

COTTONWOOD CREEK VILLAGE | Allen, Texas



**101-121 North Greenville Ave.
Allen, Texas 75002**

Northwest corner of Greenville Ave. (Hwy 5) and
Main St. (FM 2170) Allen, TX

SHOPPING CENTER SIZE: 15.5 +/- Acres
109,194 Sq. Ft.

AVAILABLE SPACE: 1,000 – 3,200 Sq. Ft.

TRIPLE NETS EXPENSES: \$3.38 - \$3.49

TRAFFIC COUNTS

Greenville Ave. – 19,114 cars/day

Main St. – 12,720 cars/day

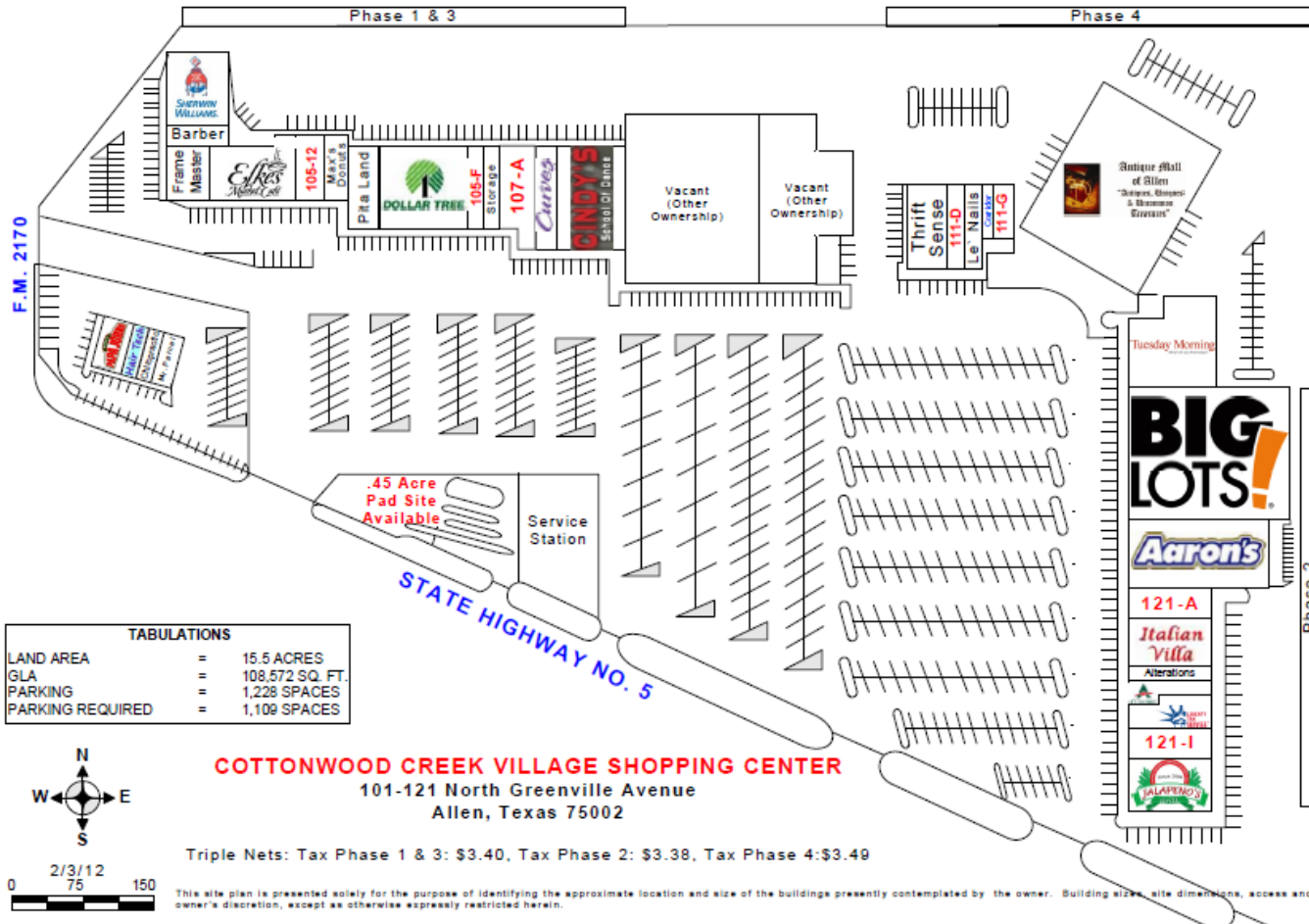
MAJOR TENANTS:

Big Lots, Dollar Tree, Sherwin Williams, Elke's Eat
That, Jalapeño's, Papa John's

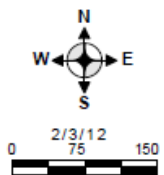
2009 DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|------------------|----------|-----------|-----------|
| Population | 10,504 | 86,625 | 194,612 |
| # of Households | 3,720 | 28,741 | 67,283 |
| Avg. H.H. Income | \$92,624 | \$139,665 | \$131,346 |

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| TABULATIONS | |
|------------------|-------------------|
| LAND AREA | = 15.5 ACRES |
| GLA | = 108,572 SQ. FT. |
| PARKING | = 1,228 SPACES |
| PARKING REQUIRED | = 1,109 SPACES |



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Triple Nets: Tax Phase 1 & 3: \$3.40, Tax Phase 2: \$3.38, Tax Phase 4: \$3.49

PROPERTY DATA

| | | | |
|--------|---|----------------------|------------------------|
| 101 | HARRIS CHIROPRACTIC | 750 SQ. FT. | 15X50 |
| 101-A | PAPA JOHN'S PIZZA | 1,500 SQ. FT. | 30X50 |
| 101-B | HAIR TECH | 750 SQ. FT. | 15X50 |
| 101-C | MR. PARCEL | 1,000 SQ. FT. | 20X50 |
| 105-1 | SHERWIN WILLIAMS | 4,200 SQ. FT. | 60X70 |
| 105-5 | ROD'S BARBER SHOP | 1,200 SQ. FT. | 20X60 |
| 105-6 | FRAME MASTER | 2,000 SQ. FT. | 40X50 |
| 105-11 | ELKE'S EAT THAT | 4,300 SQ. FT. | Irregular |
| 105-12 | AVAILABLE | 1,800 SQ. FT. | 30X60 |
| 105-13 | MAX'S DONUTS | 1,500 SQ. FT. | 25X60 |
| 105-A | PITA LAND | 2,400 SQ. FT. | 30X80 |
| 105-C | DOLLAR TREE | 8,400 SQ. FT. | 105X80 |
| 105-F | AVAILABLE | 1,200 SQ. FT. | 16X80 |
| 105-G | STORAGE | 1,000 SQ. FT. | 15X80 |
| 107-A | AVAILABLE | 3,200 SQ. FT. | IRREG |
| 107-B | CURVES | 2,000 SQ. FT. | 20X100 |
| 107-C | CINDY'S SCHOOL OF DANCE | 6,000 SQ. FT. | 60X100 |
| 111-A | THRIFT SENSE | 3,200 SQ. FT. | 40X80 |
| 111-D | AVAILABLE | 1,200 SQ. FT. | 16X80 |
| 111-E | LE' NAILS | 1,200 SQ. FT. | 15X80 |
| 111-F | CORRIDOR | 606 SQ. FT. | 10X50 |
| 111-G | AVAILABLE | 1,000 SQ. FT. | 20X60 |
| 113 | ALLEN ANTIQUE MALL | 24,955 SQ. FT. | 155X161 |
| 115 | TUESDAY MORNING | 7,793 SQ. FT. | IRREG |
| 119 | AARON RENTS | 8,840 SQ. FT. | 64X135 |
| 121-A | AVAILABLE | 2,400 SQ. FT. | 30X80 |
| 121-B | ITALIAN VILLA | 3,600 SQ. FT. | 45X80 |
| 121-D | C-3 ALTERATIONS | 1,200 SQ. FT. | 15X80 |
| 121-E | ACE CASH EXPRESS | 1,200 SQ. FT. | 30X80 |
| 121-H | LIBERTY TAX | 1,400 SQ. FT. | 15X80 |
| 121-I | AVAILABLE | 2,400 SQ. FT. | 16X80 |
| 121-N | JALAPENO'S | 5,200 SQ. FT. | 50X80 |
| | 103-PAD SITE AVAILABLE (FORMER BANK) | 1,246 SQ. FT. | IRREG |
| | TOTAL | | 109,194 SQ. FT. |

This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations, and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein.