



McDERMOTT TOWNE CROSSING

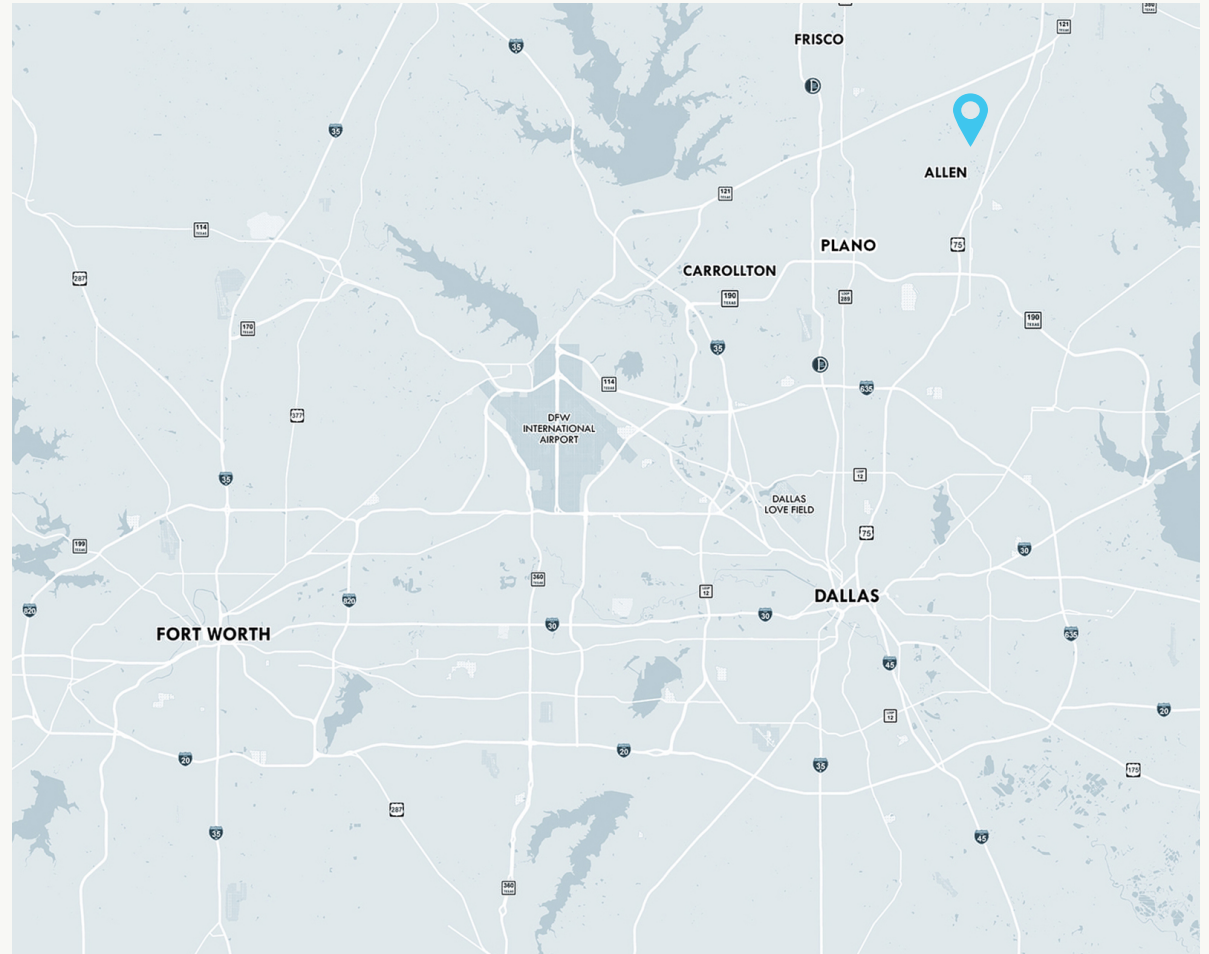
For lease:
NWC W McDermott
Dr & Alma Dr
Allen, Texas 75013

Metrics

NWC W McDermott Dr & Alma Dr
Allen, Texas 75013

Location

NWC W McDermott Dr & Alma Dr



Available Spaces

Suite 100 - Potentially Available
Tenant Operating, Do Not Disturb
2,000 SF

Suite 118
1,190 SF

Suite 175 - Available 5/1/2026
Tenant Operating, Do Not Disturb
1,260 SF

Traffic Counts

Alma Dr	W McDermott Dr
17,397 VPD	29,550 VPD

Area Attractions



Property Highlights

NWC W McDermott Dr & Alma Dr
Allen, Texas 75013

1. Anchored by strong performing Kroger
2. Situated in major retail corridor with:
 - Watters Creek
 - Twin Creeks Village
 - Village at Allen
 - Allen Premium Outlets

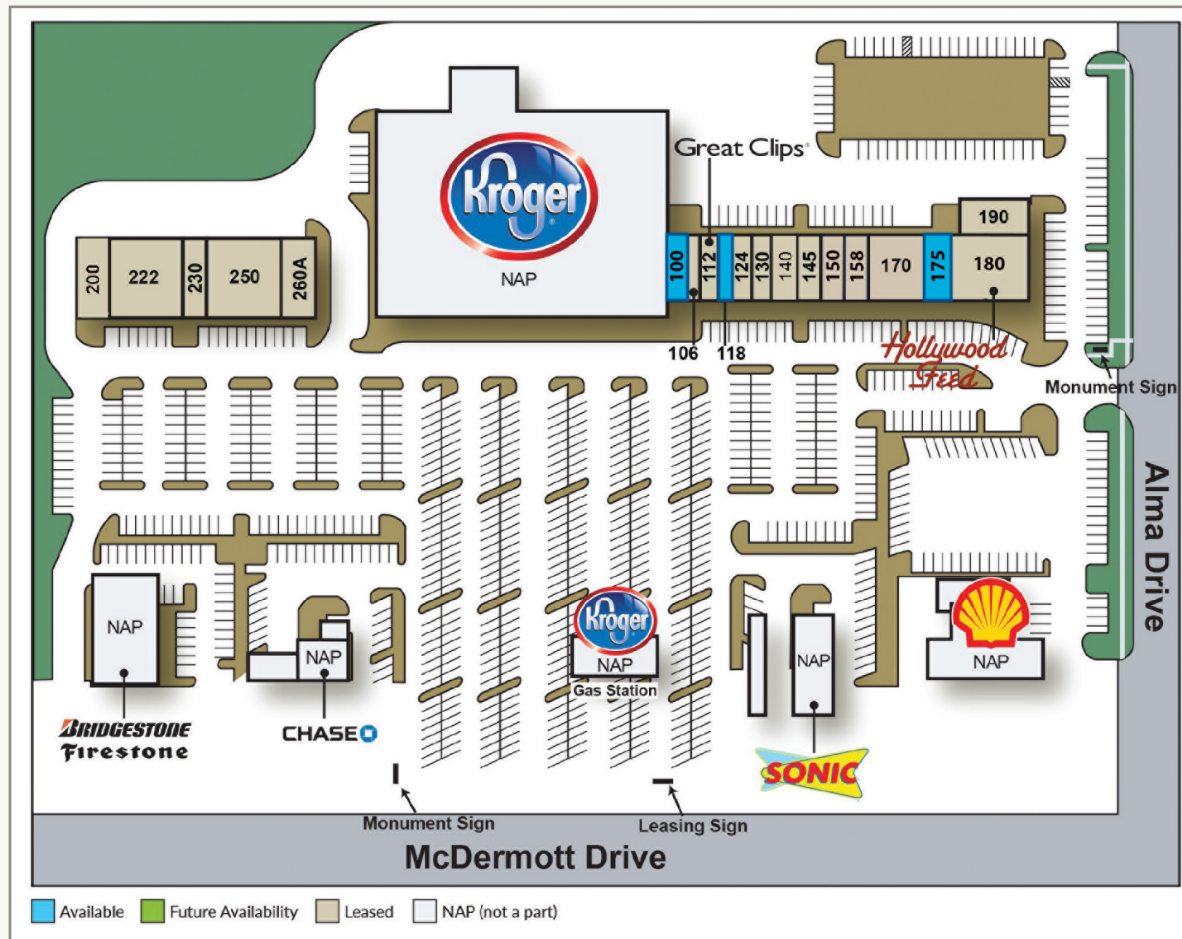


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,761	127,782	349,062
EST. DAYTIME POPULATION	5,578	47,448	98,803
EST. AVG. HH INCOME	\$190,098	\$165,135	\$171,784

Site Plan

NWC W McDermott Dr & Alma Dr
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SUITE	TENANT	SQUARE FEET
200	SPICE CREATIONS	2,800
222	SALONS BY JC	5,600
230	MD SALON	1,050
250	CARTER BLOOD CARE	4,450
260A	ANASOFIA MEXICAN GRILL	2,200
100	POTENTIALLY AVAILABLE	2,000
106	EAGLE POSTAL CENTERS	1,400
112	GREAT CLIPS	1,190
118	AVAILABLE - FORMER NAIL SALON	1,190
124	Y TAILOR	1,050
130	ATHLETICO	2,497
140	HATTA THAI MASSAGE	1,765
145	SONNY'S DONUT	1,050
150	HASHI JAPANESE KITCHEN	1,400
158	AVALON SCHOOL OF MUSIC	1,470
170	EGGSQUISITE	2,943
175	AVAILABLE 5/1/26 - 2ND GEN RETAIL	1,260
180	HOLLYWOOD FEED, LLC	5,292
190	CHARLIE'S DRY CLEANING	2,100

Close Aerial

NWC W McDermott Dr & Alma Dr
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Far Aerial

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