

# For Sale



## 0.71 Acres Pad Site Allen, Texas

SWQ of Main St & Malone Rd.,  
Allen, Texas 75002



## Hunnington

Hunnington Properties, Inc.

7700 Windrose Ave. Suite 03-128

Plano, Texas 75024

214-689-3600

[hpiproperties.com](http://hpiproperties.com)





## 0.71 ACRES PAD SITE ALLEN, TEXAS

SWQ of Main St & Malone Rd., Allen, Texas 75002

### Property Details

Sale Price	Call for Pricing
Lot Size	0.712 Acres
Zoning	LR (Local Retail)
Utilities	Utilites To The Site Off-Site Detention

### Property Highlights

- Adjacent to a CVS Pharmacy development
- Surrounded by traffic generating retail developments including Walmart, Kroger, HEB, CVS, Walgreens, 7 Eleven
- Close to numerous schools including Lovejoy Highschool (1,567 students), Allen Highschool (5,315 students), Curtis Middle school (1,090 students) and multiple elementary schools
- Great Visibility/Accessibility – on the SW corner of Main Street (26,483 vpd) and Malone Road, both busy thoroughfares serving the Allen/Lucas markets
- In the heart of the highly desirable Allen Texas market between the cities of McKinney and Plano

### Demographics

Population (2023)	2 mi. - 44,950
	3 mi. - 74,658
	5 mi. - 178,241
Average HHI	2 mi. - \$165,166
	3 mi. - \$156,679
	5 mi. - \$153,675
Traffic Counts	E Main St : 26,483 vpd

**Matthew Kivnani**  
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 matthew@hpiproperties.com  
 (469)604.8681

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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.





E Main St 26,483 vpd

Malone Rd

Coming Soon

SCOOTER'S  
COFFEE

CVS  
pharmacy

7  
ELEVEN

CHILDREN'S  
LIGHTHOUSE

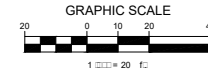
N.A.P

**SITE**



- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
  - AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
  - ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.

SITE DATA SUMMARY																			
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	TOTAL BUILDING AREA (SQ. FT.)	BLDG HGT (FT. & ST.)	LOT COVERAGE	F.A.R.	RD. LANDSCAPE SQ. FT. (1% OF SITE)	PRIV. LANDSCAPE SQ. FT. (3% OF SITE)	PARKING				HANDICAP SP.		SETBACKS		
											REQ. RATIO	PROV.	REQ.	PROV.	FRONT	REAR	SIDE		
2	PD-2 LR 367-19-R1	MEDICAL OFFICE	0.71	30,993	7,042	30'-1 1/2"	22.7%	0.23	3,099.30	7,062.30	1.5 SPACE / 250 SF (7,042 SF)	29	31	2	2	25' FOOT	25' FOOT	10' FOOT	

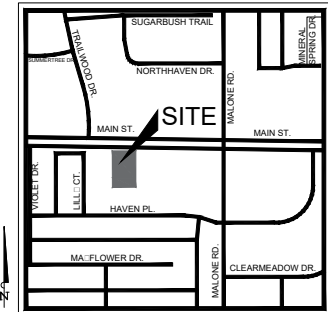


LEGEND	
---	PROPERTY LINE
---	PROPOSED CURB
---	PROPOSED FIRE LANE, ACCESS, DRAINAGE, UTILIT., EASEMENT
---	PROPOSED LIGHT DUTY CONCRETE PAVING
---	PROPOSED CONCRETE SIDEWALK
FL	FIRE LANE STRIPING
---	FULL-DEPTH SAW CUT
WV	WATER VALVE
BFR	BARRIER FREE RAMP

**CONSTRUCTION SCHEDULE**

PROPOSED 10'-10" DUMPSTER AREA W/ 8' TALL MASONRY ENCLOSURE AND SOLID METAL DOORS OPENING 120". REFER TO ARCH PLANS FOR DETAILS.

- CITY OF ALLEN NOTES:**
- APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE, SECTIONS 6-51 TO 6-80.
  - APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.05.6, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.



**APPROVED**  
By Marc Kurbansade at 11:53 am, Mar 11, 2021

**CASTLE ALLEN MEDICAL OFFICE**  
CITY OF ALLEN, TEXAS, COLLIN COUNTY  
PART OF LOT 2, BLOCK 1  
CVS-MAIN ST ADDITION  
0.711 ACRES  
SUBMITTAL # 202009, 2021

**APPLICANT:**  
CLA MOORE ENGINEERING, INC.  
1903 CENTRAL DR.  
SUITE 406  
BEDFORD, TX 76021  
PH: 817.281.0572  
CONTACT: DREW DONOSKY, PE  
EMAIL: DREW@CLA-MOOREENG.COM

**OWNER:**  
ALLEN MOB PARTNERS  
251 E. SOUTHLAKE BLVD.  
SUITE 100  
SOUTHLAKE, TX 76092  
PH: 817-337-3433

**CLAY MOORE ENGINEERING**  
1903 CENTRAL DR. SUITE 406  
BEDFORD, TX 76021  
PH: 817-281-0572  
WWW.CLA-MOOREENG.COM

**CASTLE ALLEN MOB**  
1530 E. MAIN ST.  
ALLEN, TX

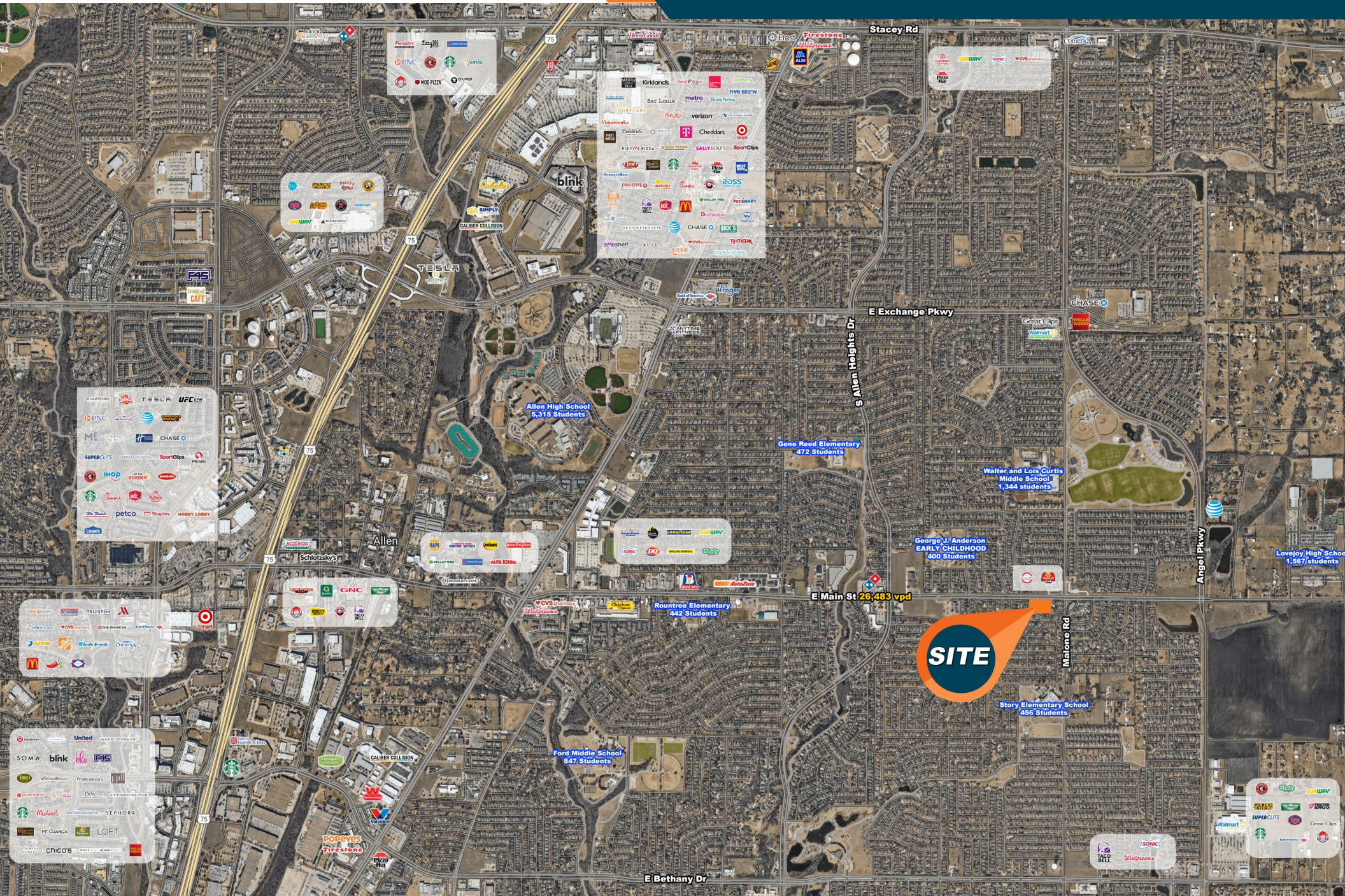
**SITE PLAN**

DESIGN:	ASB
DRAWN:	ASB
CHECKED:	MM
DATE:	2/27/2020
SHEET:	B

PLOTTED BY: DREW DONOSKY, PE  
 LOCATION: Z:\PROJECTS\PROJECTS\2020-174 CASTLE ALLEN MOB\CADD\SHEETS\EXHIBIT-C.DWG  
 LAST SAVED: 1/23/2020 12:04 PM









## 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.

<b>Hunington Properties, Inc.</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>454676</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Sanford Paul Aron</b> Designated Broker of Firm	<b>218898</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Matthew Kivnani</b> Licensed Supervisor of Sales Agent/ Associate	<b>741535</b> License No.	<b>matthew@hpiproperties.com</b> Email	<b>214.689.3600</b> Phone
<b>N/A</b> Sales Agent/Associate's Name	<b>N/A</b> License No.	<b>N/A</b> Email	<b>N/A</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date