

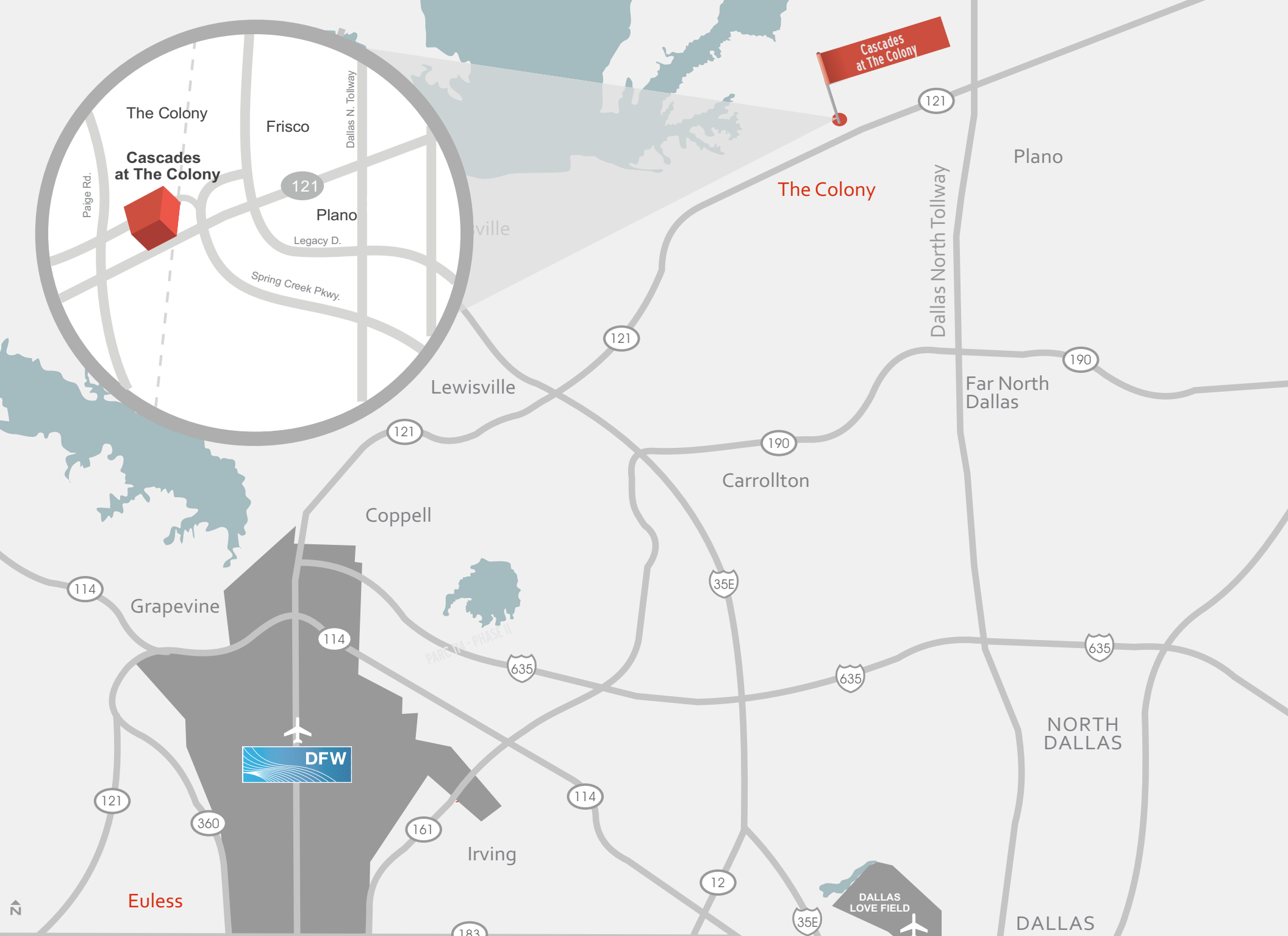
JACKSON · SHAW

# The Oasis at Cascades

The Colony, Texas  
Restaurant & Retail Sites Available | +/- 6 Acres





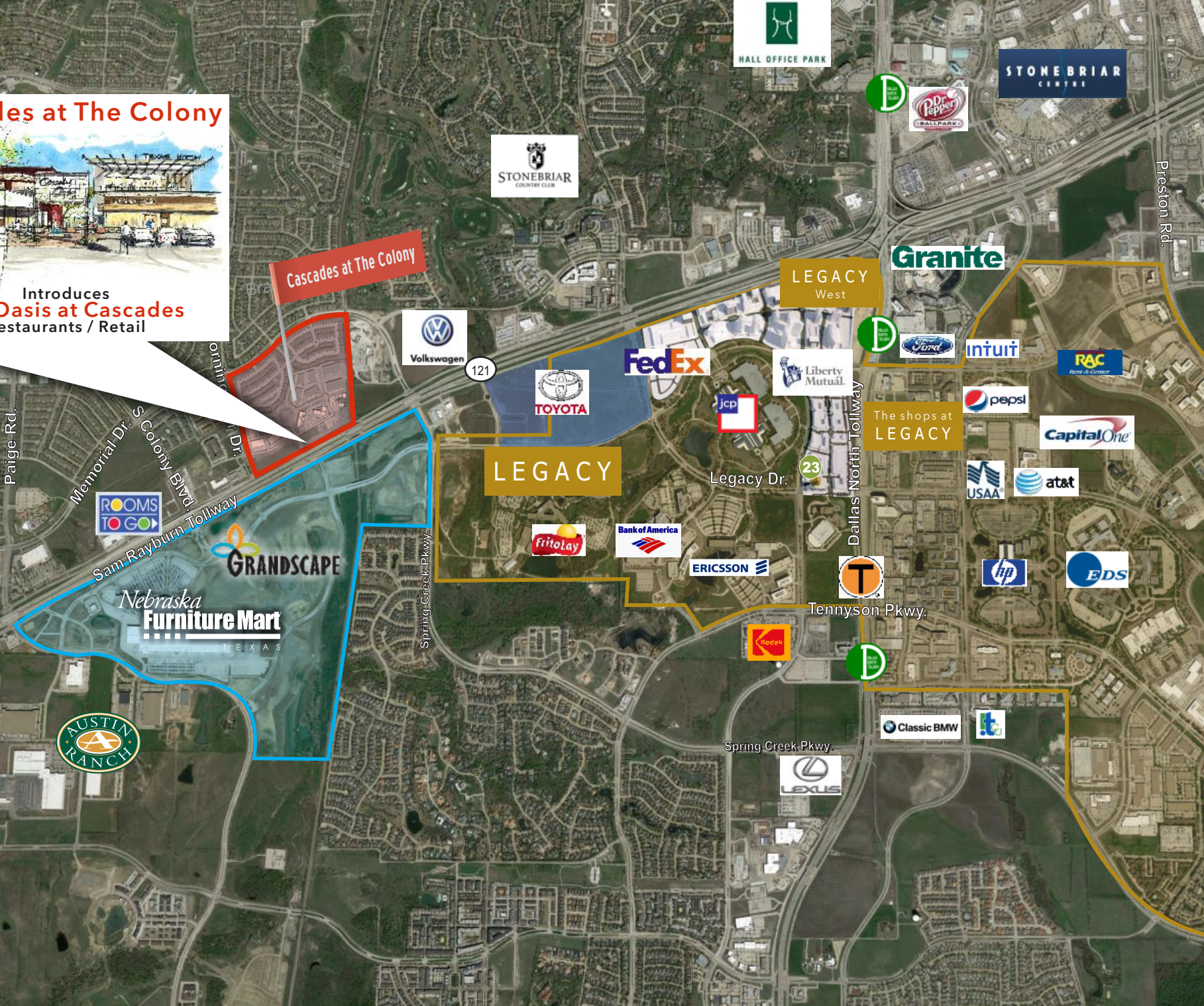


# Cascades at The Colony



Introduces  
**The Oasis at Cascades**  
 Restaurants / Retail

Cascades at The Colony





**CASCADES AT THE COLONY | 110 ACRE | MIXED-USE DEVELOPMENT**

- **The Oasis at Cascades**  
Restaurants and Retail | 30,100 SF
- **Hospitality at Cascades**  
Residence Inn by Marriott | 102 Keys  
Fairfield Inn and Suites by Marriott | 104 Keys  
Courtyard by Marriott | 128 Keys  
Cascades Events Center | 6,400 SF
- **Urban Industrial at Cascades**  
10 Buildings | 320,000 SF
- **Residential at Cascades**  
613 Single Family Homes
- **Wedding Chapel at Cascades**  
The Chapel at Ana Villa - | 275 Guests
- **Office / Retail Land at Cascades**  
Planned / 3.0 Acres Available

**The Oasis at Cascades** encompasses multiple opportunities for shallow depth small shop retail and full service restaurant space with park like features including fountains, outdoor patio space and mezzanine rooftop restaurant entertaining areas.

- Newest addition to the **100 acre Cascades at the Colony** master planned mixed-use community.
- Located in a dynamic and growing retail and corporate headquarter corridor in **The Colony, Texas** on the north side of Sam Rayburn Tollway(SH121) at Cascades Court.
- Across the street from **Nebraska Furniture Mart/Grandscape's** 433 acre site that will benefit from expected 18 million annual visitors.
- Less than 3 miles from Cascades, Legacy Business Park's **Legacy West** (240 acres) welcomes worldwide automotive giant **Toyota, FedEx Office** and **Liberty Mutual** combined will house over 10,200 employees.

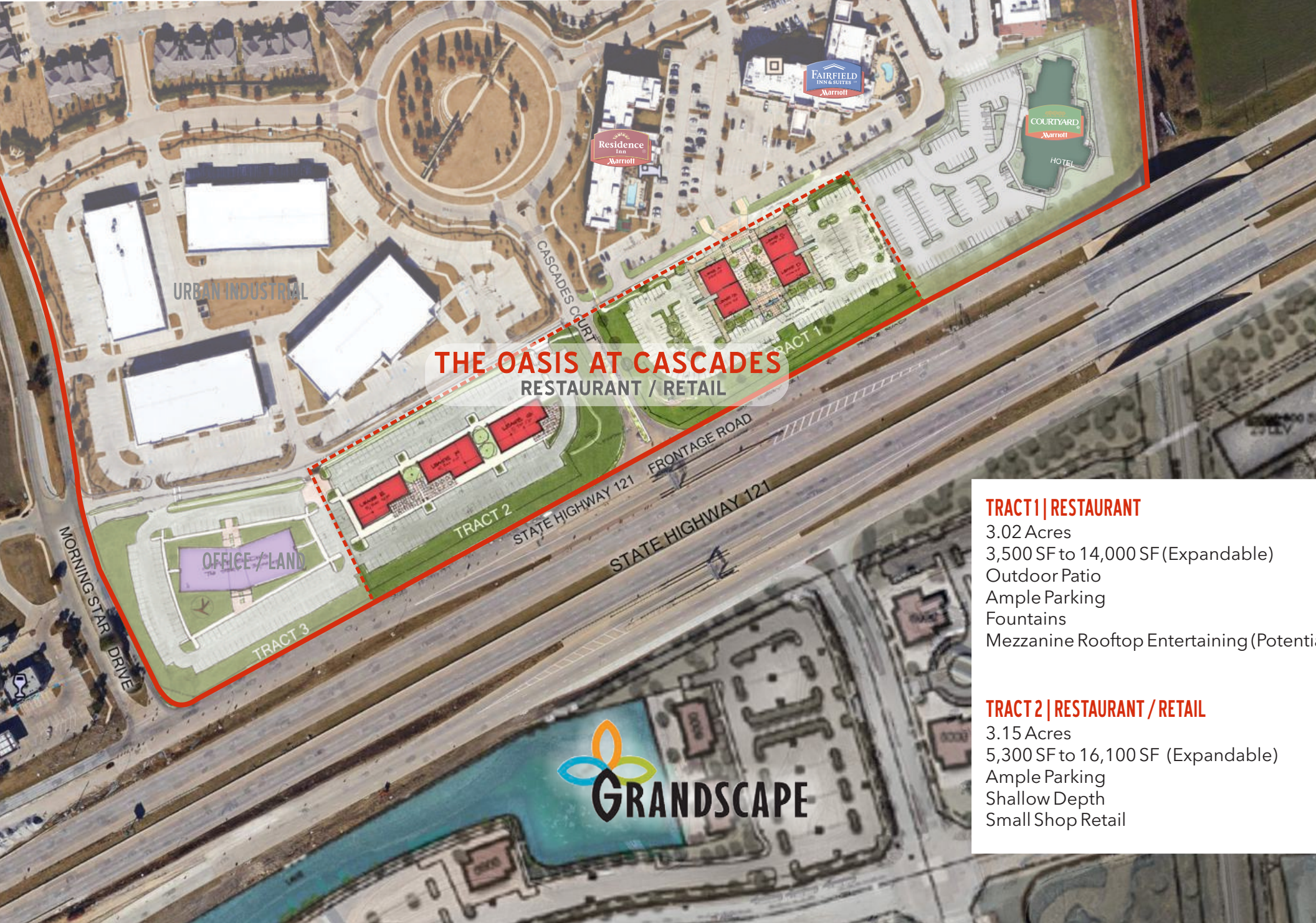
### **TRACT 1 | RESTAURANT**

3.02 Acres  
3,500 SF to 14,000 SF (Expandable)  
Outdoor Patio  
Ample Parking  
Fountains  
Mezzanine Rooftop Entertaining (Potential)

### **TRACT 2 | RESTAURANT / RETAIL**

3.15 Acres  
5,300 SF to 16,100 SF (Expandable)  
Ample Parking  
Shallow Depth  
Small Shop Retail





**THE OASIS AT CASCADES**  
RESTAURANT / RETAIL

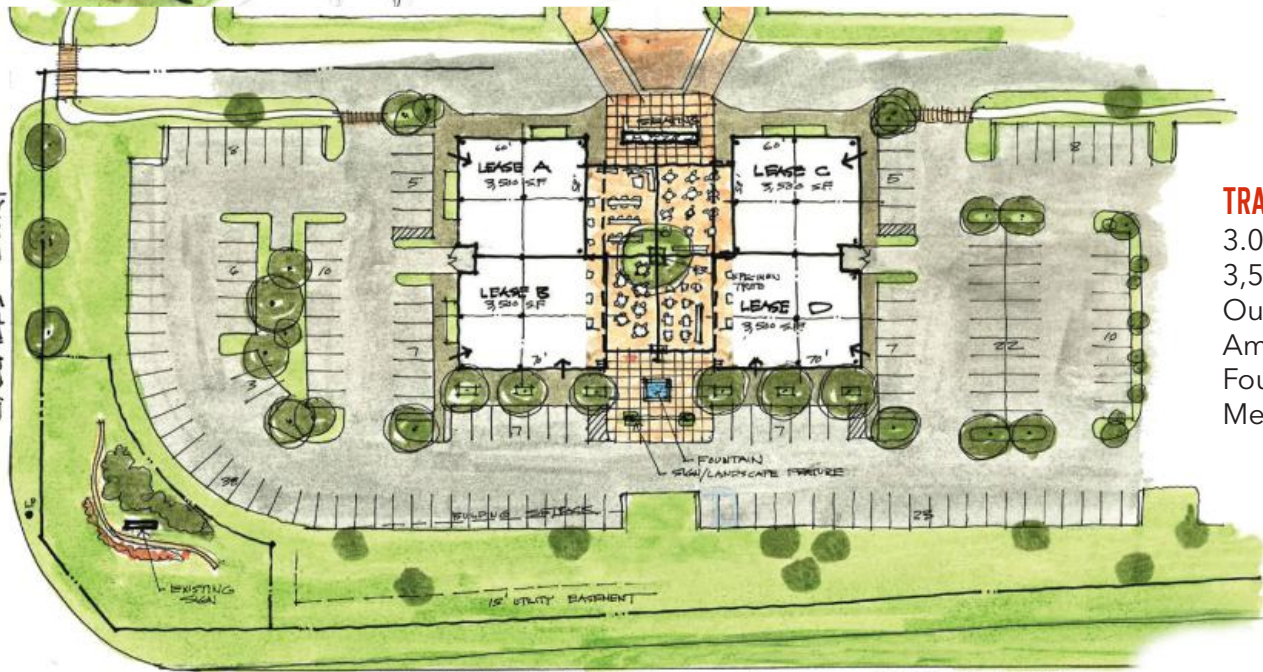
**TRACT 1 | RESTAURANT**

- 3.02 Acres
- 3,500 SF to 14,000 SF (Expandable)
- Outdoor Patio
- Ample Parking
- Fountains
- Mezzanine Rooftop Entertaining (Potential)

**TRACT 2 | RESTAURANT / RETAIL**

- 3.15 Acres
- 5,300 SF to 16,100 SF (Expandable)
- Ample Parking
- Shallow Depth
- Small Shop Retail





### TRACT 1 | RESTAURANT

- 3.02 Acres
- 3,500 SF to 14,000 SF (Expandable)
- Outdoor Patio
- Ample Parking
- Fountains
- Mezzanine Rooftop Entertaining (Potential)





**TRACT 2 | RESTAURANT / RETAIL**

- 3.15 Acres
- 5,300 SF to 16,100 SF (Expandable)
- Ample Parking
- Shallow Depth
- Small Shop Retail

## TRAFFIC COUNTS

- SH 121, West of Plano Pkwy: 121,000 VPD
- SH 121, East of DNT: 103,000 VPD
- Morning Star: 6,800 VPD
- Memorial Drive: 36,000 VPD

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	9,274	72,548	204,101
Avg. hh income	\$95,418	\$109,882	\$115,380
Median home value	\$211,818	\$258,566	\$293,591
Households > \$75,000	51.9%	53.7%	54.2%
Daytime Employees	6,971	56,837	159,594



**TRAFFIC GENERATORS | WITHIN CASCADES AT THE COLONY**



THE CHAPEL AT  
ANA VILLA



URBAN INDUSTRIAL  
at Cascades

**MARKETPLACE TRAFFIC GENERATORS | WITHIN 3 MILES**



## MARKETPLACE TRAFFIC GENERATORS



## Nebraska Furniture Mart®

Berkshire Hathaway opened its new flagship Nebraska Furniture Mart located in The Colony, Texas. Only the 4th store in the franchise, this new location for "The Mart", as it is called by regulars, is expected to be the highest volume furniture store in the United States.

- 90 Acres
- 560,000 SF Furniture Mart & 1.3 M SF Whs/Dist.
- Nebraska Furniture Mart expects to attract 8 million visitors its first year.
- Visitors and sales projected to grow 7% annually for the first 10 years and 3% annually thereafter.



## GRANDSCAPE®

Being developed by Nebraska Furniture, Grandscape will stretch across 400+ acres, with 3.9 million square feet of retail, entertainment, dining and attractions.

- 400+ Acres
- 3.9 Million Square Feet
- Entertainment Venues
- Retail Stores
- Recreation Areas
- Hotel
- Outdoor Amphitheater
- Restaurants
- 18 million visitors expected to visit the Grandscape development per year.

## MARKETPLACE TRAFFIC GENERATORS



## LEGACY

The Legacy in Plano development was started as the headquarters for EDS in 1985. Since that time, the 2,665-acre master planned community has grown to national prominence, featuring over 15 million SF of Class A / AA multi-tenant office space and corporate headquarters for FedEx Toyota, Liberty Mutual, Frito Lay, JC Penney, Dr. Pepper / Snapple Group, Pizza Hut, Cinemark Theaters, Gearbox Software and Rent-A-Center, along with major regional offices for AT&T, Ericsson, Intuit, and CA Technologies.

- 2,665 ACRES
- Fortune 500 Headquarters
- 15 M SF Class A/AA Office
- 55,000 Employees



## The shops at LEGACY

- 150 Acres
- 450,000 SF Shops at Legacy
- 40 restaurants
- Over 1,000 residential units
- 400-room Marriott hotel
- 1M SF of multi-tenant office
- SMU-in-Legacy Campus

## MARKETPLACE TRAFFIC GENERATORS



Legacy West, 240 acres at the Dallas North Tollway and State Highway 121 in West Plano will be the home of the worldwide automotive giant Toyota where it will locate more than 5,000 workers. In addition FedEx Office corporate and support service staff where more than 1,200 FedEx workers will be housed in Legacy West. The addition of Liberty Mutual will house 4,000 employees and a luxury, 300 room Renaissance hotel tower, corporate office space, an urban shopping center and apartments.

- 240 acres
- Liberty Mutual
- Toyota headquarters
- FEDEX headquarters complex
- 300 Room - Renaissance Hotel
- Corporate office space
- Urban shopping center
- Apartments



**TOYOTA**



**RENAISSANCE**





# The Oasis at Cascades

The Colony, Texas  
Restaurant & Retail Sites Available | +/- 6 Acres



For Information Contact:



Chrystal Morgan  
(D) 214-960-4467 | (C) 817-709-1249  
chrystal@shopcompanies.com

Thomas Glendenning  
(D) 214-960-4528 | (C) 214-205-8217  
thomas@shopcompanies.com

Developed and Owned by:



(800) 351-SHAW | JacksonShaw.com