

FOR SALE!

**240 E Exchange Parkway
Building B
10,458 SF**



Building for Sale or Lease

Delivering Mid-May 2024

NEC of Exchange Parkway & I-75 Allen, TX

Building Photos



240 E Exchange Parkway Building B

Property Features

- 10,458 SF
- Two storefronts. Building is divisible.
- 18-foot clear height
- 1 grade-level roll up door
- 200 amps power
- Will be delivered in Shell Condition with sprinklers
- Ample Parking
- 4/1,000 SF Parking Ratio (35 total spaces)
- Offers frontage along E Exchange Parkway
- Signage
- 1 Grade-Level Roll Up Door



Retail and Dining Options Nearby



Driving Distances

City of Dallas Downtown	27 Miles
Legacy (DNT & 121)	12 Miles
Dallas Love Field	30 Miles
DFW International Airport	30 Miles

Fast Facts Within a 5-Minute Drive...

Population:	47,159 Residents
Median Age:	35 Years Old
Total Businesses:	2,429
Median Household Income:	\$110k
Per Capita Income:	\$57,824
Education:	32% College Grads
Unemployment Rate:	2.7%

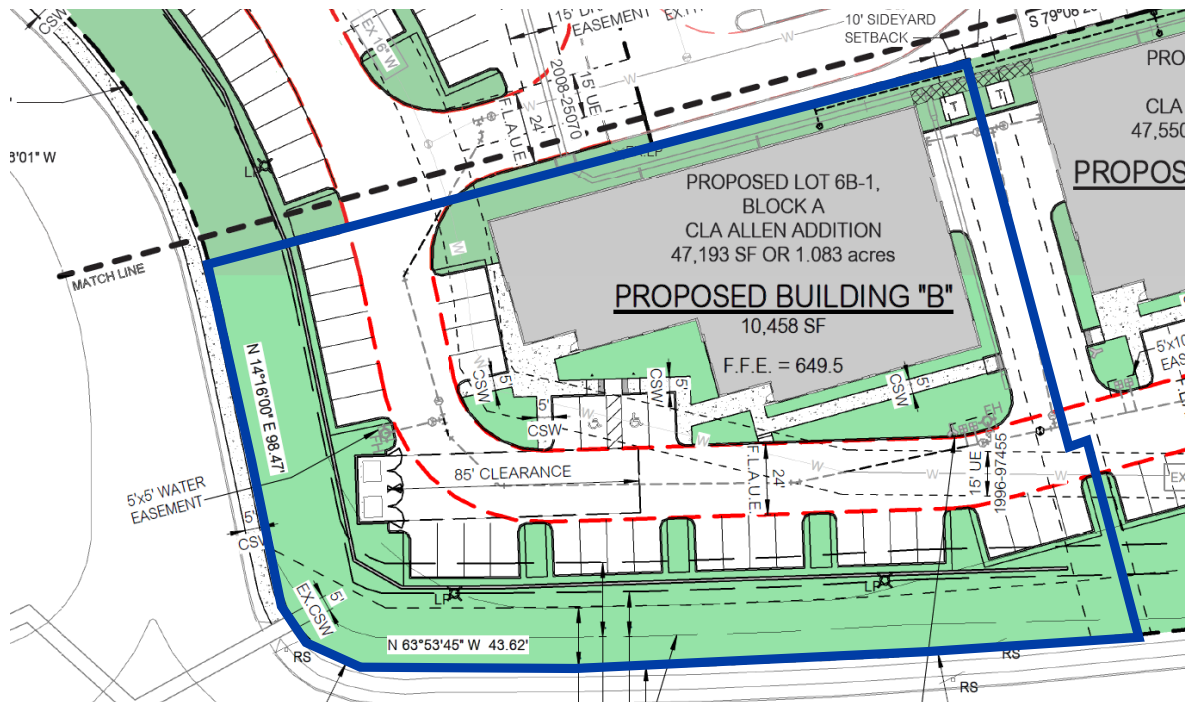
240 E Exchange Parkway, Building B

Allen, Texas

Aerial



Site Plan



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