DALLAS, TX

THE VILLAGE AT ALLEN

190 E. Stacy Road, Allen, TX 75002



STERLING ORGANIZATION

For information: **Luke Sementa** E: lsementa@sterlingorganization.com P: 855-600-3699

October 2026

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AVAILABLE UNITS

UNIT	SQ. FT.
402	2,200
0216	1,324
1106	4,726
1112	3,914
1120	2,445
1200	2,098
1324	4,000
1330	3,455
1328	3,500
1414	1,265
1506	2,197
1512	2,405
1522	4,000
1530	13,789
1610	1,690
1614	2,445
1616	3,231

UNIT	SQ. FT.
1708	3,069
1714-15	3,651
1730	5,676
2318	2,208
2340	1,519
4020	1,221

SECOND GENERATION RESTAURANT SPACES

UNIT	SQ. FT
1000	6,493
1108	4,202
1320	6,875
1734	5,226



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± 111.57 acres

pylon

monument sign

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UNIT	TENANT	SQ. FT.
100	Bonefish Grill	6,457
204	Visionworks	4,091
206	T-Mobile	3,454
208	Sport Clips	1,194
210	Accident & Injury Chiropractic	2,449
212	AAA	3,503
214	AT&T	3,500
216	**Available** 360° View	**1,324**
304	Vitamin Shoppe	3,500
306	The UPS Store	1,718
308	DXL Men's Apparel	6,181
314	Village Smiles	4,192
402	**Available** 360° View	**2,200**
404	Metro by T-Mobile	1,115
405	FedEx Office	722
406	Smoking Lamp Cigar Lounge	1,130
408	Armor Coffee Co.	1,734
500	First Watch	3,894
510	James Avery	2,400
600	Chase Bank	4,274
1000	**Available** 360° View	**6,493**
1100	European Wax Center	1,500
1102	Hand & Stone Massage and Facial Spa	3,751
1106	**Available** 360° View	**4,726**
1108	**Available** 360° View	**4,202**
1112	**Available**	**3,914**
1114	US Taekwando Academy	4,823
1116	Granite & Tile Outlet II	2,411
1118	Harmony Hall Music School	2,411
1120	**Available** 360° View	**2,445**

UNIT	TENANT	SQ. FT.
1200	**Available** 360° View	**2,098**
1204	Kelly's at the Village	6,223
1300	Gao's Crab & Kebob	2,508
1302	Exit 4 Escape Private Escape Rooms	1,800
1304-08	Kid to Kid	5,277
1314	The City of Allen Police Department	1,980
1316	Uptown Cheapskate	4,483
1320	**Available** 360° View	**6,875**
1324	**Available** 360° View	**4,000**
1328	**Available** 360° View	**3,500**
1330	**Available**	**3,455**
1334	Game Nerdz	3,208
1336	Yumilicious	1,502
1400	Freebirds World Burrito	2,825
1404	Numero 28	1,800
1406	Smoothie King	1,321
1408	Noodles and Dumplings Time	1,800
1410	Thai Box	2,082
1414	**Available**	**1,265**
1416	Which Wich	1,821
1420-24	Cold Stone Creamery	2,631
1504	Honey Baked Ham	2,514
1506	**Available** 360° View	**2,197**
1508	Management Office	2,254
1510	The Back Nine	2,405
1512	**Available** 360° View	**2,405**
1518	Relax Myora	2,854
1522	**Available**	**4,000**
1530	**Available** 360° View	**13,789**
1602	Barbeques Galore	4,893

UNIT	TENANT	SQ. FT.
1604	Barbeques Galore Storage	1,790
1605	Legacy Brazilian Jiu Jitsu	3,103
1608	Milan Laser Hair Removal	1,400
1610	**Available**	**1,690**
1612	Mutt Puddle	1,802
1614	**Available** 360° View	**2,445**
1616	**Available** 360° View	**3,231**
1618	Smile Solutions	2,183
1620	Mattress Firm	4,500
1704	Trek Bicycle Allen	5,155
1706	Sun's Tailors	922
1708	**Available** 360° View	**3,069**
1710	Security Office	456
1710B	Landlord Storage	478
1714-15	**Available** 360° View	**3,651**
1715A	Static Vacancy	375
1716	Club Pilates	2,225
1718	Zagg	1,458
1720	Infusa Lounge	1,906
1724	Mattison Avenue	9,165
1730	**Available** 360° View	**5,676**
1734	**Available** 360° View	**5,226**
1800	Pluckers Wing Bar	7,665
2010	Big Blue Swim School	15,300
2020	Homesense	30,000
2020B	Sierra Trading	20,024
2110	Ross Dress For Less	27,649
2120	Dollar Tree	9,008
2122	America's Best Contacts & Eyeglasses	4,705
2130A	Nordstrom Rack	29,110

UNIT	TENANT	SQ. FT.
2130B	Michaels	20,730
2200	T.J. Maxx/HomeGoods	50,000
2214	Kirkland's	7,118
2215	Allen Nail Spa	4,905
2216	Sally Beauty Supply	1,500
2220	Burlington	37,005
2220B	Macy's Backstage	26,992
2240	PetSmart	20,155
2300	Dick's Sporting Goods	80,000
2314	Miniso	10,498
2318	**Available** 360° View	**2,208**
2340	**Available** 360° View	**1,519**
2500	Ulta Beauty	10,845
2610	Total Wine	22,000
2620	Five Below	8,254
2630	Maurices	5,855
3002	Best Buy	30,000
3100	Olive Garden	7,362
3200	Dimassi's Mediterranean Buffet	6,500
3300	BJ's Restaurant and Brewhouse	9,156
3400	Uncle Julio's	11,285
4008	Men's Warehouse	6,000
4020	**Available**	**1,221**
4030	Verizon	3,722
PADSITE	Velvet Taco	2,545
TG	Topgolf	63,242

Total Square Feet: 851,457

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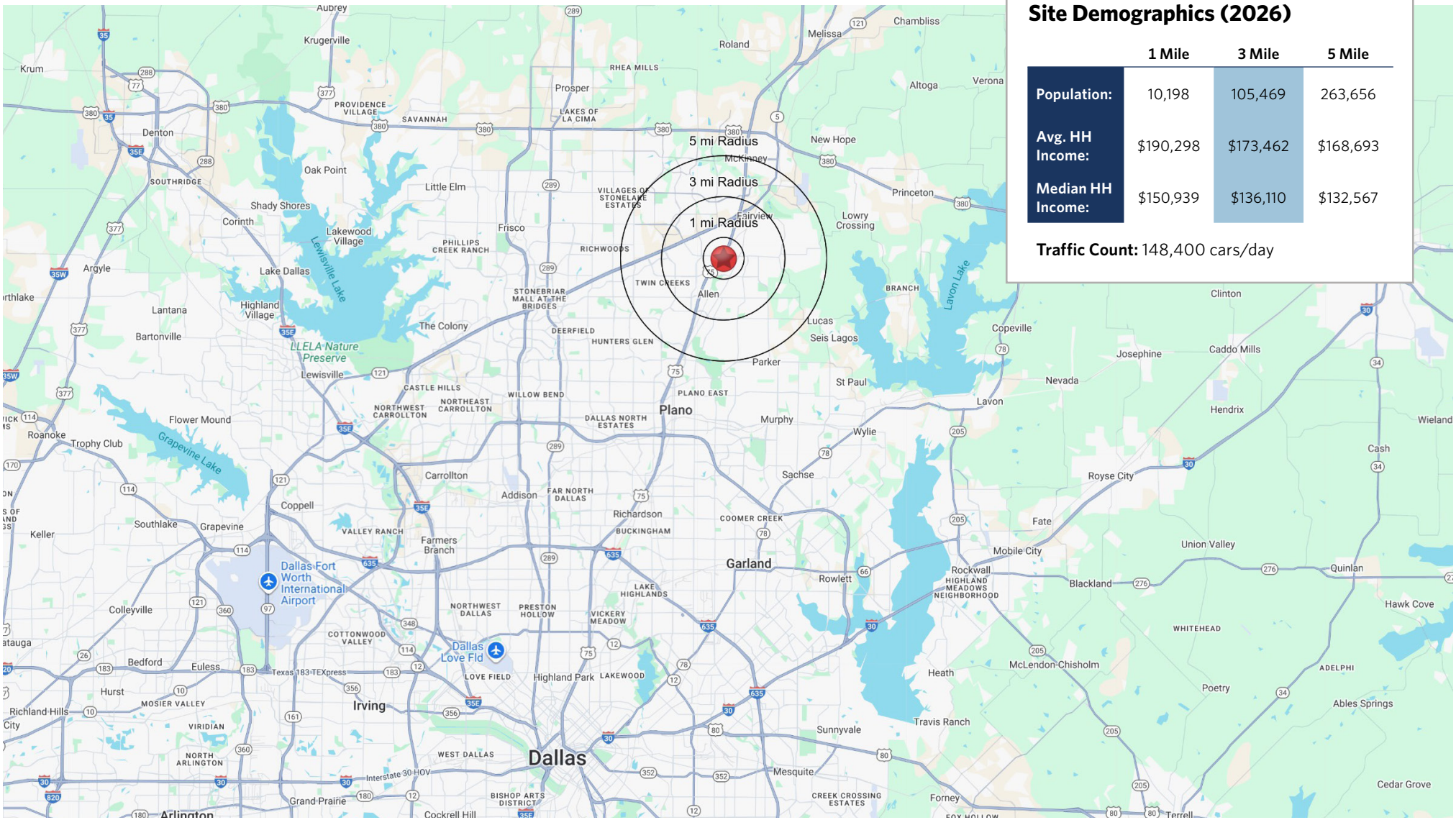
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Site Demographics (2026)

	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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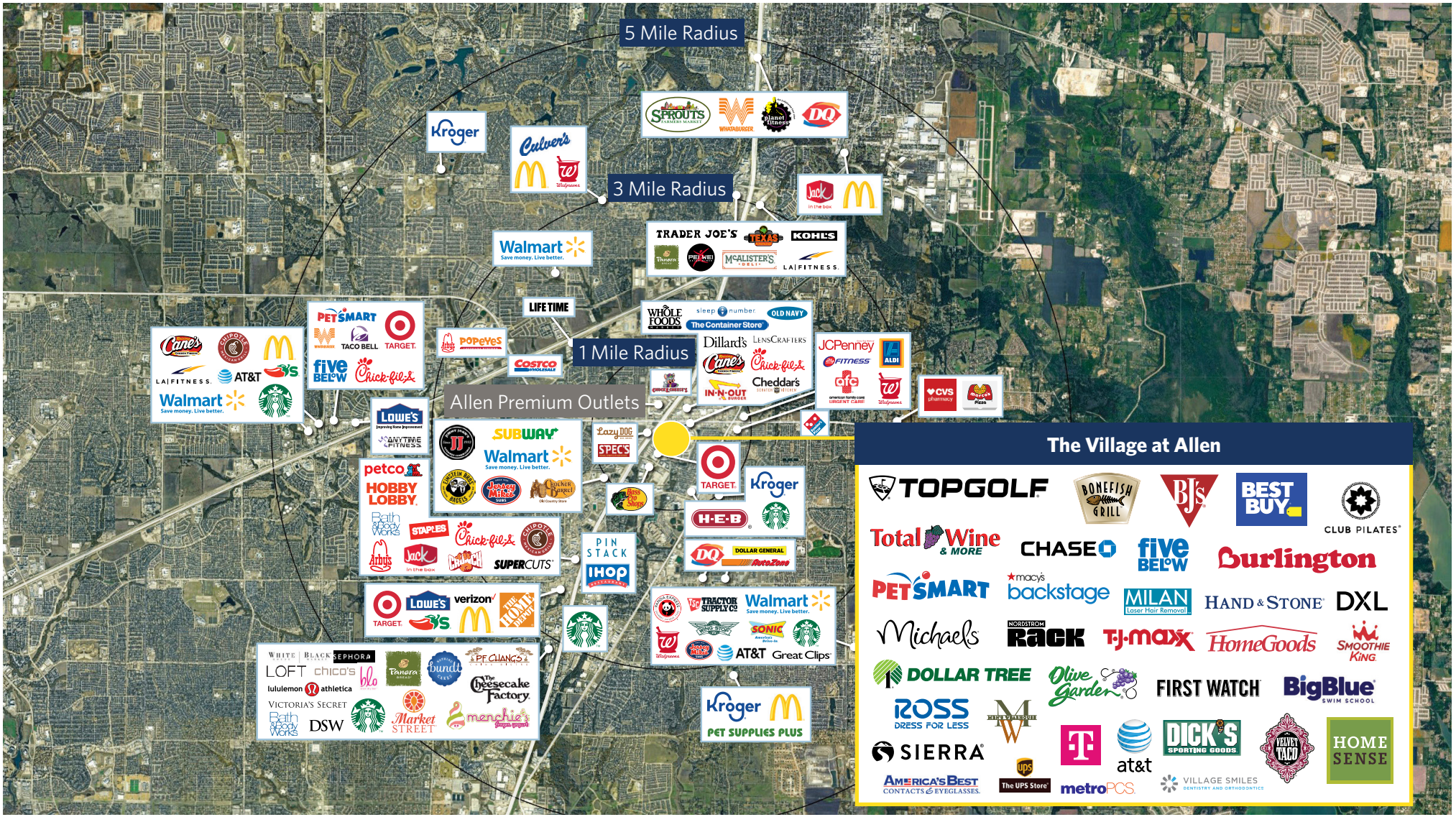
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