

FOR LEASE

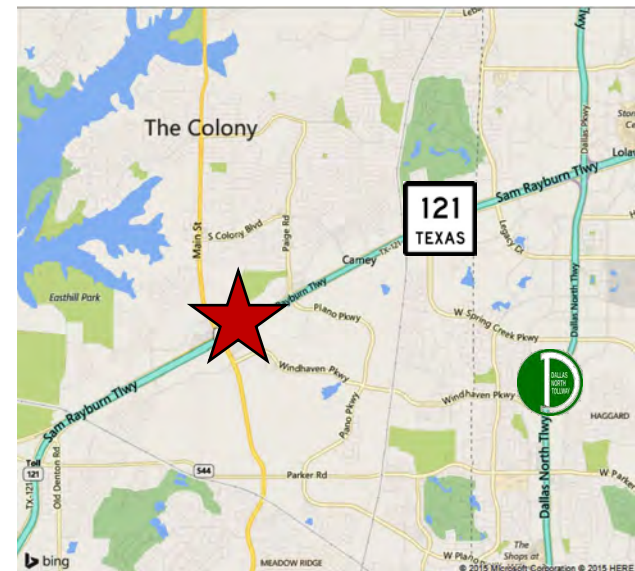
121 Office Plaza
4815 State Hwy 121, The Colony, TX 75056



1,874± - 3,792± SF Office Condos Available



- ♦ 2 Brand New Office Condos
- ♦ Next to Baylor Institute for Rehabilitation
- ♦ 1,874± SF and 1,918± SF or 3,792± SF combined, with optional 3,323± SF available
- ♦ Great visibility with monument signage, off service road
- ♦ Separate entrance & door step parking
- ♦ Rapid growth area with multiple amenities including TopGolf, Studio Movie Grill, Nebraska Furniture Mart (Grandscape), numerous restaurants and shopping venues
- ♦ Traffic count of 109,704 ADV (Source: CoStar)





HUDSONPETERS
Commercial

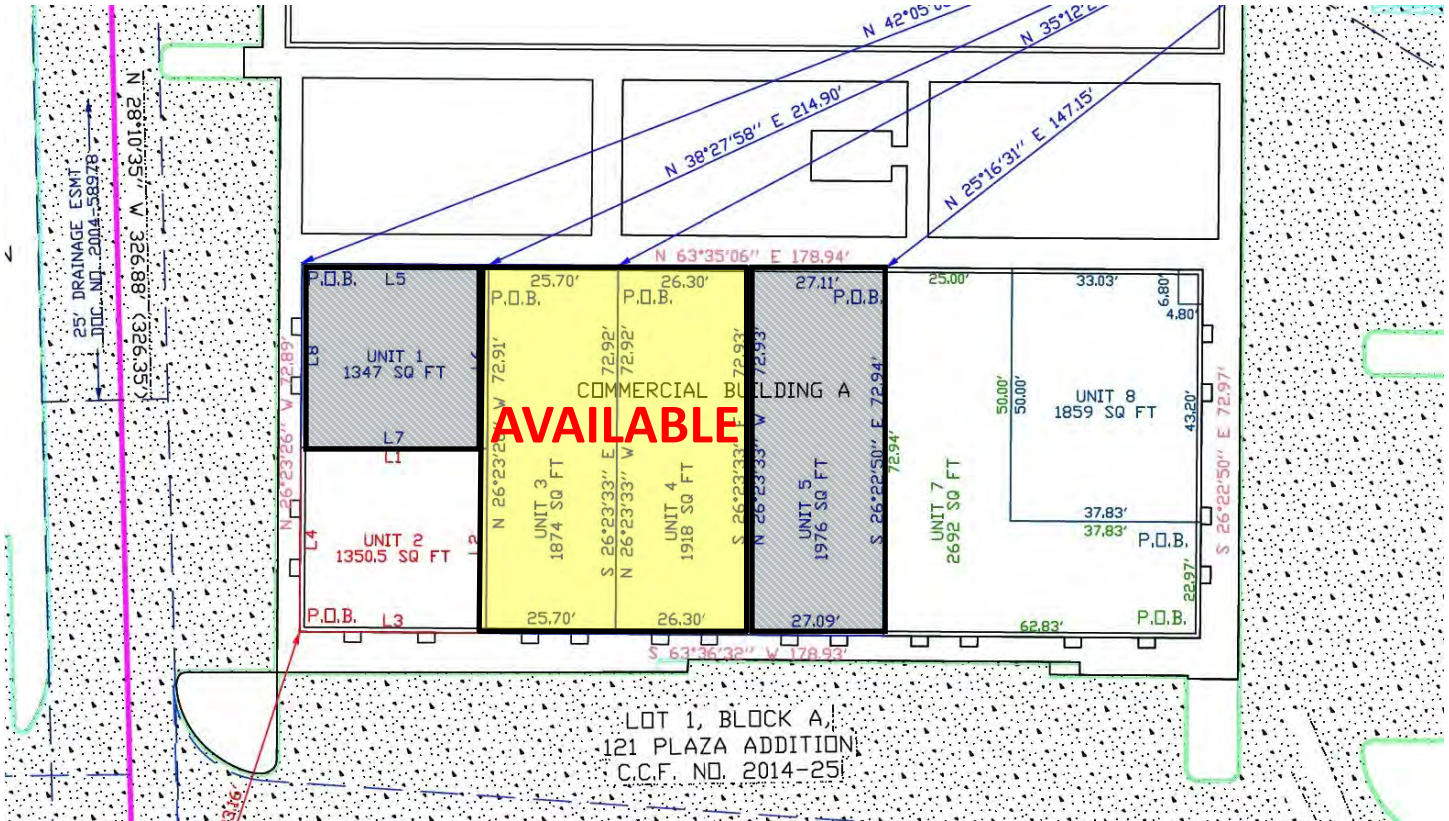
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The information contained herein was obtained from sources believed reliable; however, Hudson Peters Commercial, LLC, makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of these properties is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

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-  Available
-  Optional Space for Lease



Demographics (CoStar)	1 Mile	3 Mile	5 Mile
2015 Total Population	5,724	74,436	209,316
2020 Population	6,552	85,639	241,443
Average Age	35.20	35.60	35.60
2015 Total Households	2,004	27,783	81,692
Median Household Income	\$80,954	\$90,661	\$81,732
Median Home Value	\$170,433	\$194,075	\$235,860



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Busy Commercial Intersection at Main Street/N Josey Lane and State Hwy 121

1	2	3	4
NW Quadrant	NE Quadrant	SE Quadrant	SW Quadrant
Walmart Supercenter	Albertson's	Super Target	Kroger
Cato	Ross Dress for Less	Best Buy	Pie Five Pizza
Quiznos	IHOP	Studio Movie Grill	Chili's
Chick-fil-A	Burger King	Rosa's Café	Pei Wei Asian
McDonalds	Jimmy's Egg	Jersey Mike's Subs	H&R Block
Emelia's Tex Mex	Panda Wok	Schlotzsky's	Dollar Tree
Little Caesars Pizza	Amore Pasta & Pizza	Jack in the Box	Zoes Kitchen
Sonny Donuts	Comfort Suites	Dairy Queen	
Golden Corral	Sonic Drive-In	Starbucks	
SmartStyle	Popeye's	Rockfish	



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NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should

know that the duties of a broker depend on whom the Broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the

transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Real Estate Broker Company— Hudson Peters Commercial

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.