

# AP

## ALLEN PLACE

450 SOUTH CENTRAL EXPRESSWAY | ALLEN, TX 75013



**CITADEL  
PARTNERS**

Real Estate Advisors



**GILLETT COMMERCIAL**



# DESIGNED FOR WHAT'S NEXT

Allen Place represents a new standard for high-end office and flex space in the heart of North Texas. Designed to serve the evolving needs of technology, life sciences, and innovation-driven users, the project blends refined workplace architecture with scalable infrastructure and future expansion capability.

With prominent visibility along Highway 75, an amenity-rich environment, and the ability to grow, Allen Place offers an exceptional corporate headquarters opportunity in a premier, future-ready location.





# BUILDING ELEVATIONS

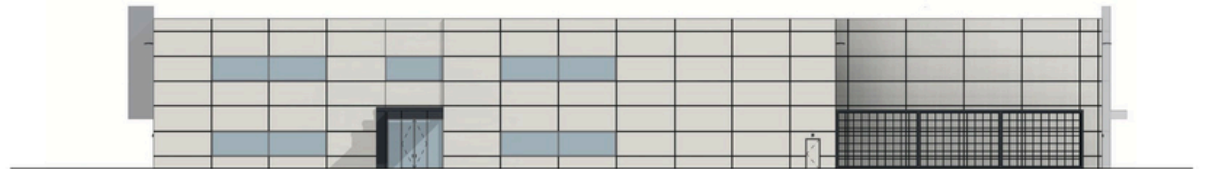
From every angle, Allen Place reflects a refined architectural vision built for visibility, flexibility, and long-term appeal.



**NORTH ELEVATION**



**WEST ELEVATION -  
FRONT**



**SOUTH ELEVATION**

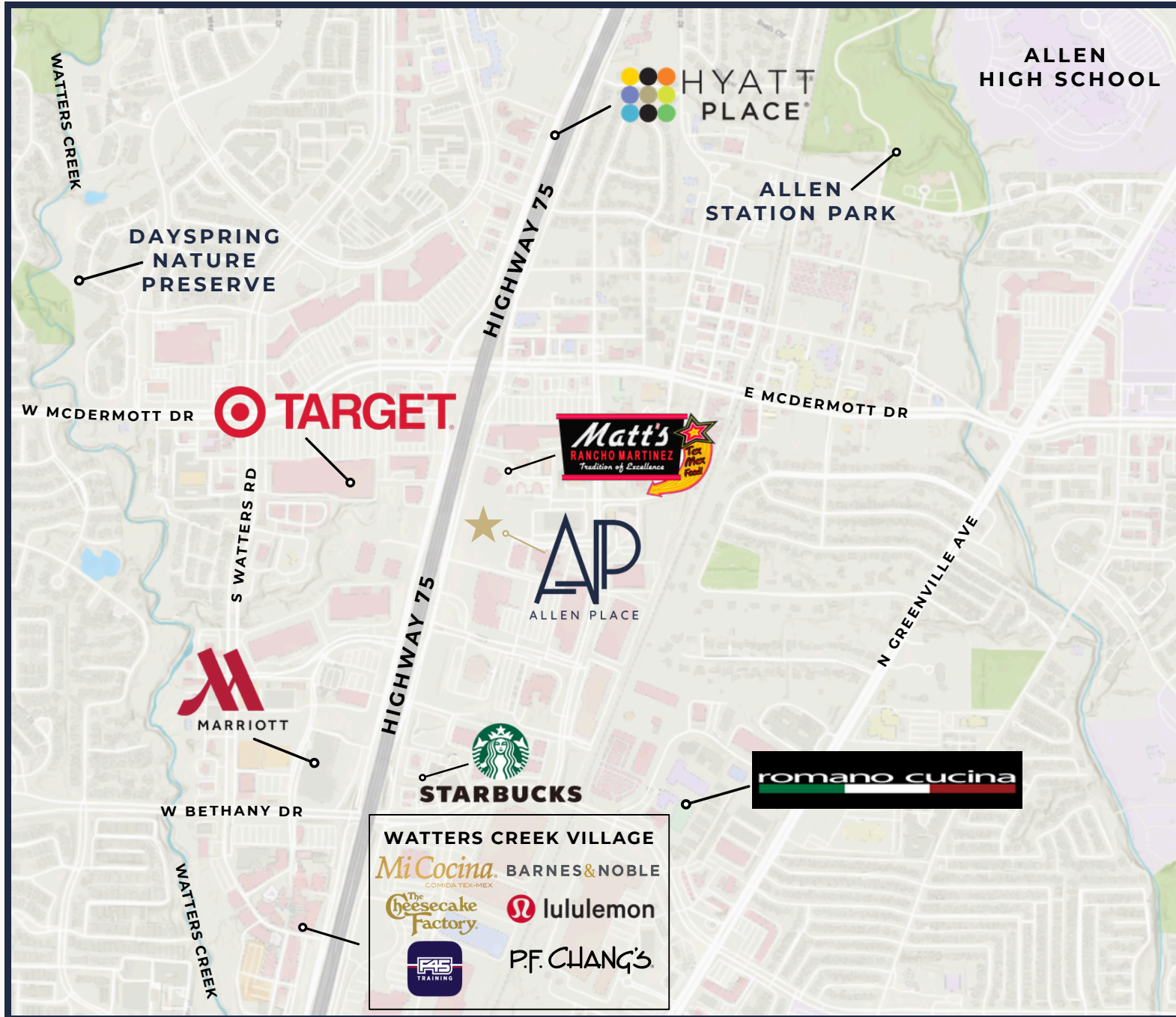


**EAST ELEVATION -  
BACK**

# THE CENTER OF IT ALL

Immediate access to top dining, retail, and hospitality destinations.

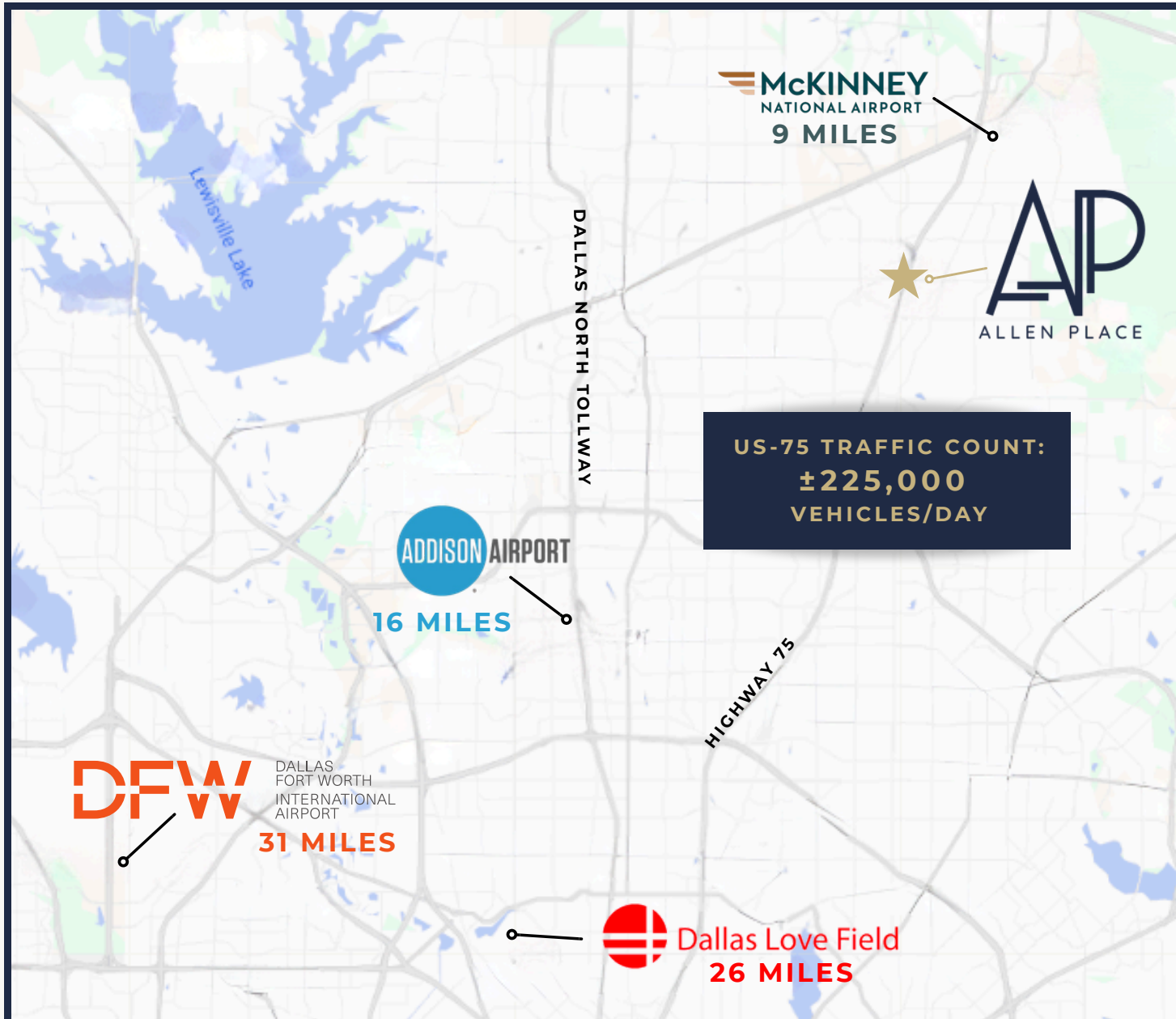
ALLEN PLACE



# VISIBILITY MEETS CONNECTIVITY

ALLEN PLACE

With prominent US-75 frontage delivering approximately 225,000 vehicles daily, Allen Place offers powerful brand exposure and easy access to DFW International Airport, Dallas Love Field, and more.



# SUROUNDED BY OPPORTUNITY

Situated along Highway 75, Allen Place is surrounded by a robust mix of dining, retail, residential, and recreational amenities. It places tenants at the center of Texas' employment, lifestyle, and residential growth.

---

## AIRPORT ACCESS

35 minutes to DFW International Airport and Love Field

## BUSINESS INCENTIVES

AEDC, cash grants, tax abatements, Skills Development Fund programs, and Freeport inventory exemptions.

## REGIONAL WORKFORCE

3.8 million workers within a 30-minute drive

## DEVELOPMENT PIPELINE

Nearly 5 million SF of planned Office and Industrial developments within 5 miles

---

## ALLEN: BY THE NUMBERS

<b>POPULATION</b>	113,300
<b>MEDIAN AGE</b>	38.5 years
<b>MEDIAN HOUSEHOLD INCOME</b>	\$137,627
<b>MEDIAN HOME VALUE</b>	\$534,923
<b>BACHELOR'S DEGREE OR HIGHER</b>	60%
<b>SCHOOL DISTRICT RANKING</b>	#6 in Texas





FOR MORE INFORMATION:

**KATHERINE POOL**

O: (972) 980-0375  
C: (214) 500-5134  
KPOOL@CITADELPARTNERSUS.COM

**MAC MORSE, SIOR**

O: (972) 980-2917  
C: (469) 556-1981  
MMORSE@CITADELPARTNERSUS.COM