Circle
- +/- 3 acres
- Twin Creeks District F
- Suitable for Medical/Office/Retail
- Frontage on W. Exchange Parkway with average daily vehicle count > 20,000
- Site is located across from Texas Health Presbyterian Hospital of Allen with over 700 employees
- Located within Twin Creeks development – near retail and dining



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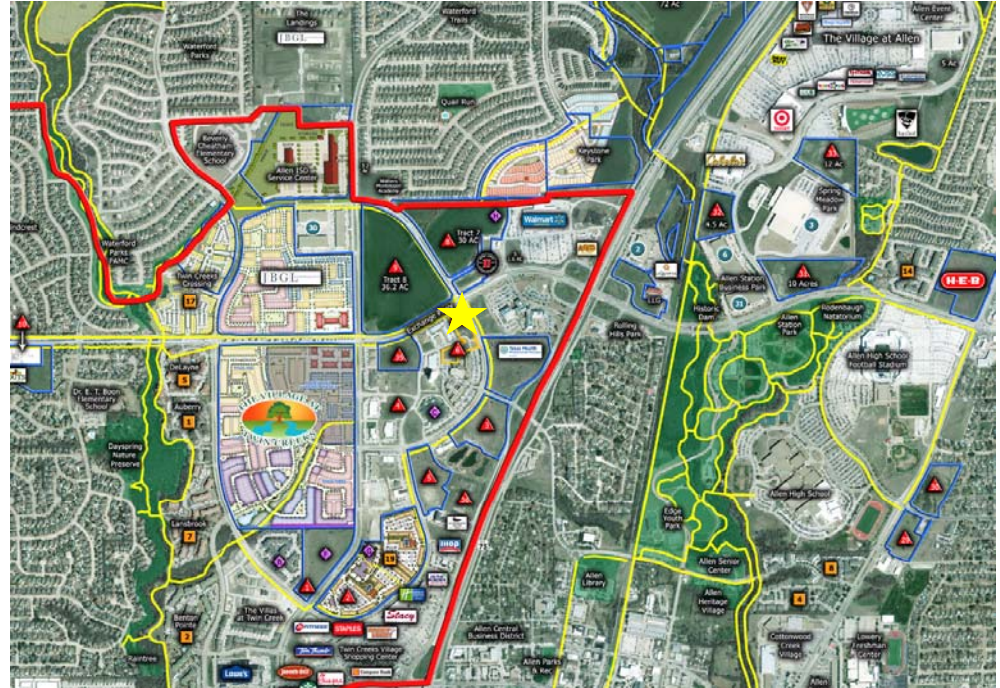
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KEY DEMOGRAPHIC DATA

- Population
 - 1-mile 7,068
 - 3-mile 76,788
 - 5-mile 232,430
- Avg. Annual Household Income
 - 1-mile \$119,839
 - 3-mile \$128,270
 - 5-mile \$124,966
- Avg. Yearly Medical Care Expenditures
 - 3-mile \$3,245
- Dining Out-Average/HH
 - 3-mile \$5,786
- Number of Businesses
 - 3-mile >8,300
- Number of Employees
 - 3-mile >32,000



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