



Hunington Properties, Inc.

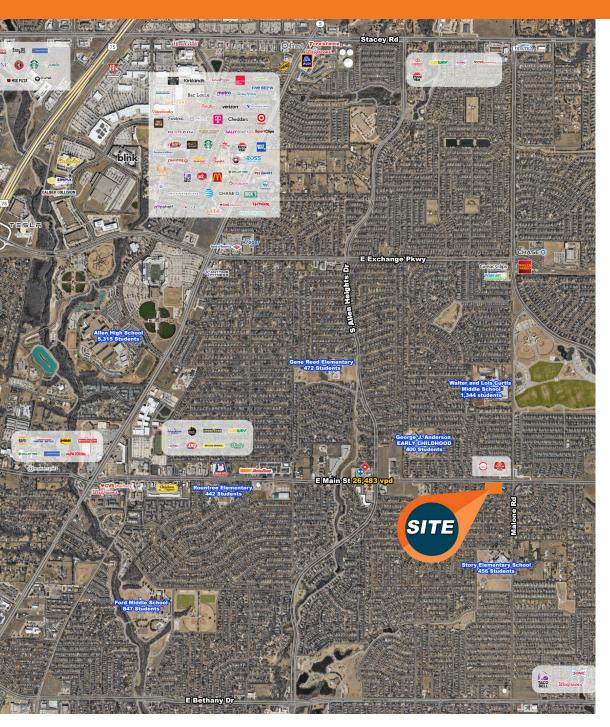
7700 Windrose Ave. Suite 03-128 Plano, Texas 75024

214-689-3600 hpiproperties.com

New Development Medical Office

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





NEW DEVELOPMENT MEDICAL OFFICE

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

Property Information

Space For Lease 7,000 SF (Will Divide)

Rental Rate Call for Pricing

NNN Call for Pricing

Building Size 7,000 SF

Property Highlights

- High tenant finish out allowance for credit tenants
- 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

2 mi. - 44,950 3 mi. - 74,658 5 mi. - 178,241 2 mi. - \$165,166 3 mi. - \$156,679 5 mi. - \$153,675

Traffic Counts E Main St : 26,483 vpd

For More Information

Matthew Kivnani

Associate | Brokerage

matthew@hpiproperties.com (469) 604.8681

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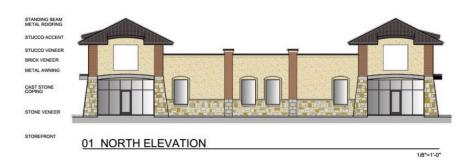
The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to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

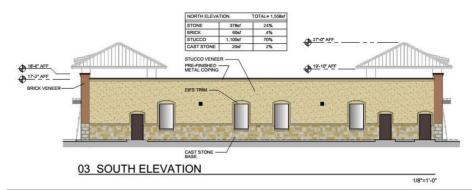






ELEVATIONS

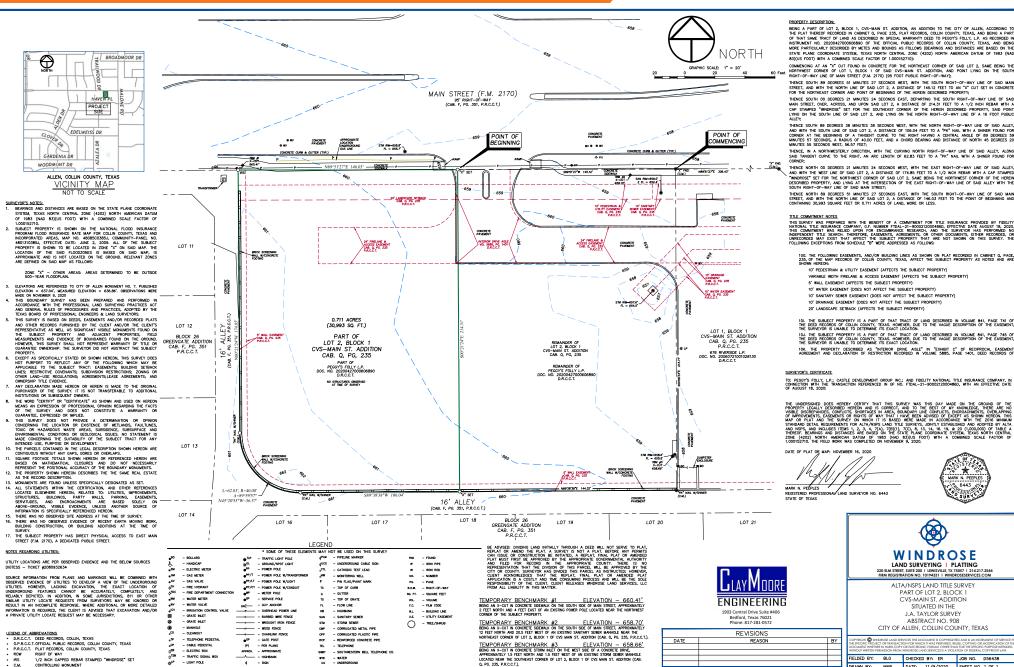












DECORATE DESCRIPTIONS:

BERG A PART OF 12, SLOCK 1, CVS-MAIN ST. ADDITION, AN ADDITION TO THE CITY OF ALLDA, ACCORDING TO THE PART THEREOF RECORDED IN CAMBET O, PARE 223, PART RECORDS, COLUR COUNTY, TEXAS, AND BERGA F PART OF THAT SAME TRACTOR (FAMO AS DESCRIPTION DESCR

COMMENCING AT AN "X" CUT FOUND IN CONCRETE FOR THE NORTHEAST CORNER OF SAID LOT 2, SAME BEING THE NORTHHEAST CORNER OF COLOT 1, BLOCK 1 OF SAID CVS—MAN ST. ADDITION, AND POINT LYING ON THE SOUTH ROHT-OF—WAY);

THENCE SOUTH 89 DECREES 38 MINUTES 38 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY, AND WITH THE SOUTH LINE OF SAID LOT 2, A DISTINCE OF 100.64 PETET TO A "PR" NAIL WITH A SHINCE FOUND FOR COMER AT THE REGINNING OF A TANDENT CORPE TO THE RORTH HAVING A CENTRAL ANGLE OF BEORESS 59 MINUTES 55 SECONDS, A RADIUS OF 40.00 PEET, AND A CHORD BEARING AND DISTANCE OF NORTH 45 DECREES 20 MINUTES 55 SECONDS WEST, 9.65, PETER, AND C. 10 PETER SOUTH AND CONTROL OF NORTH 45 DECREES 20 MINUTES 55 SECONDS WEST, 9.65, PETER SOUTH AND C. 10 PETER

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- 10K. THE PROPERTY DESCRIBED AS "INTERIOR DRIVE AISLE" IN "EXHIBIT C" OF RECIPROCAL EASEMENT ARREMENT AND DECLARATION OF RESTRICTION RECORDED IN VOLUME 5885, PAGE 1401, DEED RECORDS OF

TO: PEGGY'S FOLLY, L.P.; CASTLE DEVELOPMENT GROUP INC.; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, IN CONNECTION WITH THE TRANSACTION REFERENCED IN GF NO. FTDAL-21-9000212000486D, WITH AN EFFECTIVE DATE OF AUGUST 18, 2020:

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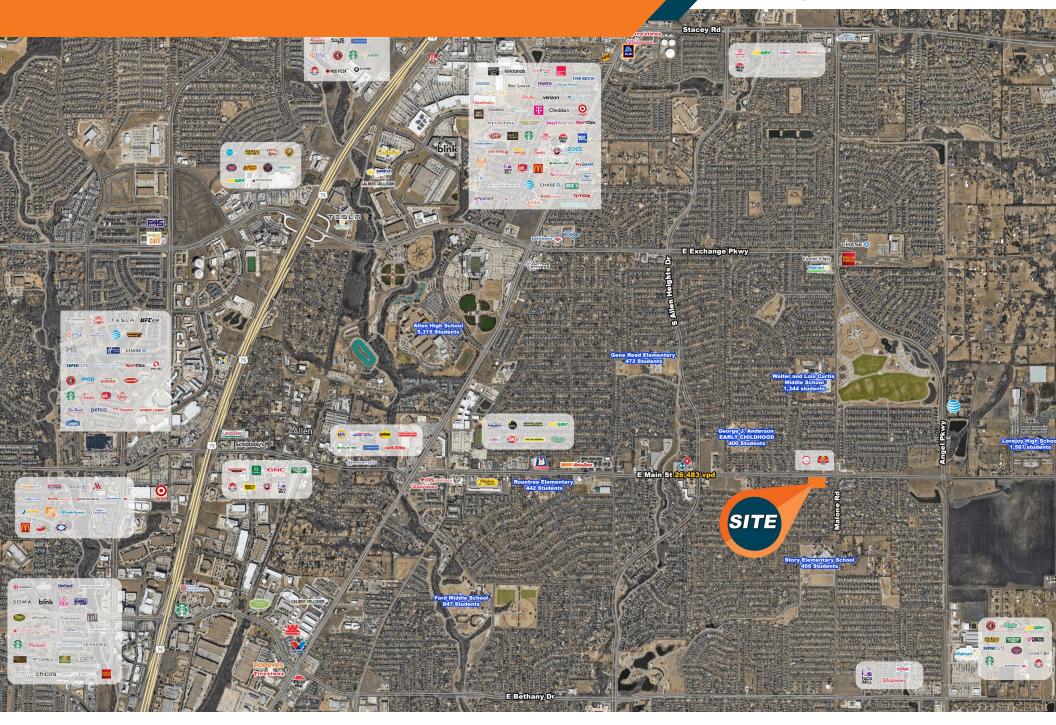
LAND SURVEYING | PLATTING 220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

CVS-MAIN ST. ADDITION J.A. TAYLOR SURVEY ABSTRACT NO. 908 CITY OF ALLEN, COLLIN COUNTY, TEXAS

ELDED BY:			JOB NO. D56438
RAWN BY:	MNP	DATE: 11/9/2020	SHEET NO. 1 OF 1

- WATER - UNDERGRE







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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	218898	sandy@hpiproperties.com	713.623.6944
Designated Broker of Firm	License No.	Email	Phone
Matthew Kivnani	741535	matthew@hpiproperties.com	214.689.3600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Landlor	d Initials Date	