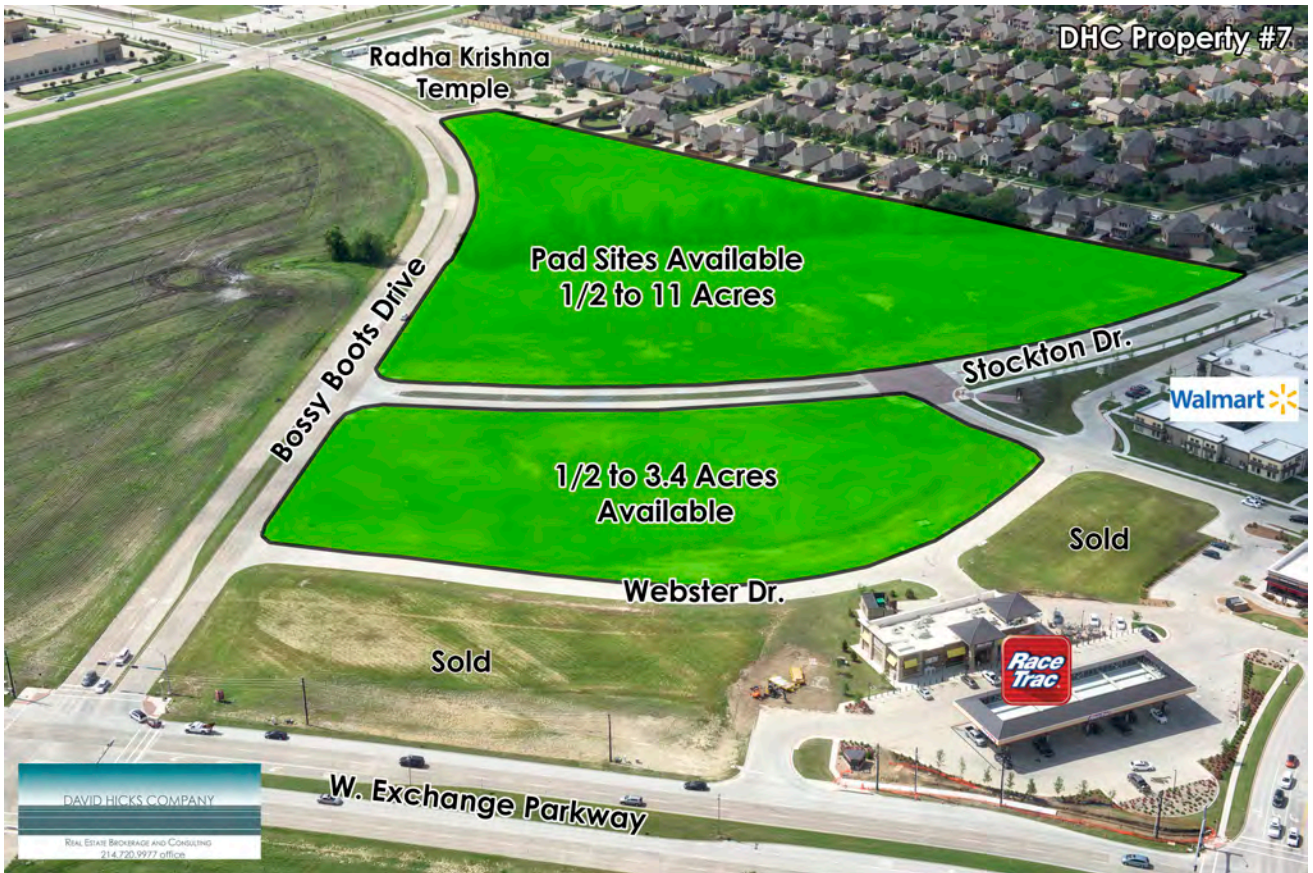


Pad Sites from .5 to 20 +/- Acres

DAVID HICKS  
214.720.9977  
DAVID@DAVIDHICKSCOMPANY.COM

W. Exchange Parkway at Bossy Boots Dr (NE Corner)  
Allen, TX 75013




DAVID HICKS COMPANY  
REAL ESTATE BROKERAGE AND CONSULTING  
214.720.9977 OFFICE

## 5-Minute Drive Time Demographic Data

### W. Exchange Parkway & Bossy Boots Dr - Allen, TX

W. Exchange Parkway & Bossy Boots Drive (Drive time of 5 minutes)  
 840 W Exchange Pkwy, Allen, Texas, 75013  
 Drive Time: 5 minute radii

Prepared by David Hicks Company  
 Latitude: 33.11708  
 Longitude: -96.67545

SITE LOCATION	SITE DESCRIPTION
	<p>Located at NE Corner of W Exchange Parkway &amp; Bossy Boots Drive.</p> <p>Lots ranging in size from .5 to 5.34 +/- acres.</p> <p>Suitable for Restaurant, Office and Retail.</p> <p>Site is in close proximity to US 75 (N. Central Expressway), 24 Hour Fitness and Twin Creeks retail including WalMart and Twin Creeks Marketplace.</p> <p>Located within Twin Creeks development surrounded by single family and multifamily developments and aging-in place communities.</p>
KEY FACTS	ANNUAL HOUSEHOLD SPENDING
<p><b>38,795</b> Population</p> <p><b>35.5</b> Median Age</p> <p><b>3.0</b> Average Household Size</p> <p><b>\$115,405</b> Median Household Income</p>	<p><b>\$3,999</b> Apparel &amp; Services</p> <p><b>\$8,531</b> Groceries</p> <p><b>\$319</b> Computers &amp; Hardware</p> <p><b>\$9,225</b> Health Care</p> <p><b>\$6,075</b> Eating Out</p>

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### AVAILABLE LOTS

Call for Pricing

Lot Number	Acres (+/-)	Sq Feet (+/-)
7	1.11	48,352
8	0.56	24,394
9	0.52	22,651
10	1.04	45,302
11	0.7	30,492
12	0.64	27,878
13	0.55	23,958
14	0.63	27,443
15	0.77	33,541
16	0.57	24,829
17	0.65	28,314
18	0.83	36,155
19	1.58	68,825
20	2.22	96,703
21	1.00	43,560
22	1.46	63,598

### SITE PLAN



### Households By Income

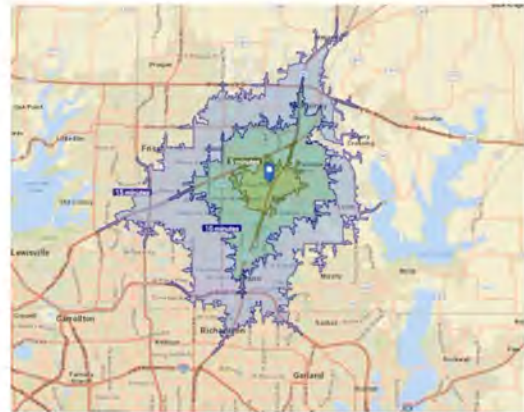
The largest group: \$100,000 - \$149,999 (22.5%)

The smallest group: \$15,000 - \$24,999 (2.8%)

Indicator	Value	Difference
<\$15,000	3.0%	-1.6%
\$15,000 - \$24,999	2.8%	-2.2%
\$25,000 - \$34,999	4.1%	-1.9%
\$35,000 - \$49,999	6.4%	-3.4%
\$50,000 - \$74,999	13.7%	-2.3%
\$75,000 - \$99,999	10.9%	-2.5%
\$100,000 - \$149,999	22.5%	+1.3%
\$150,000 - \$199,999	16.5%	+5.3%
\$200,000+	20.2%	+7.4%

Bars show deviation from Collin County

### 5,10,15-MINUTE DRIVE TIME FROM SITE



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