

ENGVEST
GROUP

FOR LEASE

Twin Creeks - Remo Private Offices

501 Twin Creeks Dr, Allen, TX 75013

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

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Property Description

One year lease minimum.

Property Highlights

- Scenic Views
- Quiet Workspace
- Wifi Included
- Peaceful Atmosphere
- Networking Opportunities
- Premium Dining Close by
- On-Site Events
- Golf Course Breaks
- Clubhouse Amenities
- Golf Club Access

Offering Summary

Lease Rate:	\$1,000.00 per month (Gross)
Available SF:	90 SF
Lot Size:	36,791,080,920 SF
Building Size:	90 SF

Demographics	1.5 Miles	3 Miles	5 Miles
Total Households	10,064	41,396	115,920
Total Population	28,135	110,623	324,491
Average HH Income	\$165,058	\$131,083	\$126,872

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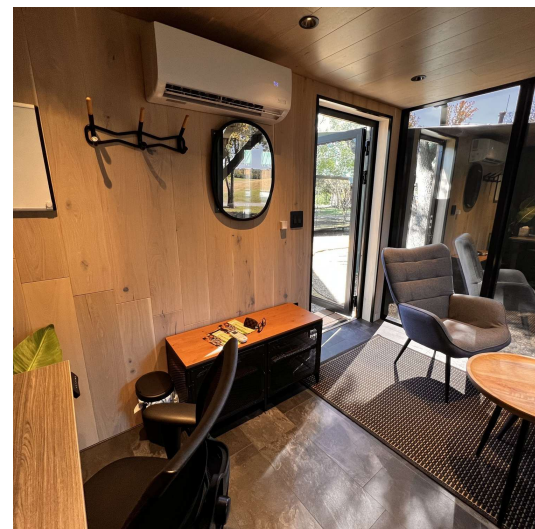
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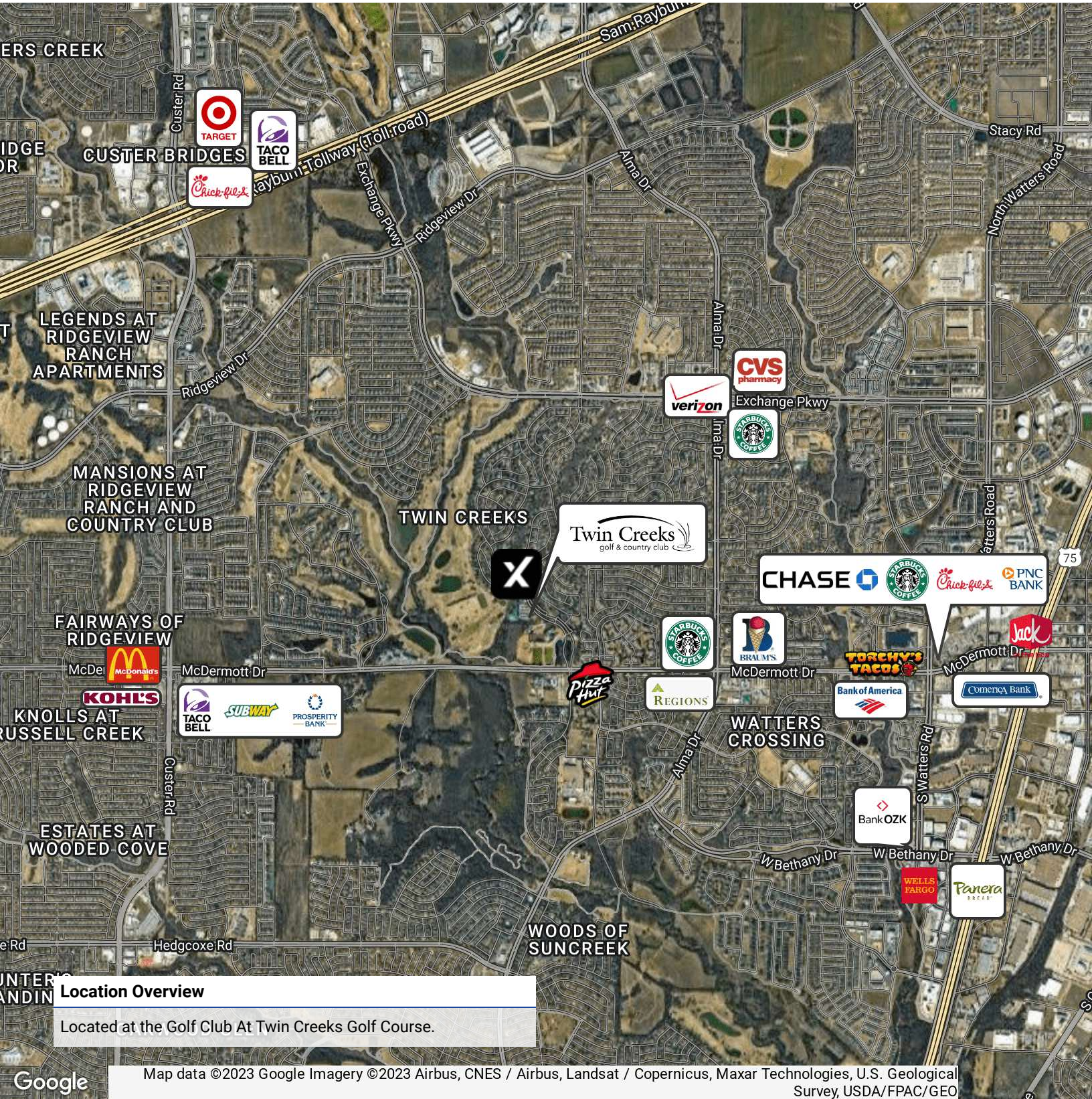
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Location Overview

Located at the Golf Club At Twin Creeks Golf Course.

Map data ©2023 Google Imagery ©2023 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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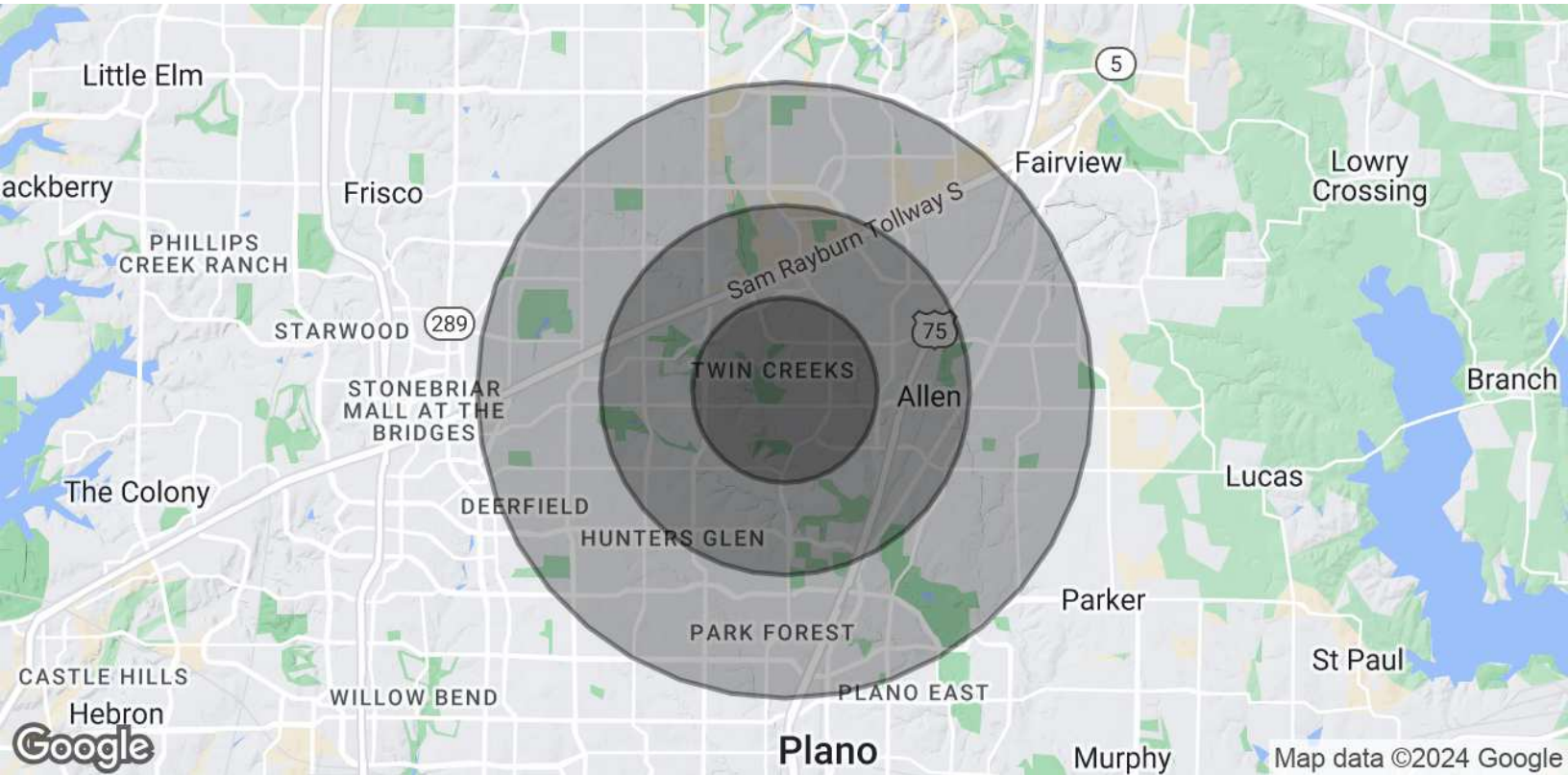
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Population	1.5 Miles	3 Miles	5 Miles
Total Population	28,135	110,623	324,491
Average Age	40.0	39.5	38.7
Average Age (Male)	37.7	37.6	37.4
Average Age (Female)	41.0	40.3	39.1

Households & Income	1.5 Miles	3 Miles	5 Miles
Total Households	10,064	41,396	115,920
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$165,058	\$131,083	\$126,872
Average House Value	\$396,522	\$346,473	\$332,069

Traffic Counts	
McDermott and Alma	/day
2020 American Community Survey (ACS)	

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