NASH
Commercial Real Estate

FOR LEASE

10,000 SF +/- Free-Standing Retail | 1.317 AC +/-

3905 State Highway 121 | The Colony, TX 75056

North side of 121 | NEC of 121 and Castle Hills Dr./Standridge Dr.

Single Tenant or Multi-Tenant

- Premium visibility from SH 121 & Sam Rayburn Tollway
- 10,000 SF +/- building on 1.317 Acres +/-
- Pilon signage available
- Excellent ingress and egress
- May sub-divide to 1,800 SF
- 18ft from floor to roof deck
- 8ft high x 10ft wide rollup door on east side of building, 2 personnel/exit doors
- Storefront glass entrance on south side
- Located within the city limits of The Colony, TX
- Zoning BP-Business Park
- AADT 162,929 (2016)
- Tenant Improvement Allowance negotiable
- $30 PSF/YR NNN
- Call today for additional details & to schedule a tour!

Single or Multi-Tenant Retail/Office Property (Collin County)
Situated on the north of side State Highway 121 | City of The Colony
Gray Shell | Tenant Improvement Allowance Negotiable

CONTACT:

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THE NASH GROUP REAL ESTATE INC. | www.NASHrealestate.com

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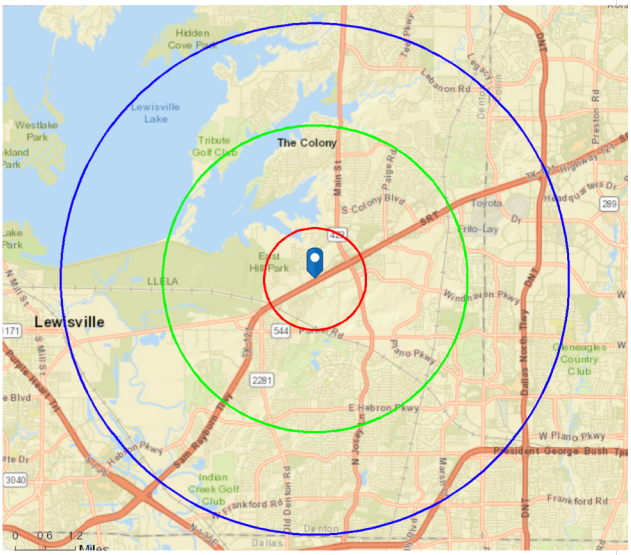
FOR LEASE

3905 STATE HIGHWAY 121 | THE COLONY, TX 75056

Proposed Multi-Tenant Façade Rendering

1,3,5 Mile Site Map



5-Mile Radius Demographics

KEY FACTS

203,315
Population

35.5
Median Age

2.6
Average Household Size

$87,441
Median Household Income

EDUCATION

7%
No High School Diploma

17%
High School Graduate

28%
Some College

49%
Bachelor's/Grad/Prof Degree

BUSINESS

5,524
Total Businesses

90,463
Total Employees

EMPLOYMENT

76%
White Collar

11%
Blue Collar

13%
Services

3.7%
Unemployment Rate

INCOME

$87,441
Median Household Income

$46,547
Per Capita Income

$138,674
Median Net Worth

Households By Income

The largest group: $100,000 - $149,999 (19.3)

The smallest group: <$15,000 (4.5)

Indicator	Value	Difference
<$15,000	4.5	-0.1
$15,000 - $24,999	5.1	+0.1
$25,000 - $34,999	6.9	+0.9
$35,000 - $49,999	10.2	+0.4
$50,000 - $74,999	16.3	+0.3
$75,000 - $99,999	12.5	-0.9
$100,000 - $149,999	19.3	-1.9
$150,000 - $199,999	10.7	-0.5
$200,000+	14.5	+1.7

Bars show deviation from Collin County

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11-2-2015

Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission — Information available at www.trec.texas.gov

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