

FOR LEASE

5005 SH 121

NEQ SH 121 & BLAIR OAKS DR, THE COLONY, TX 75056



PROPERTY INFO

- + Strategically located on Hwy 121 directly in front of Top Golf.
- + Neighbors include The Colony High School with over 2,000 students, Walmart, Top Golf, Home Depot, Target, Kroger and Nebraska Furniture Mart
- + Newer construction. Built in 2013
- + Immediate availability
- + Large Hwy 121 pylon sign
- + May be subdivided.
- + Large dedicated parking lot with 129 spaces
- + Easily convertible into an alternate restaurant concept or retail box
- + GLA: ± 12,584 SF (per tax roll)
- + Lease Rate: \$30.00 PSF NNN
- + 2016 Estimated Property Taxes: \$5.34 PSF

Traffic Counts

SH 121	128,430 vpd
Main St	42,420 vpd

Source: CoStar 2015



2016 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	5,777	75,658	202,890
2016-2021 Projected Pop	6,429	85,201	227,210
Average HH Income	\$83,194	\$120,122	\$125,531
Median Age	34.3	35.4	35.3

Retail Science from CBRE

www.cbre.com/ucr

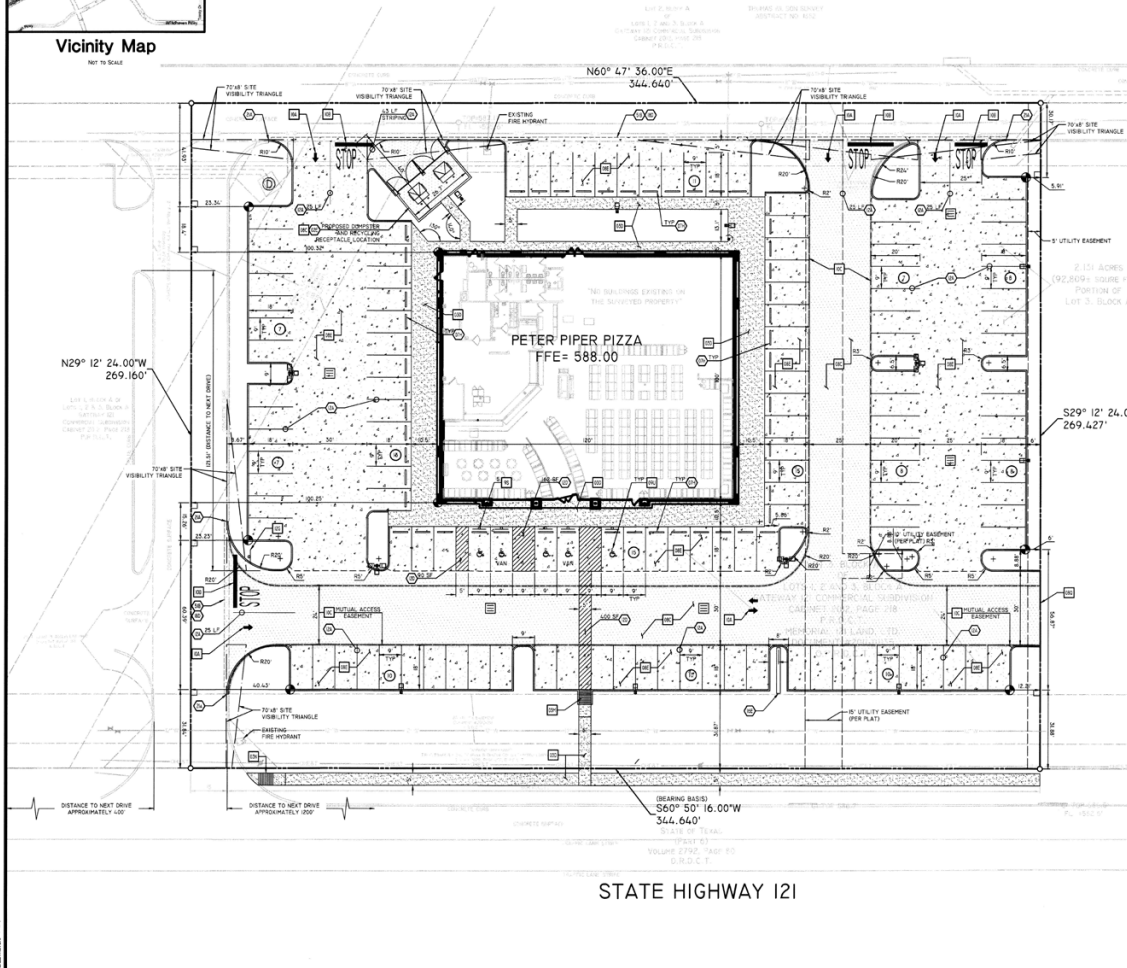
CBRE

FOR LEASE | 5005 SH 121 | NEQ SH 121 & BLAIR OAKS DR, THE COLONY, TX 75056





Vicinity Map
NOT TO SCALE



CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND ALL NEIGHBORHOOD NOTICES. ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES.



NOTE:
ALL ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF UTILITIES SHALL BE OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES.

EXISTING

---	PROPERTY LINE/RIGHT-OF-WAY LINE	○	TREE 1/2" DIAMETER
---	BUILDING SETBACK LINE	○	CONTOUR LINES (DAVID '80)
---	EXISTING STORM SEWER	○	ALUMINUM DISC MARKED "TEXAS"
---	EXISTING ELECTRIC LINE	○	DEPARTMENT OF TRANSPORTATION
---	EXISTING WATER LINE	○	SURVEY SITE BENCHMARK
---	EXISTING GAS LINE	○	SEE RECORD TARRANT COUNTY, TEXAS
---	TELEPHONE RISER	○	PLAT RECORD TARRANT COUNTY, TEXAS
---	ELECTRIC METER	○	OUTLINE
---	LIGHT POLE	○	UTILITY CABINET
---	SOIL	○	UTILITY MARKING
---	STORM DRAIN MANHOLE	○	
---	UTILITY POLE WITH RISER	○	
---	UTILITY POLE	○	
---	UTILITY POLE WITH RISER	○	
---	FLOW LINE	○	

PROPOSED

---	BOUNDARY LINE	○	PROPOSED LIGHT POLE
---	RIGHT OF WAY LINE	○	
---	CONCRETE CURB AND GUTTER	○	
---	SEE DETAIL PLAN	○	
---	CURB INLET	○	
---	BUILDING CONTROL POINT	○	
---	PROPOSED PARKING SPACES	○	
---	SEE DETAIL PLAN	○	

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADI SHALL BE 3' AS SHOWN TYPICAL ON THIS PLAN UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL CURB AND GUTTER EQUIPMENT TO ORIGINAL PAVING SHALL BE INSTALLED PER DETAIL. ALL CORNERS ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL. ALL PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL. AS OVER THE ENTIRE PAVING LOT AREA AND ALL APPROACH DRIVEWAYS. ALL PAVING LOT STRIPES INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL.
 - ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL.
 - ALL ACCESSIBLE PARKING SPACES SHALL HAVE SIGNAGE INSTALLED PER DETAIL. VS.
 - FIRE SPRINKLERS ARE PROVIDED FOR THE PROPOSED BUILDING.

- SITE NOTES**
- FRAM SQUARE PER ENCLOSURE PER ARCH. PLANS
 - PRECAST CONCRETE WHEEL STOP - SIZE PER LOCAL CODE. ANCHOR WITH 18 INCH BARS AT EACH END INTO PAVING PLATE 3' FOOT - 6' INCHES FROM BUILDING OR EDGE OF PAVING SHALL
 - 4 INCH TRAFFIC YELLOW LINE STRIPES (SEE LENGTH INDICATED AT SYMBOL)
 - 4 INCH WIDE PAINTED YELLOW STRIPES 10 FOOT O.C. W-45 DEGREES (SEE SIZE INDICATED AT SYMBOL)
 - MONUMENT SIGN
 - MATCH EXISTING FLOOR FINISH ELEVATIONS
 - TAPER CURB TO MATCH EXISTING CURB
 - FINISH OF SMOOTHS AND PAVEMENT REMOVAL

- SITE DETAILS**
- CONCRETE SIDEWALK
 - WHEEL-CHAIR RAMP IN SIDEWALK
 - WHEEL-CHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
 - HEAVY DUTY CONCRETE PAVING
 - STANDARD DUTY CONCRETE PAVING
 - THICKNESS EDGE OF PAVING
 - ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
 - TRAFFIC FLOW ARROW (TYP)
 - STOP BAR (TYP)
 - FIRE LINE MARKING
 - STOP SIGN

SITE DATA SUMMARY TABLE			
ACREAGE SUMMARY			
SUBJECT PROPERTY	2.0 ACRES (NEARLY SQ. FT.)		
PETER PIPER PIZZA BLDG	(2,000 SQ. FT.)		
BUILDING HEIGHT	2F		
NUMBER OF STORES	1		
FLOOR AREA RATIO (FAR)	101.34		
ACCESSIBLE PARKING			
MAX PARKING	2 REQUIRED	2 PROVIDED	
ACCESSIBLE PARKING	1 REQUIRED	1 PROVIDED	
TOTAL	3 REQUIRED	3 PROVIDED	
PARKING RATIO			
PETER PIPER PIZZA	12.00 (2,000 SQ. FT.)	10% (2,000 SQ. FT.)	0.13

APPROVED BY THE CITY COUNCIL ON _____ DAY OF _____ 2013.
DEVELOPMENT SERVICES DIRECTOR

REVISIONS:
1 03/03/20
2 03/03/20

CITY OF THE COLONY
PROJECT # 17-00000

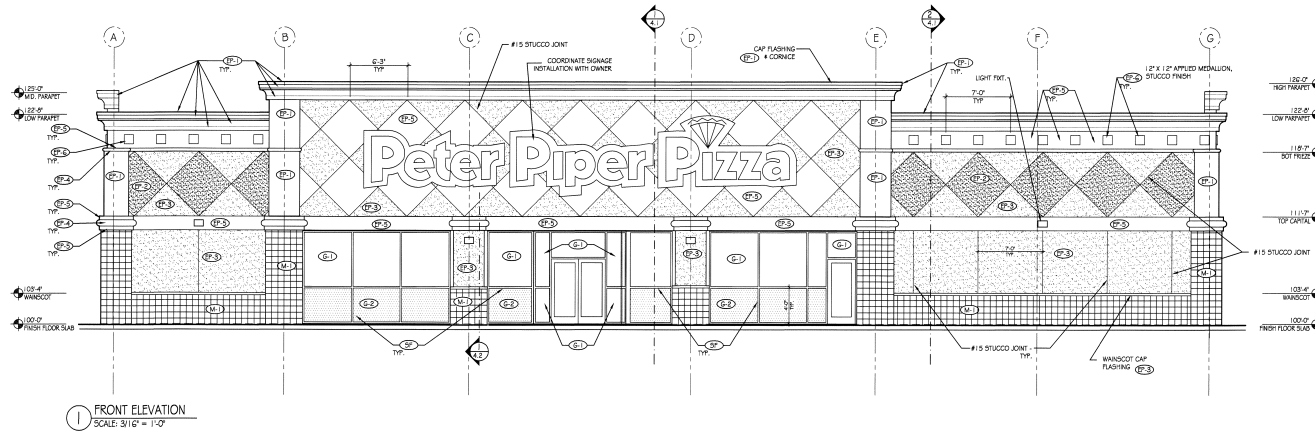
SITE PLAN
Peter Piper Pizza
17121A SH 121 @ BLAIR OAKS ROAD

Engineering Associates, Inc.
17121A SH 121 @ BLAIR OAKS ROAD
THE COLONY, TEXAS 75056
PHONE: 972.242.1111
FAX: 972.242.1112
WWW.EA-INC.COM

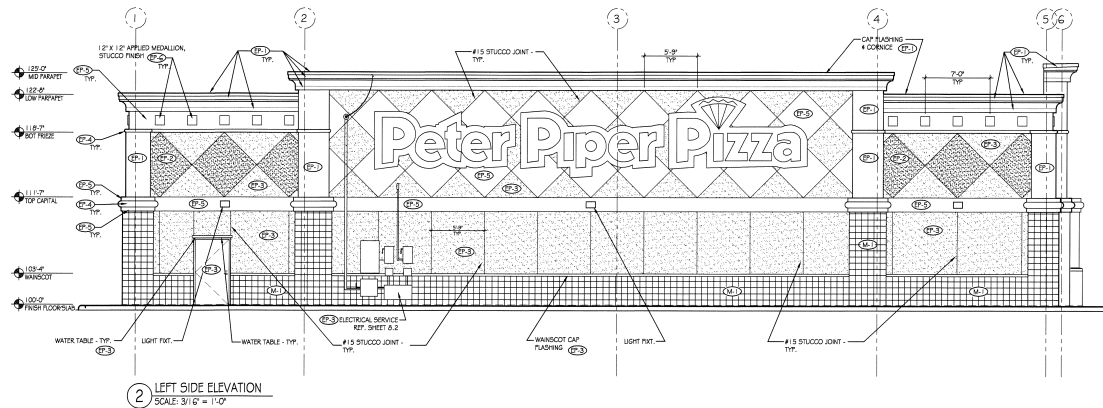
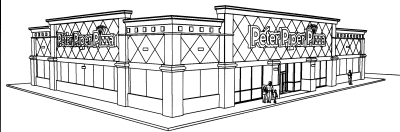
SEAL OF THE CITY OF THE COLONY, TEXAS
MAY 17 2013
F-7524

Charles William Piper & Associates
CONSULTING ENGINEERS
2017 W. STATE HIGHWAY 121, SUITE 100
THE COLONY, TEXAS 75056
PHONE: 972.242.1111
FAX: 972.242.1112
WWW.CWA-INC.COM

DATE: 3/4/2013
JOB NO.: 17121
DRAWN BY: TA
SHEET NUMBER:
2.1
OF 13



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES		
(M-1)	FEATHER LIGHT SPOT FACE GUNW/ W SCORE. COLOR AS SELECTED BY OWNER.	FEATHER/LITE TRACE MARTIN (210) 296/7911
(S-1)	PORTLAND CEMENT STUCCO PRIMARY FINISH COAT: SAND TEXTURE FINISH: PAINT SEE BELOW (300 SPS)	SEE SHEET 4.0 FOR GENERAL STUCCO SPEC
(EP-1)	BENJAMIN MOORE PAINT ON STUCCO #0175-40 "DOBIE DUST"	
(EP-2)	BENJAMIN MOORE PAINT ON STUCCO #0119-40 "MARNALACE"	
(EP-3)	BENJAMIN MOORE PAINT ON STUCCO #0151-00 "CRISP STRAW"	
(EP-4)	BENJAMIN MOORE PAINT ON STUCCO #0145-00 "COTTON BALLS"	
(EP-5)	BENJAMIN MOORE PAINT ON STUCCO #0146-00 "SOFT BEIGE"	
(EP-6)	BENJAMIN MOORE PAINT ON STUCCO #0166-00 "OROLE"	
WINDOW SYSTEM NOTES		
(S-F)	STOREFRONT: 2' X 4' 1/2" CLEAR ANODIZED ALUMINUM WINDOW & DOOR SYSTEM W/ 1" INSULATED GLAZING	
(S-1)	GLAZING: EXTERIOR - 1/4" GRAY TINT; INTERIOR - 1/4" AFG LOW E (OR EQUAL) OR EQUAL	GRAY TEMPERED
(S-2)	GLAZING: EXTERIOR - 1/4" GRAY TINT; INTERIOR - 3M "OPTICAL ELECTROCHROMIC FILM" (OR SURFACE COATED OPTICAL ACID ETCHED LOOK - ITEM # FTS056-1); ALTERNATE OPAQUE SURFACE: BUNKOIRO FROSTED FILM "MATE 375 PRODUCT CODE: MWV 100 MATE"	OPAQUE TEMPERED
NOTE: ALL EXTERIOR STOREFRONT DOORS, GLASS & GLAZING SYSTEMS TO COMPLY WITH THE CURRENTLY ADOPTED ENERGY CODES FOR THIS SPECIFIC CLIMATE ZONE - TYPICAL.		
1" Insulated Glass - Performance Characteristics:		U-Value: .35 max.
		Solar Heat Gain Coefficient: 40 max.
(A copy of the Envelope Compliance Form is available upon request)		

ALL STOREFRONT TO BE TEMPERED GLASS, TYP.

NOTE:
DRAWING SCALE IS 3/16"

REVISIONS

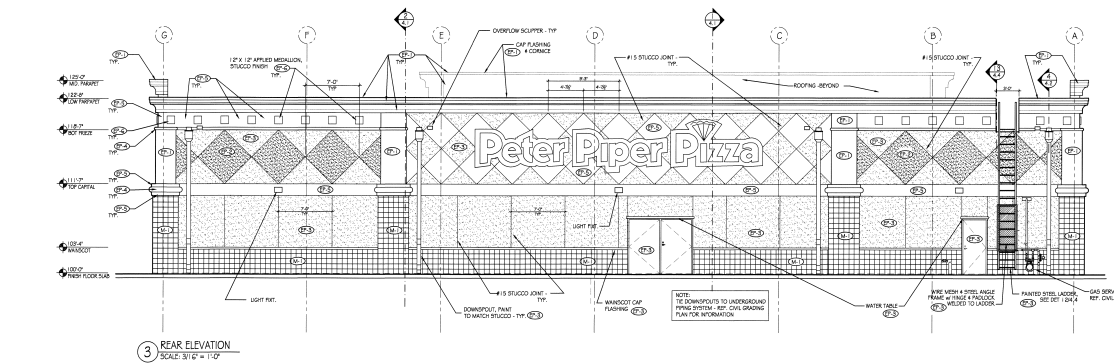
EXTERIOR ELEVATIONS

17' x 21' SH 121 @ Blair Oaks Rd., The Colony, Tx.

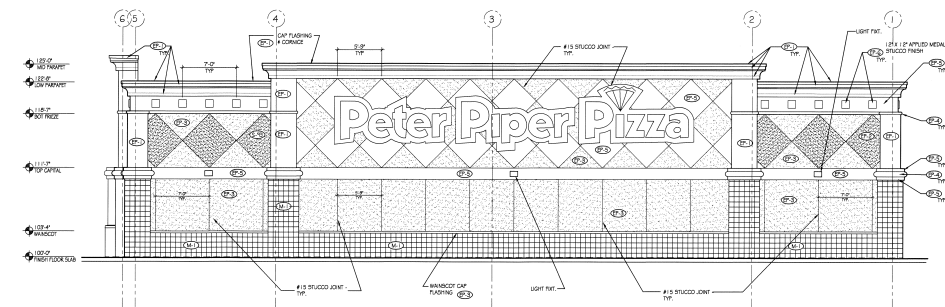
APR 23 2015

Charles William Pope & Associates

DATE: 02/25
JOB NO: 1182
DRAWN BY: [Signature]
SHEET NUMBER:
3.3.1



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES	
(A)	FEATHER LIGHT SPLIT FACE CONCRETE COLOR AS SELECTED BY OWNER
(B)	PORTLAND CEMENT STUCCO PRIMARY FRESH COAT BAND TEXTURE FINISH. PAINT SEE SECTION. (NO FIBER)
(C)	BENJAMIN MOORE PAINT ON STUCCO #01741 'AODS DUST'
(D)	BENJAMIN MOORE PAINT ON STUCCO #01941 'WARM PLACE'
(E)	BENJAMIN MOORE PAINT ON STUCCO #01941 'CRESP STRAW'
(F)	BENJAMIN MOORE PAINT ON STUCCO #01941 'COTTON BALLS'
(G)	BENJAMIN MOORE PAINT ON STUCCO #01941 'SOFT BEIGE'
(H)	BENJAMIN MOORE PAINT ON STUCCO #01941 'TOWHELY'

WINDOW SYSTEM NOTES	
(A)	STOREFRONT: 2' x 4 1/2' CLEAR ANODIZED ALUMINUM WINDOW & DOOR SYSTEM w/ 1" INSULATED GLAZING
(B)	GLAZING: EXTERIOR - 1/4" SPACED FINIS INTERIOR - 1/4" SPACED FINIS OR EQUAL
(C)	GLAZING: EXTERIOR - 1/4" SPACED FINIS INTERIOR - 1/4" SPACED FINIS OR EQUAL
(D)	GLAZING: EXTERIOR - 1/4" SPACED FINIS INTERIOR - 1/4" SPACED FINIS OR EQUAL

NOTE:
ALL EXTERIOR STOREFRONT DOORS, GLASS & GLAZING SYSTEMS TO COMPLY WITH THE CURRENTLY ADOPTED ENERGY CODES FOR THIS SPECIFIC CLIMATE ZONE - TYPICAL.

1" Insulated Glass - Performance Characteristics:
U-Value: 0.35 Btu/h-ft²-°F
Solar Heat Gain Coefficient: 0.40 Btu/h-ft²
(A copy of the Envelope Compliance Form is available upon request)

ALL STOREFRONT TO BE TEMPERED GLASS, TYP.

NOTE:
DRAWING SCALE 1/8" = 1'-0"

REVISIONS

EXTERIOR ELEVATIONS

Peter Piper Pizza
P.L.L.P.A. SH 121 @ Blair Oaks Rd., The Colony, TX

DATE: 8.8.13
JOB NO: 1130
DRAWN BY: [Signature]
CHECKED BY: [Signature]

3.3.2

CONTACT US

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Senior Vice President
214 252 1192
lou.miranda@cbre.com

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