



# STARCREEK VILLAGE FOR LEASE

SWQ HWY 121 & WATTERS RD  
ALLEN, TX

LOCATION

SWQ HWY 121 & WATTERS RD

AVAILABLE SPACES

2,368 SF                      1,884 SF

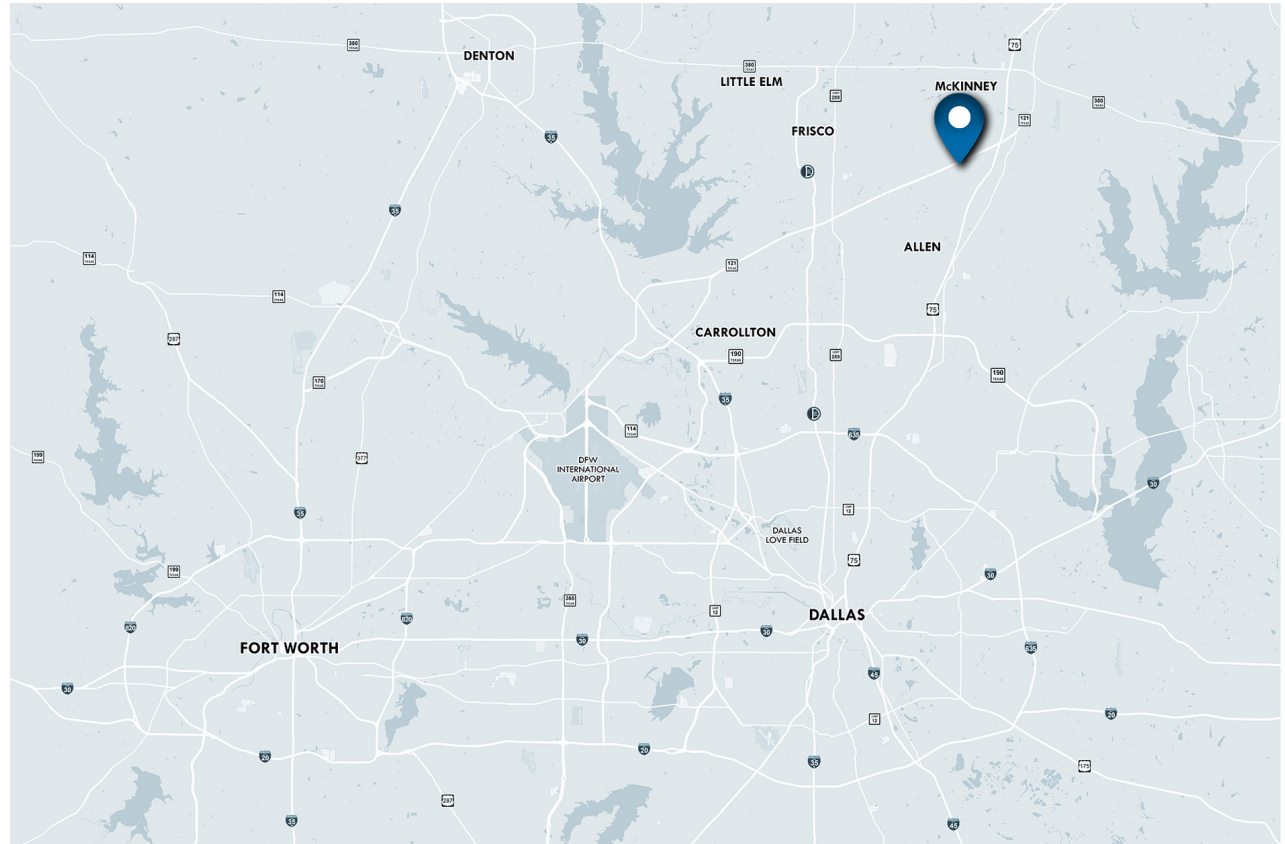
1,764 SF

TRAFFIC COUNTS

HWY 121                      WATTERS RD  
55,304 VPD 2018              16,800 VPD 2017

PROPERTY HIGHLIGHTS

- ★ LOCATED IN ALLEN'S HIGH GROWTH 121 CORRIDOR
- ★ HWY 121 FRONTAGE
- ★ ADJACENT TO LIFETIME FITNESS PREMIER ATHLETIC CLUB
- ★ CLOSE PROXIMITY TO CINEMARK THEATER
- ★ HIGH AREA INCOMES



2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,649	113,734	290,054
EST. DAYTIME POPULATION	1,944	28,856	76,073
EST. AVG. HH INCOME	\$124,837	\$125,920	\$134,377

AREA ATTRACTIONS







