

HQ OFFICE LOCATION OPPORTUNITY

1025 S Central Expressway, Building A2, Allen, TX 75013



TRANSWESTERN

REAL ESTATE
SERVICES



CONFIDENTIAL OFFERING MEMORANDUM



Executive Summary

Transwestern is pleased to present for sale 1025 S Central Expressway, a 92,066 square foot office building in Allen, TX. Located on I-75, the property sits in a prime location within one of DFW's fastest growing markets.

The building was previously owner occupied and can be delivered vacant.

CONTACTS

Allie McCracken

Associate

214.292.6482

allie.mccracken@transwestern.com

Jordan Wade

Managing Director

214.446.4531

jordan.wade@transwestern.com

Emily Nicoll

Managing Director

612.359.1695

emily.nicoll@transwestern.com

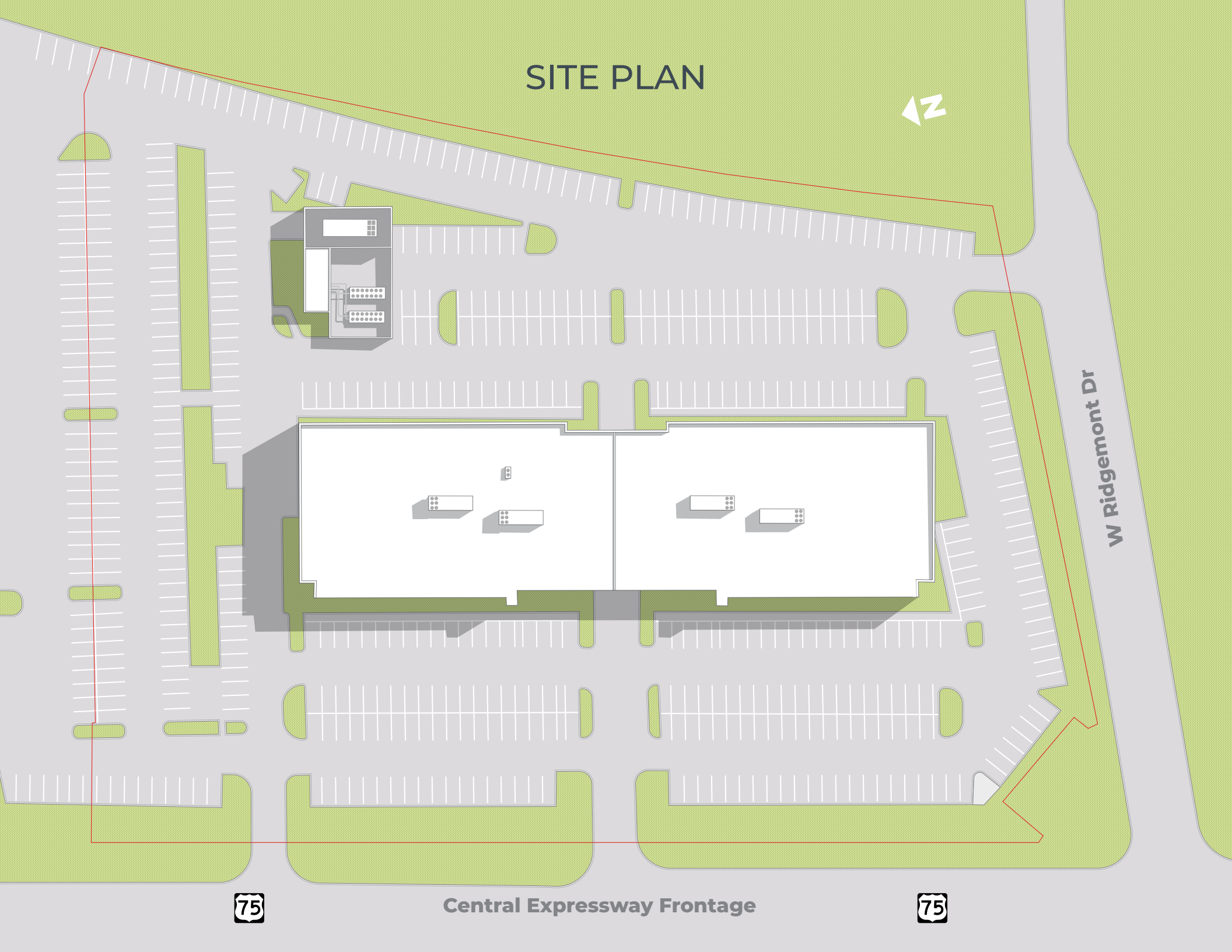
Chase Bourdelaie

Managing Director

202.591.1926

chase.bourdelaie@transwestern.com

SITE PLAN



W Ridgemoor Dr



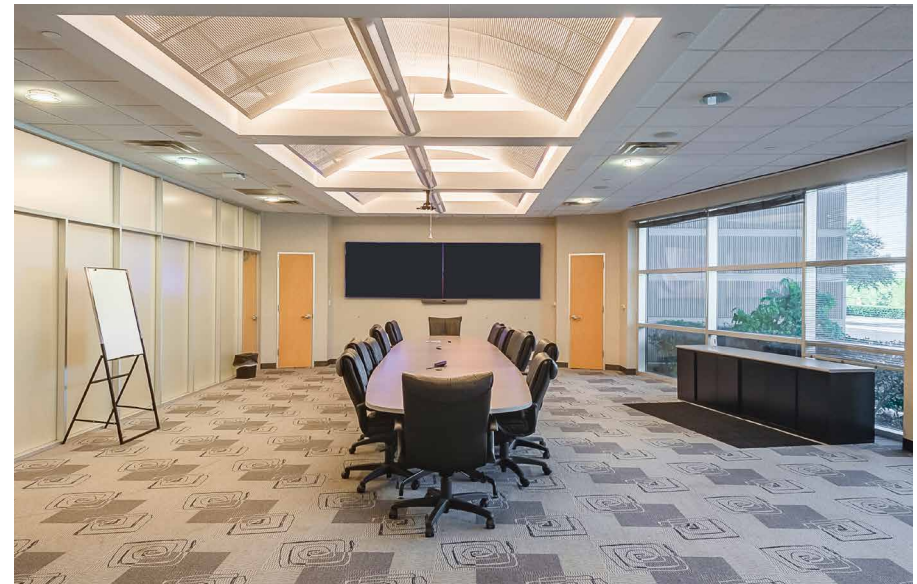
Central Expressway Frontage

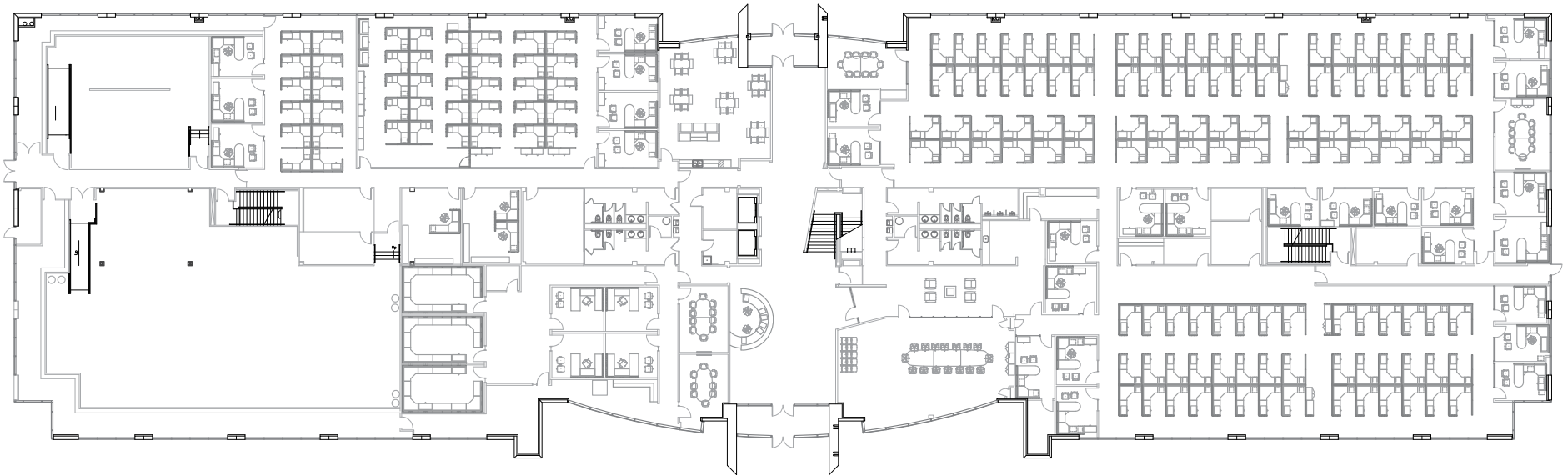


1025 S Central Expressway

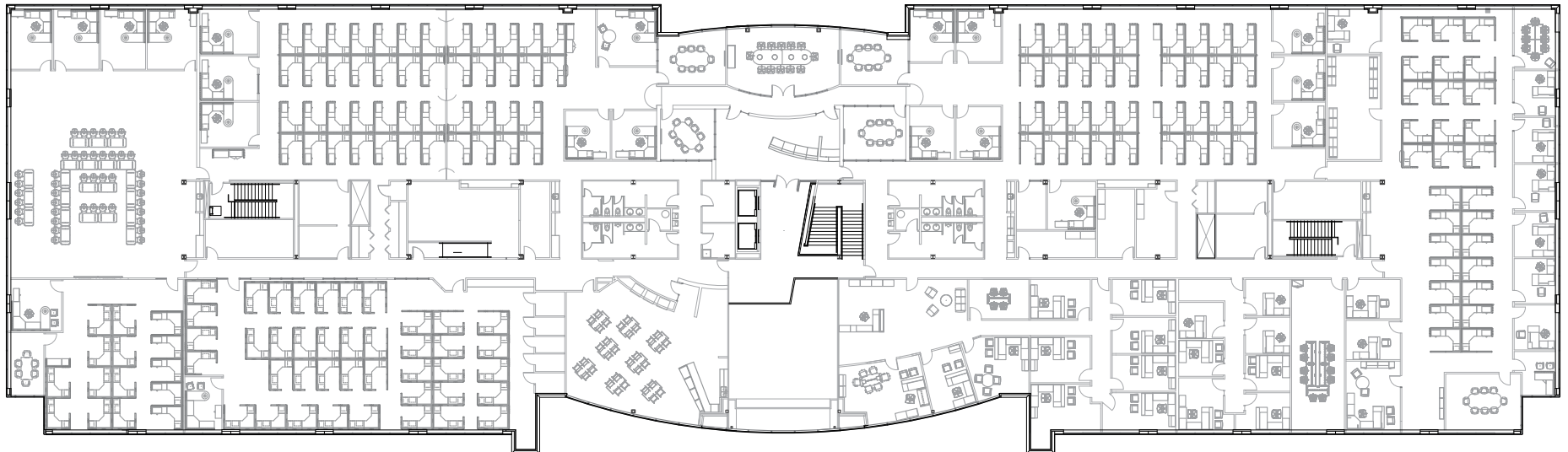
Property Summary

Building Size	92,066 SF
Land Size	6.53 AC
Zoning	Light Industrial
Stories	2
Year Built	2000
Parking Spaces	395
Power	1500KVA, 277/480V
HVAC Age/Condition	All New RTUs (2019)
Construction Type	Pre-cast tilt up with a steel super structure under a built-up roof
Sprinklers	Wet System (Data Center is a pre-action system)
Data Center	~5K SF of Existing Data Center

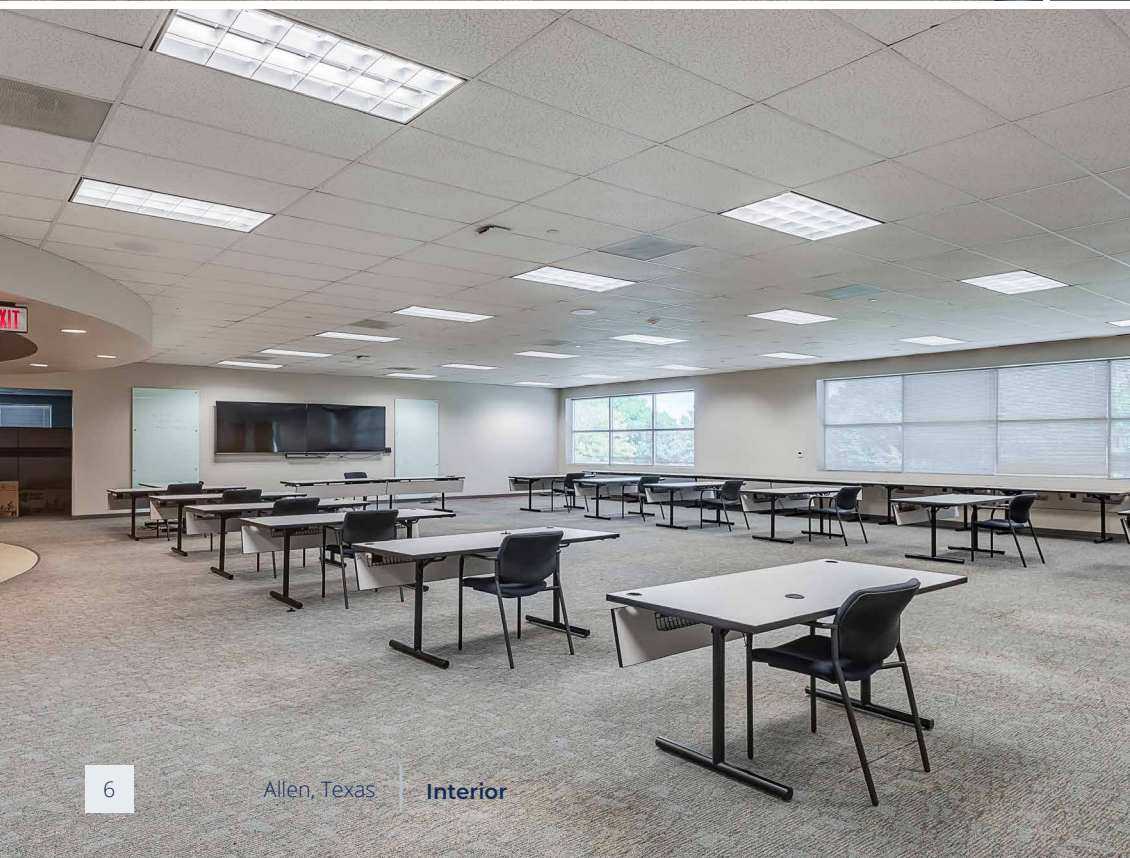




FIRST FLOOR

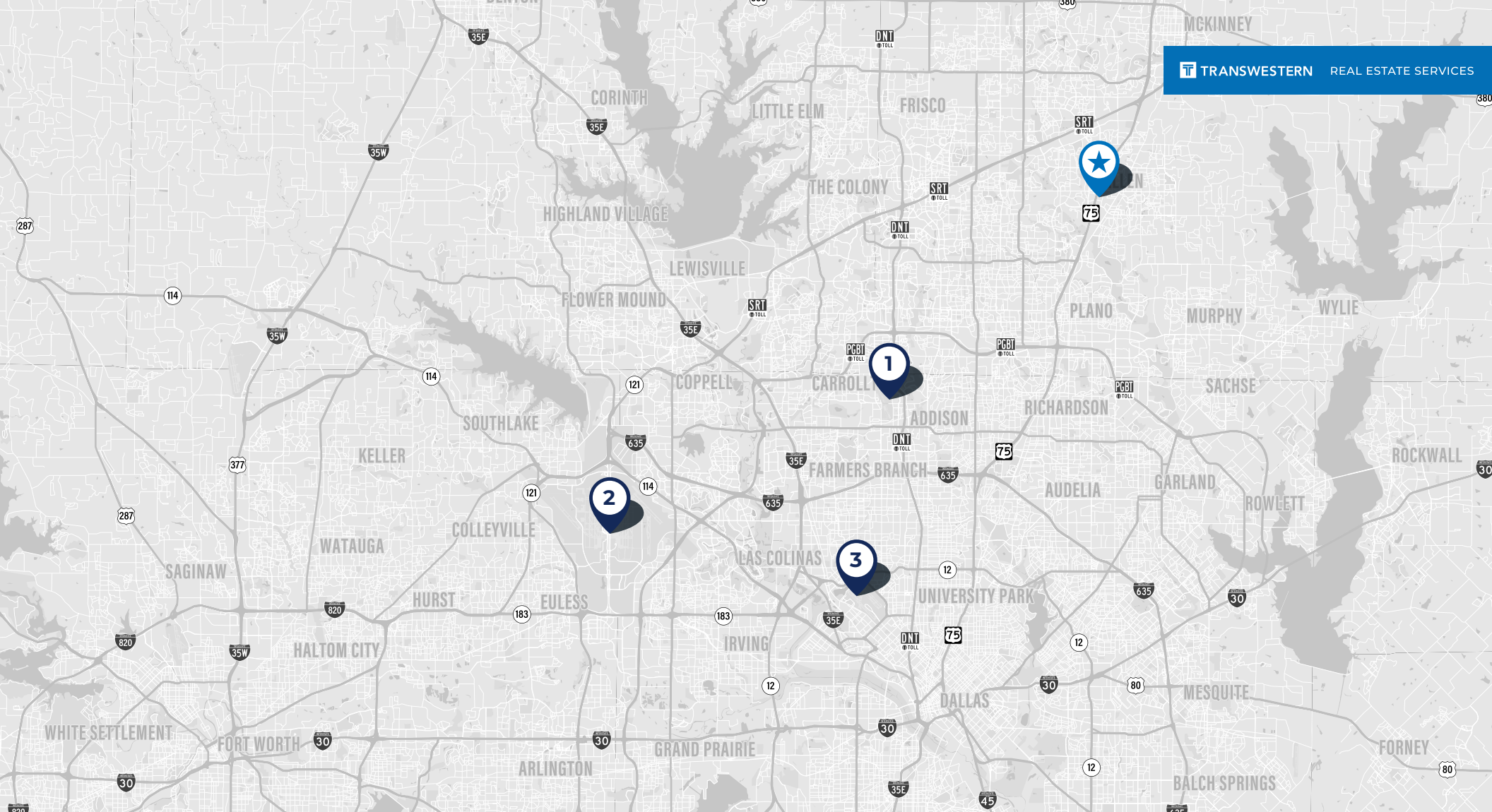


SECOND FLOOR







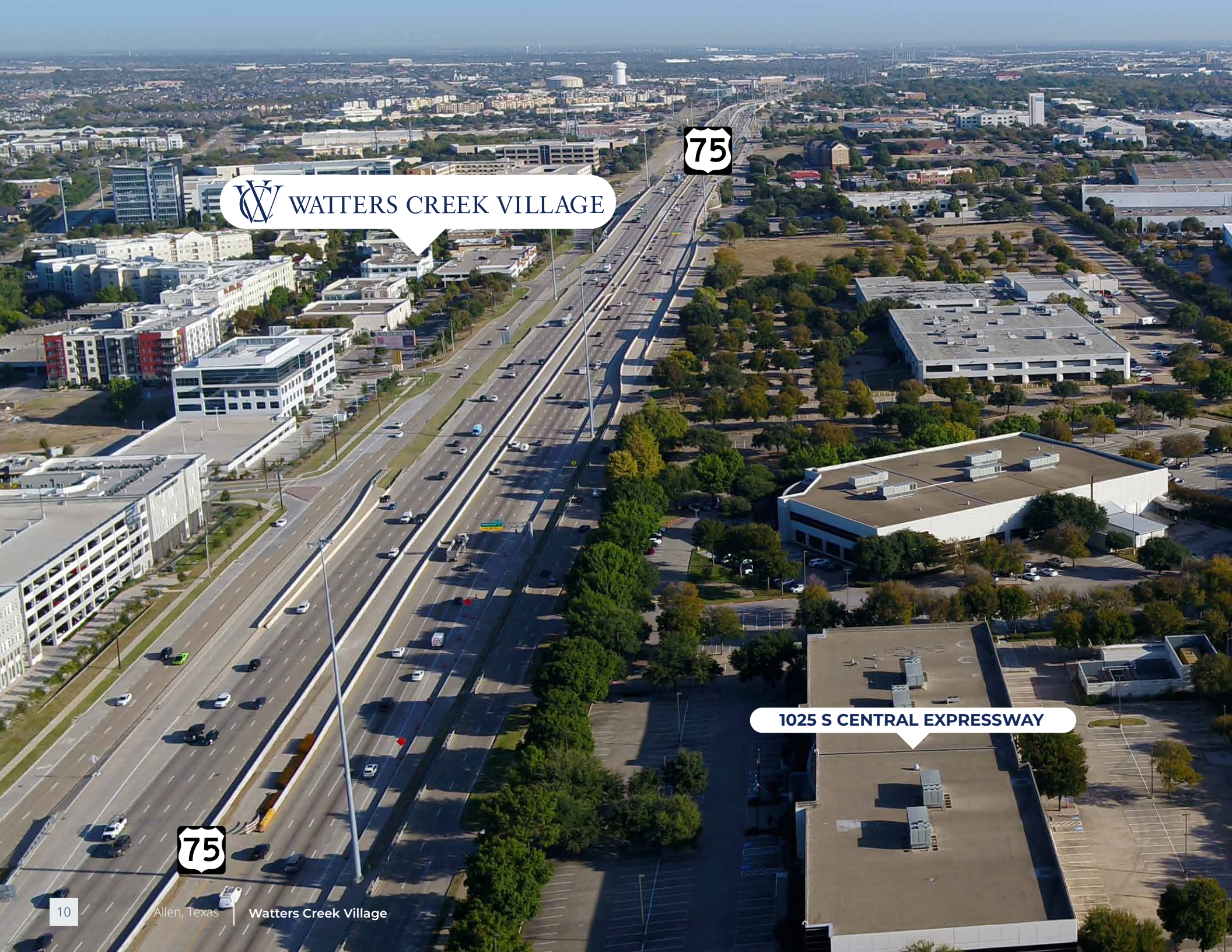


Airport Access

1 Addison Airport
21 MIN - 18.5 MILES

2 DFW Airport
29 MIN - 31.5 MILES

3 Love Field
36 MIN - 29.9 MILES



WATTERS CREEK VILLAGE



1025 S CENTRAL EXPRESSWAY





Watters Creek Village

52
Acres

35+
Shops

20+
Restaurants

ANTHROPOLOGIE

BARNES & NOBLE

Bath & Body Works®



The Cheesecake Factory

chico's

C R U
FOOD & WINE BAR

EDDIE BAUER

francesca's

GRIMALDI'S
COAL BRICK-OVEN PIZZERIA



KENDRA SCOTT

LOFT

lululemon



Mi Cocina

NOTHING BUTT CAKES®

PANDORA

Panera
BREAD®

pure barre®

SEPHORA



VICTORIA'S SECRET

village burger bar

WARBY PARKER

WHITE HOUSE | BLACK MARKET

Demographics

Allen, Texas

1025 S Central Expressway,

5 MILE RADIUS POPULATION

302,190

2024 Population

0.5%

Population
Growth '24-'29

\$155K

Average
Household
Income

108,854

Total Households

68,977

2024 Total
Housing Units

35

Median Age

5 MILE BUSINESS SUMMARY

10,650

Total Businesses

35

Employee/
Residential
Population Ratio

107,175

Total Employees

13.8%

Companies
in Finance,
Insurance, Real
Estate Industry

30.4%

Companies in the
Services Industry

11.6%

Companies in
Retail Trade

TRAFFIC COUNTS

± 142K

US Highway 75

± 6K

US Highway 75
Service Road

± 1K

Ridgemont Drive

CONFIDENTIAL MEMORANDUM & DISCLAIMER

Transwestern ("Agent") has been engaged as the exclusive agent for the sale of 1025 S Central Expressway located in Allen, Texas ("Property"), by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Transwestern as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Without limiting the foregoing, the materials, information and data contained herein may not account for or reflect the situation surrounding COVID-19 and its effect on local economic, demographic and real estate market conditions. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

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