

THE VILLAGE AT ALLEN

190 E. Stacy Road, Allen, TX 75002



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AVAILABLE UNITS

UNIT	SQ. FT.	UNIT	SQ. FT.
216	1,324	1708	3,069
1106	4,726	1714-15	3,651
1112	3,914	1730	5,676
1120	2,445	2318	2,208
1200	2,098	2340	1,519
1324	4,000	SECOND GENERATION RESTAURANT SPACES	
1328	3,500	UNIT	
1506	2,197	1000	6,493
1512	2,405	1108	4,202
1530	13,789	1320	6,875
1610	1,690	1734	5,226
1614	2,445		
1616	3,231		



For information:
Luke Sementa

E: lsementa@sterlingorganization.com
P: 855-600-3699

± 111.57 acres

- ▬ pylon
- ▭ monument sign

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Luke Sementa

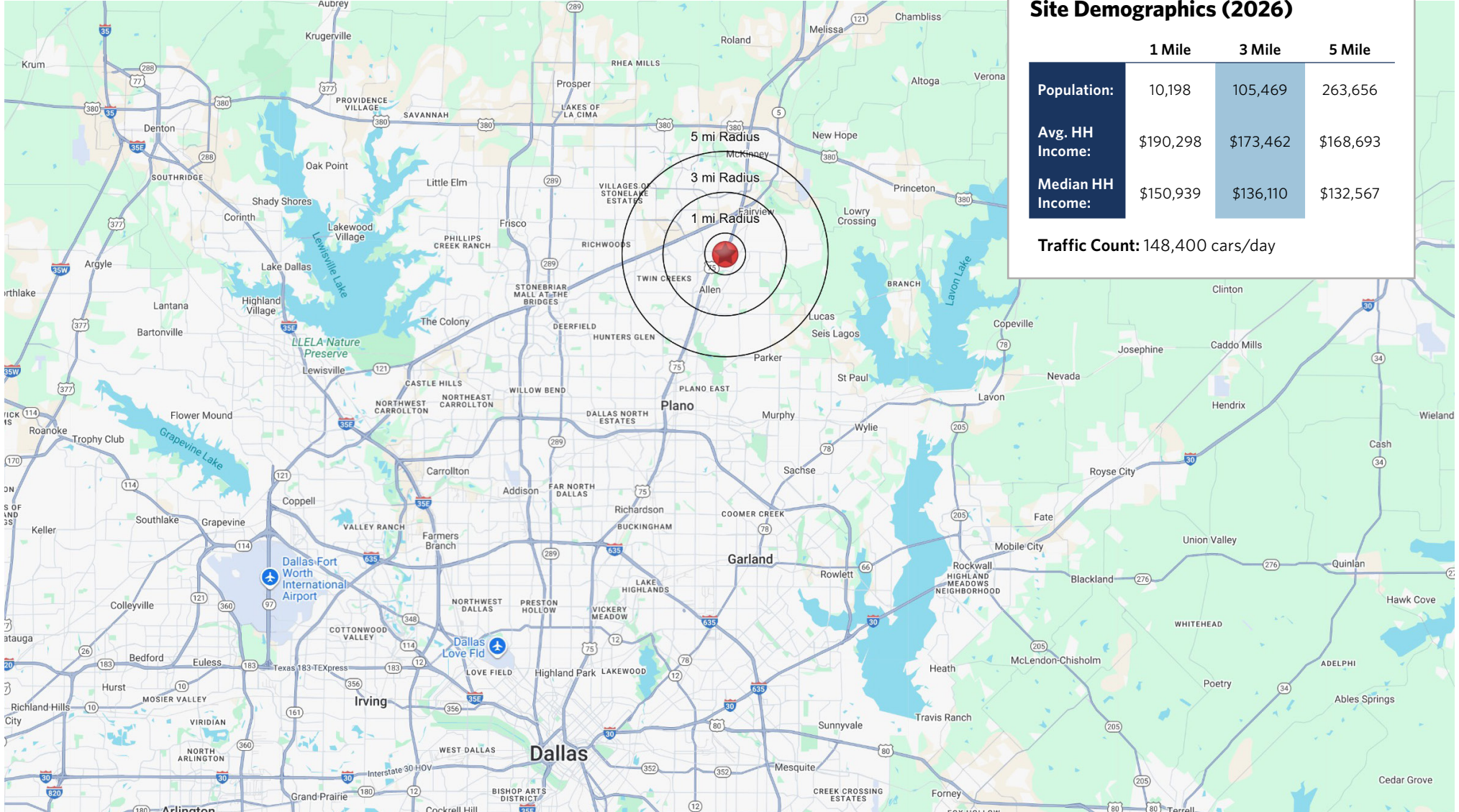
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UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
100	Bonefish Grill	6,457	1200	Available	2,098	1604	Barbeques Galore Storage	1,790	2130B	Michaels	20,730
204	Visionworks	4,091	1204	Kelly's at the Village	6,223	1605	Legacy Brazilian Jiu Jitsu	3,103	2200	T.J. Maxx/HomeGoods	50,000
206	T-Mobile	3,454	1300	Gao's Crab & Kebob	2,508	1608	Milan Laser Hair Removal	1,400	2214	Kirkland's	7,118
208	Sport Clips	1,194	1302	Exit 4 Escape Private Escape Rooms	1,800	1610	Available	1,690	2215	Allen Nail Spa	4,905
210	Accident & Injury Chiropractic	2,449	1304-08	Kid to Kid	5,277	1612	Mutt Puddle	1,802	2216	Sally Beauty Supply	1,500
212	AAA	3,503	1314	The City of Allen Police Department	1,980	1614	Available	2,445	2220	Burlington	37,005
214	AT&T	3,500	1316	Uptown Cheapskate	4,483	1616	Available	3,231	2220B	Macy's Backstage	26,992
216	Available	1,324	1320	Available	6,875	1618	Smile Solutions	2,183	2240	PetSmart	20,155
304	Vitamin Shoppe	3,500	1324	Available	4,000	1620	Mattress Firm	4,500	2300	Dick's Sporting Goods	80,000
306	The UPS Store	1,718	1328	Available	3,500	1704	Trek Bicycle Allen	5,155	2314	Miniso	10,498
308	DXL Men's Apparel	6,181	1330	Crossfit Allen	3,455	1706	Sun's Tailors	922	2318	Available	2,208
314	Village Smiles	4,192	1334	Game Nerdz	3,208	1708	Available	3,069	2340	Available	1,519
402	Pie Five Pizza	2,200	1336	Yumilicious	1,502	1710	Security Office	456	2500	Ulta Beauty	10,845
404	Metro by T-Mobile	1,115	1400	Freebirds World Burrito	2,825	1710B	Landlord Storage	478	2610	Total Wine	22,000
405	FedEx Office	722	1404	Numero 28	1,800	1714-15	Available	3,651	2620	Five Below	8,254
406	Smoking Lamp Cigar Lounge	1,130	1406	Smoothie King	1,321	1715A	Static Vacancy	375	2630	Maurices	5,855
408	Armor Coffee Co.	1,734	1408	Noodles and Dumplings Time	1,800	1716	Club Pilates	2,225	3002	Best Buy	30,000
500	First Watch	3,894	1410	Thai Box	2,082	1718	Zagg	1,458	3100	Olive Garden	7,362
510	James Avery	2,400	1414	Pappa Roti Cafe	1,265	1720	Infusa Lounge	1,906	3200	Dimassi's Mediterranean Buffet	6,500
600	Chase Bank	4,274	1416	Which Wich	1,821	1724	Mattison Avenue	9,165	3300	BJ's Restaurant and Brewhouse	9,156
1000	Available	6,493	1420-24	Cold Stone Creamery	2,631	1730	Available	5,676	3400	Uncle Julio's	11,285
1100	European Wax Center	1,500	1504	Honey Baked Ham	2,514	1734	Available	5,226	4008	Men's Warehouse	6,000
1102	Hand & Stone Massage and Facial Spa	3,751	1506	Available	2,197	1800	Pluckers Wing Bar	7,665	4020	The Flooring Market	1,221
1106	Available	4,726	1508	Management Office	2,254	2010	Big Blue Swim School	15,300	4030	Verizon	3,722
1108	Available	4,202	1510	The Back Nine	2,405	2020	Homesense	30,000	PADSITE	Velvet Taco	2,545
1112	Available	3,914	1512	Available	2,405	2020B	Sierra Trading	20,024	TG	Topgolf	63,242
1114	US Taekwondo Academy	4,823	1518	Relax Myora	2,854	2110	Ross Dress For Less	27,649	Total Square Feet: 851,457		
1116	Granite & Tile Outlet II	2,411	1522	Adore Nails Spa	4,000	2120	Dollar Tree	9,008			
1118	Harmony Hall Music School	2,411	1530	Available	13,789	2122	America's Best Contacts & Eyeglasses	4,705			
1120	Available	2,445	1602	Barbeques Galore	4,893	2130A	Nordstrom Rack	29,110			

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Site Demographics (2026)

	1 Mile	3 Mile	5 Mile
Population:	10,198	105,469	263,656
Avg. HH Income:	\$190,298	\$173,462	\$168,693
Median HH Income:	\$150,939	\$136,110	\$132,567
Traffic Count: 148,400 cars/day			

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