



Village at 121

5701 & 5733 SH-121

The Colony, Texas 75056

Across the street from: **Nebraska Furniture Mart**

Property Features

- Total Space: 217,000 SF
- Available Space: 1,000 SF - 147,000 SF
- PADS: 1.7 Acres (Divisible)
2.37 Acres
2.8 Acres
- Lease Rate: Please Call for Rates



Demographics (2015)

	1 Mile	3 Miles	5 Miles
2014 Population	11,280	72,560	193,107
2019 Proj. Growth	14.9%	15.2%	15.13%
Average Household Income	\$95,665	\$106,049	

Traffic Counts (2014)

- S Colony Blvd at Page Rd: 14,598
- SH 121 at Main St: 134,621

Mike Smith

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Kornel Romada

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For Lease

1,000-147,000 SF

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Stretching across 90 acres, this massive new Texas-sized home furnishings store is located off Sam Rayburn Tollway/Texas 121 in-between Plano Parkway and W Spring Creek Parkway in the City by the Lake, The Colony, Texas

- 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 is one of the largest and most unique mixed-use real estate developments in the country. It is located in The Colony, Texas, in the heart of Dallas/Fort Worth, the 4th largest metropolitan area in the nation.

- 400 + Acres
- Projected to include 3.9 Million Square Feet
- Retail Stores
- Recreation Areas
- Hotel
- Outdoor Amphitheater
- Restaurants
- 20 million visitors expected to visit the Grandscape development per year



Traffic Generators



4851 LBJ Freeway 10th Floor
Dallas TX 75244
214 256 7100
nairlretail.com

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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 Penny, 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

LEGACY WEST

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



For Lease

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

Information on Brokerage Services
What to know Before Working with a Real Estate Broker

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 owner would not want the buyer 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.

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In this transaction, NAI Robert Lynn is: RETAIL division

[X] agent for Owner/Landlord only; [] agent for Buyer/Tenant only; or [] an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord

Buyer or Tenant