

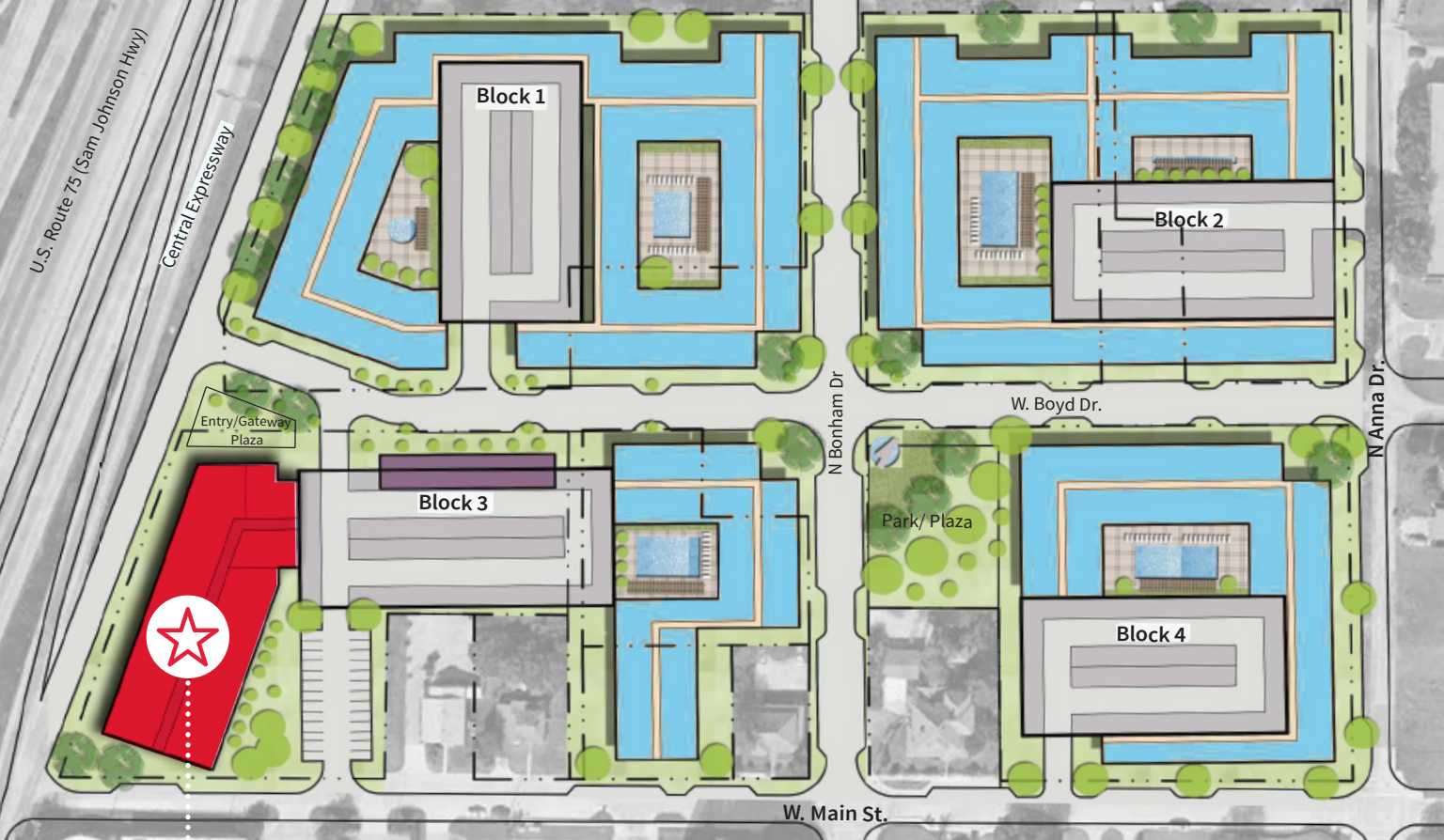


Allen City Center

New Class A Mixed-Use/Office Development
US-75 & Main St. in Allen

revitalization of the Allen Depot District

The Depot District mixed-use development will offer multi-family, retail and office opportunities to meet all the modern day workforce needs. The millennial and family-oriented workforce alike will flock this authentic main street neighborhood with its established historical buildings and up-and-coming new concept restaurants and retail.



Allen City Center at the Depot District

Approximately 175,000 SF office space available
Building signage opportunity
Prime visibility from N Central Expressway



beer garden concept
coming soon!



on the right track

Allen, TX was voted #2 Best Place to Live in 2017 by money.com and now you can be on the tracks of the Allen Depot District revitalization.

A rich in convenient & diverse
menities

U well-educated and highly-skilled
orkforce

S some of the country's best-rated
chools

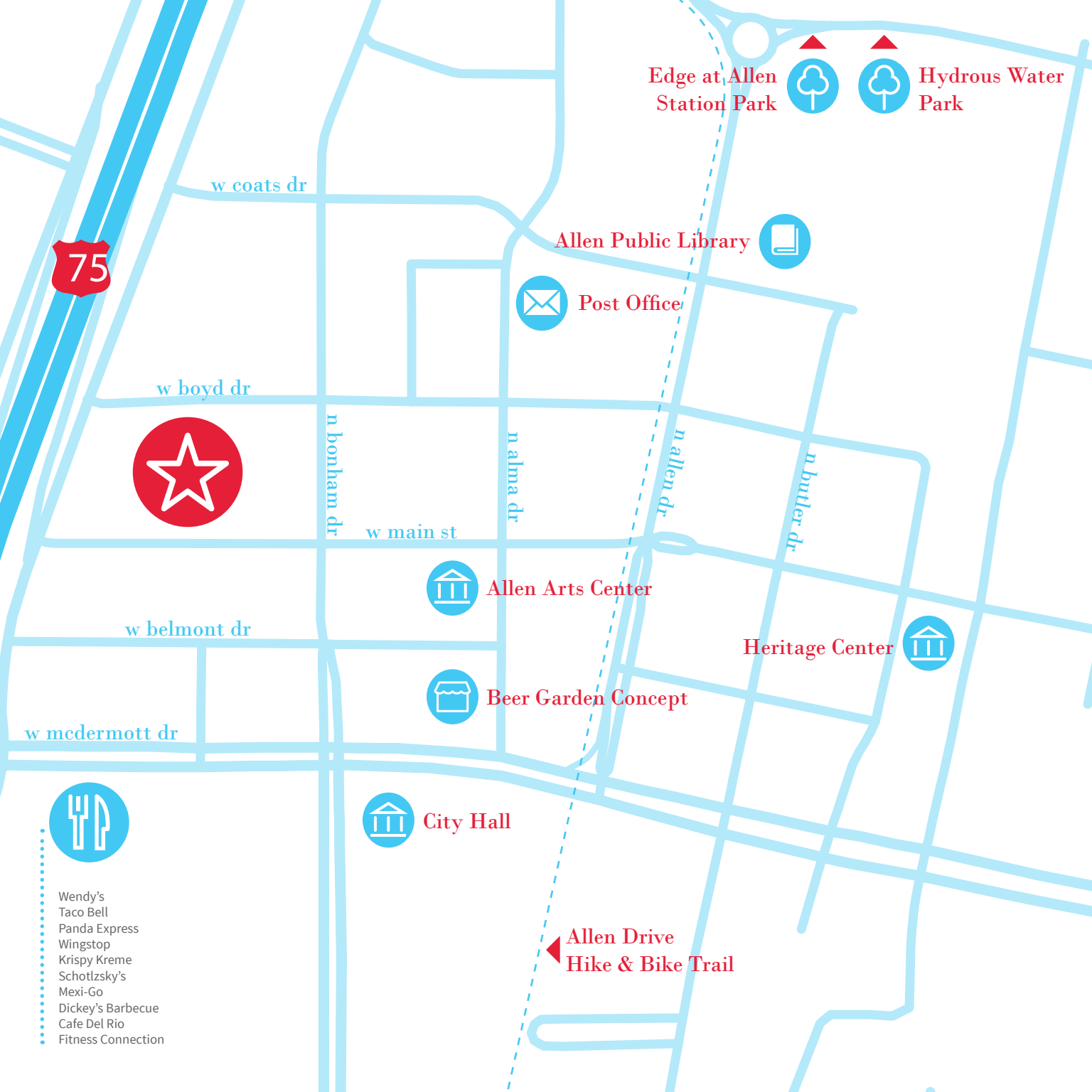
L the right place to foster and grow your
usiness

next stop:
Allen Depot District

On the Border
Denny's
Chipotle
5th Street Pizza
la Madeleine
Jason's Deli
Chick-fil-A
Starbucks
Silver Thai Cuisine
Tom Thumb
Hobby Lobby
Staples
Holiday Inn Express
24 Hour Fitness



Chili's Grill & Bar
McDonald's
Chuck E. Cheese's
Grand Asian Buffet
The Home Depot
Target



75

w coats dr

Edge at Allen
Station Park



Hydrous Water
Park

Allen Public Library



Post Office

w boyd dr



n bonham dr

n alma dr

w main st

n allen dr

n butler dr



Allen Arts Center

w belmont dr

Heritage Center



Beer Garden Concept

w mcdermott dr



City Hall



- Wendy's
- Taco Bell
- Panda Express
- Wingstop
- Krispy Kreme
- Schotlzsky's
- Mexi-Go
- Dickey's Barbecue
- Cafe Del Rio
- Fitness Connection

Allen Drive
Hike & Bike Trail



For Leasing Info:

JEFF ECKERT, CCIM
214 438 6153
jeff.eckert@am.jll.com

JAMES ESQUIVEL
214 438 6152
james.esquivel@am.jll.com

ASHLEY CURRY
214 438 6348
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An aerial photograph of a city center, showing a large, modern, dark-colored building complex in the upper left, surrounded by trees and other smaller buildings. The text "Allen City Center" is overlaid in a large, white, cursive font with a black outline.

*Allen City
Center*



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.

11-2-2015



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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Esquivel	408736	james.esquivel@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date