

**FOR SALE**

**1.719 Acres Zoned Light Industrial**

**214-361-5388**

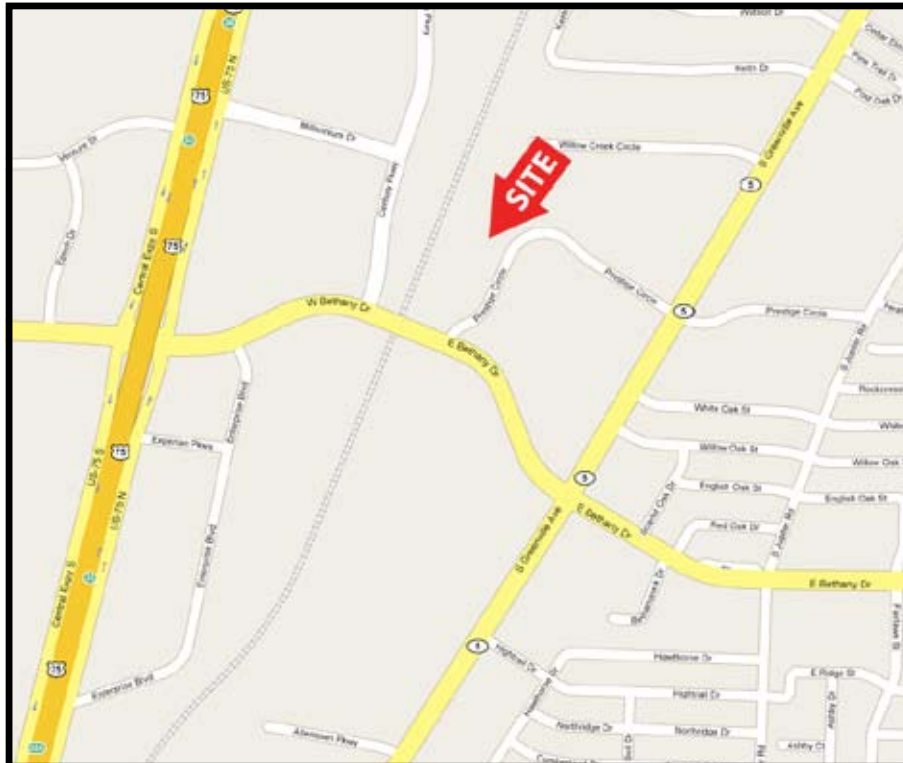
[www.MartinelliCo.com](http://www.MartinelliCo.com)

## LAND

**1.719 Acres**

**Excellent For Freestanding Office Warehouse**

- Water Tower Backdrop Makes for Signature Location
- Excellent Access off of US 75
- Perfect Location for Service Business
- Site Ready





Commercial Real Estate Brokerage

# East Bethany Drive at Prestige Circle - Allen, Texas

## Aerial Map of Site & Area Development





Commercial Real Estate Brokerage

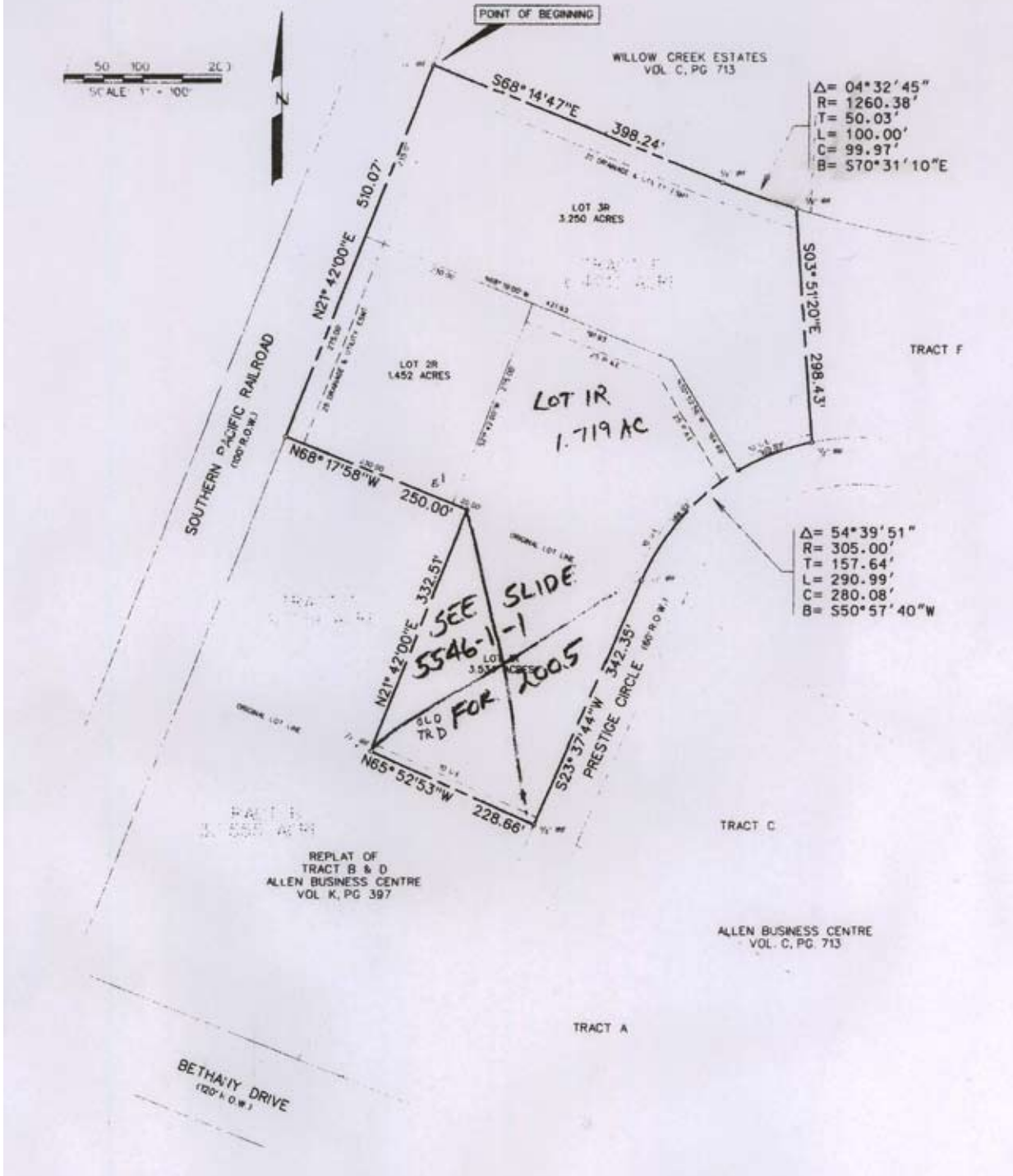
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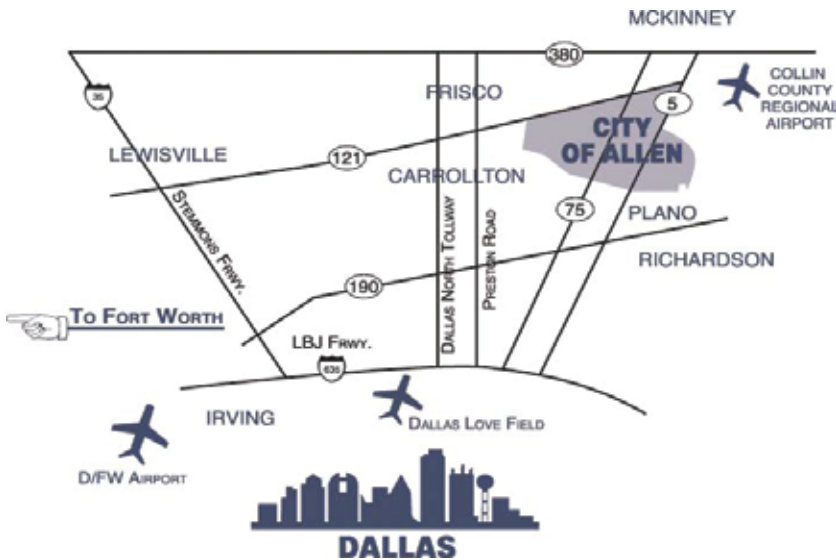


# East Bethany Drive at Prestige Circle Allen, Texas

6633



## LOCATION



*Allen's strategic location just north of Dallas, Texas in Collin County provides companies and residents all the benefits of a Metropolitan area with a flavor of hometown pride and community spirit. Easy access to telecommunications and technology-related companies further enhance Allen's position as a leading location for high-tech industry.*

*Major highways US 75, State Highway 121, and State Highway 5, along with Allen's internal road network, provide smooth traveling throughout the city. New construction projects continue to enhance Allen's ability to handle increased traffic flow.*

*Access to the rest of the world is within a 45-minute drive via DFW International Airport and Dallas Love Field. Companies with corporate jets can take advantage of housing their aircraft at Collin County Regional Airport, just seven miles away.*

Location: Collin County, Texas  
 24 miles north of Downtown Dallas  
 12 miles north of Dallas (I-635)

**Distances (miles) to Other Cities:**

Fort Worth	32
Austin	220
Houston	267
Chicago	897
Los Angeles	1456
New York	1537

**Distances (miles) to Airports:**

DFW International	30
Dallas Love Field	25
Collin County Regional	7

**Major Transportation Links:**

- US 75, State Highway 121, State Highway 5 (in City)
- George Bush Turnpike - Highway 190 (3 miles)
- I-635 (12 miles)
- I-35 (22 miles)

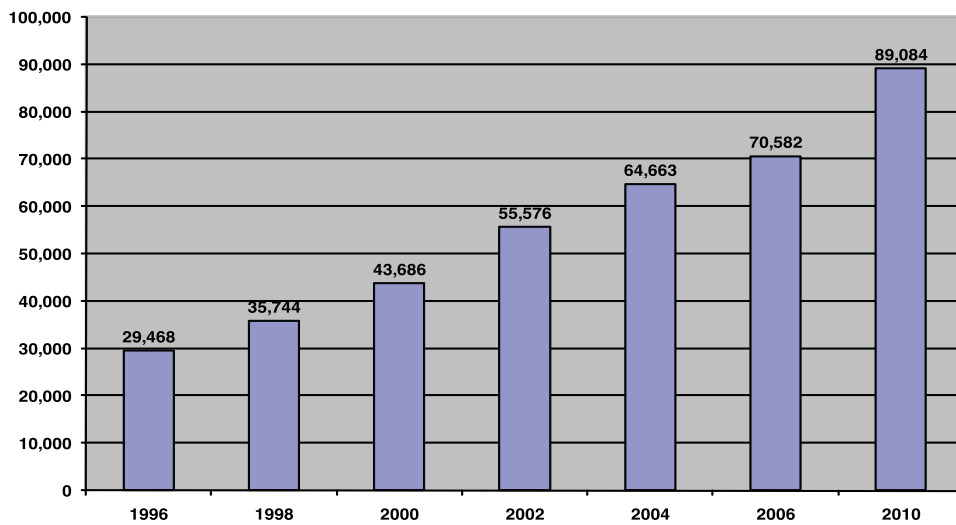
**Freight Carriers:** All major lines including Central, DHL, Roadway, Tex Pak, United Parcel Service, Yellow Freight

# POPULATION

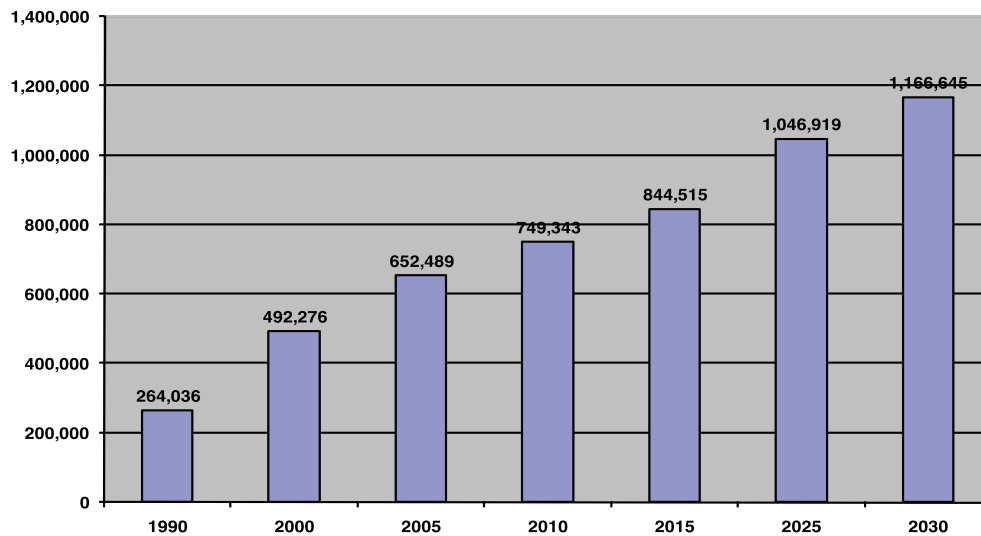
*Located in one of the fastest growing areas in the United States, Allen has become a premier location for families and businesses. With a population of approximately 82,000, Allen is expanding with an estimated 4.5% annual growth rate and is anticipated to reach almost 90,000 by 2010.*

Population as of July 31, 2008 - 82,071  
Estimated Population at Build-out - 97,938

**Allen Population Growth**



**Collin County Population Growth**



# DEMOGRAPHICS

*Along with an ideal location just 12 miles north of Dallas on US 75, Allen's appealing demographics have spurred record-breaking growth.*

## Statistics

Median Household Income: \$103,680 (2007 estimate)  
Average Household Income: \$108,680 (2007 estimate)  
Median Education Level: 2.9 Years College (2007 estimate)  
Median Age: 33.8 (2007 estimate)

According to the 2007 estimates, 67% of households in Allen's 75013 zipcode have an annual household income over \$100,000.

According to the *North Central Texas Council of Governments 2006-2007* survey, Allen continues to rank as one of the Top Ten Growth Cities, with one of the highest population growth rates in the North Central Texas region.

## Total Population by Race & Hispanic Origin - 2007 Estimates

	<b>Persons</b>	<b>% of Total</b>
White	70,522	82.9%
Black	5,232	6.2%
American Indian	355	0.4%
Asian/Pacific Islander	6,008	7.1%
Other Race	1,669	2.0%
Two or More Races	1,268	1.5%
<b>Totals</b>	<b>85,054</b>	<b>100%</b>
Hispanic Origin (Any Race)	8,646	10.2%

## Climate

Average Rainfall - 40.4 inches  
Average Temperature - 64.6 degrees  
Max. Mean Temperature - 76.14 degrees  
Min. Mean Temperature - 53.04 degrees

## Land Area

27.1059 square miles total (26.43 incorporated)  
Elevation - 670 feet (City Hall)  
Longitude 96.7 degrees  
Latitude 33.1 degrees

## UTILITIES

*With an industrial community based in technology, Allen has implemented every type of utility enhancement possible. A multitude of options are available for corporate users. Texas is deregulated and users have approximately 30 providers to choose from. Rates are negotiated directly with the chosen provider. A list of providers can be found at [www.powertochoose.org](http://www.powertochoose.org).*

*Electric infrastructure is supplied through Oncor Electric Delivery Company, CoServ, and Grayson-Collin Cooperative. Dual-feed electric power from separate substations can be found in Allen's business parks and provides the highest redundancy capabilities with high reliability ratings. AT&T can provide fiber optic loops, sonet ring, and other necessary telecommunication equipment for even the most demanding users. Additionally, the city's water supply is ready to meet the needs for any user including pharmaceutical, semiconductor and other technology-based industries.*

### AT&T

800-792-8353

#### Telecommunications

- Fiber optic lines: YES
- Sonet Ring: YES
- High capacity digital (T-1): YES
- ISDN: YES
- ADSL: Available in most areas of Allen. Check availability at [www.att.com](http://www.att.com)
- 911: YES
- Switched 56 KBPS: YES                      Make & model: 5ESS

### ONCOR (formerly TXU ELECTRIC DELIVERY COMPANY)

888-313-6862

- Reliability rating-.999765
- Total capacity: 22,808,000 KW
- Reserve at system peak: 15.1%
- Transmission voltage: 69 KV, 138 KV, 345 KV
- Service voltage: 120/208, 120/240, 240/480, 277/480
- Dual feed power from separate substations: YES

### ATMOS ENERGY CORPORATION (formerly TXU GAS)

800-460-3030

- BTU content per cubic foot: 1,050
- 6 in. transmission line
- Line pressure: 250 psig

# UTILITIES

## COSERV

800-274-4014

### Electric

- Reliability rating: .99997
- Total capacity: 1401 MW
- Reserve at system peak: 15.2%
- Transmission voltage: 138KV
- Service voltage: 120/208, 120/240, 277/480
- Dual feed power from separate substations: YES

## GRAYSON-COLLIN ELECTRIC

800-967-5235

### Electric

- Reliability rating: 99.9996
- Total capacity: 220 KW
- Reserve at system peak: 50%
- Transmission voltage: 69 KV
- Service voltage: 120/240/208/277/480
- Dual feed power from separate substations: YES

## CITY OF ALLEN – WATER/SEWER

214-509-4560

### Water

- Supplied by: North Texas Municipal Water
- Source: Lake Lavon
- Maximum system capacity (daily): 59,000,000 gallons
- Maximum daily use: 25,000,000 gallons
- Pressure on mains: 75 psi Range suggested: 65-90
- Storage capacity: 25,500,000 gallons
- Size of mains: 4 in. - 42 in.
- System looped: YES

### Sewer

- Supplied by: North Texas Municipal Water
  - Type of plant: Tertiary
  - Maximum capacity: 60,000,000 gallons/day
  - Maximum system daily use to date: 25,000,000 gallons
- Community Waste Disposal (CWD) is the franchised waste hauler for City residents and businesses. Businesses contact CWD at 972-392-9300 ext 2.



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent may work in an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer’s agent by entering into an agreement with the buyer, usually through a written buyer representation agreement. Buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell the buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless otherwise authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the party.

**IF you choose to have a broker represent you,**

You should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records

Buyer , Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P. O. Box 12188, Austin, Texas 78711-2188 or 512-496-3960