

BUILD-TO-SUIT / GROUND LEASE

+/- 1.16 ACRES AVAILABLE

7440 MAIN STREET | THE COLONY, TEXAS

KEY FEATURES

- ◆ Strong population and demographic trade area
- ◆ Recently completed road expansion and signalized intersection
- ◆ Great access and visibility to Main Street
- ◆ Heavy Commercial Zoning

TRAFFIC COUNT



Main Street
32,530 VPD

FOR INFORMATION

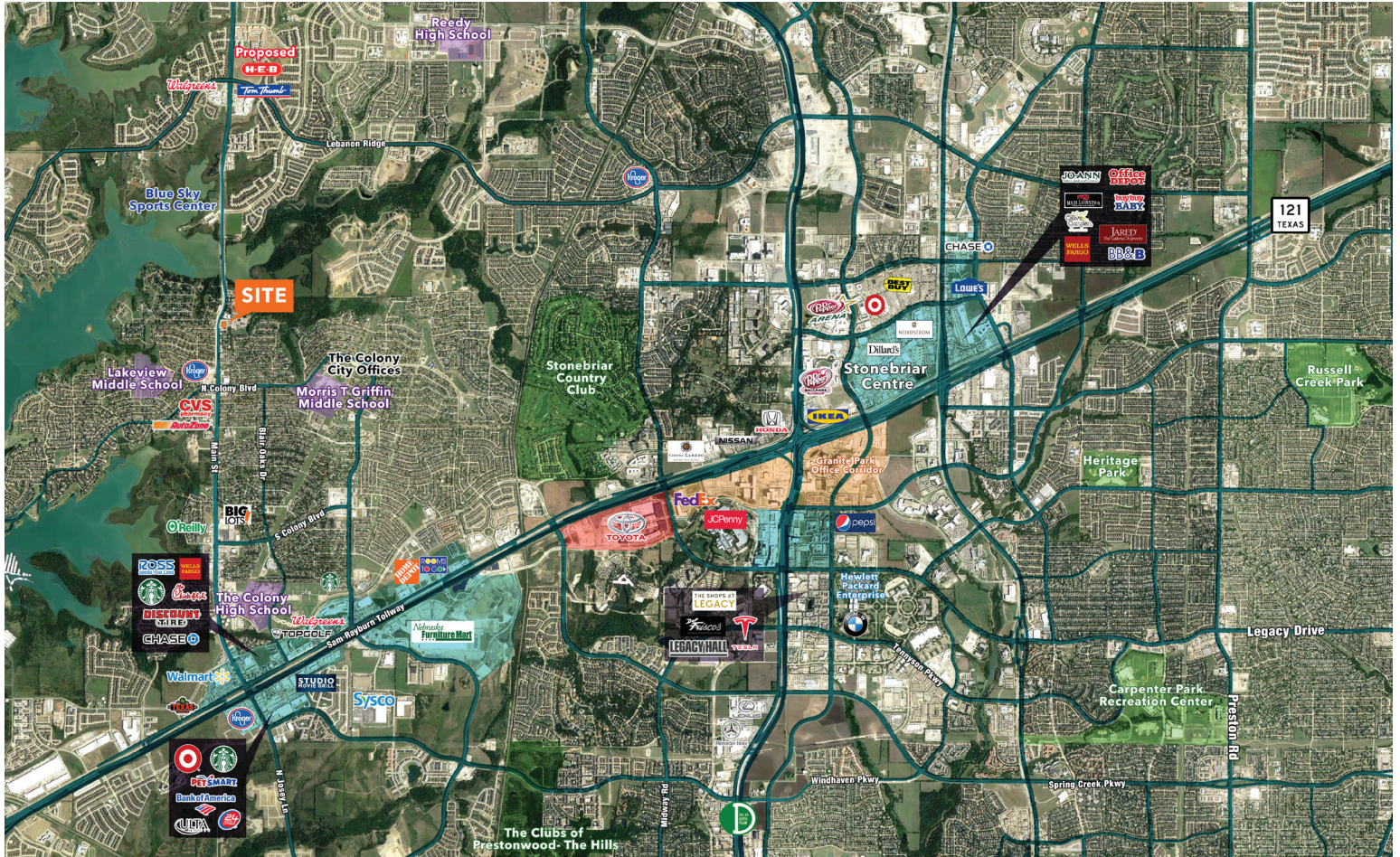
Cullen Finnegan
972.774.2564
cullen.finnegan@transwestern.com

Mason Bishop
972.774.2507
mason.bishop@transwestern.com



+/- 1.16 ACRES AVAILABLE

7440 MAIN STREET | THE COLONY, TEXAS



DEMOGRAPHICS

3 Mile



Population
71,941



Average Income
\$133,534



Median Income
\$105,631

5 Mile

Population
181,034

Average Income
\$134,371

Median Income
\$103,515

7 Mile

Population
384,315

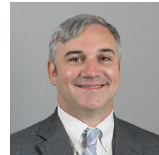
Average Income
\$128,388

Median Income
\$101,093

FOR LEASING INFORMATION



Cullen Finnegan
972.774.2564
cullen.finnegan@transwestern.com



Mason Bishop
972.774.2507
mason.bishop@transwestern.com

TRANSWESTERN DALLAS | 5001 SPRING VALLEY ROAD, SUITE 400W
| DALLAS, TX 75244 | 972.774.2500 | TRANSWESTERN.COM



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2018 Transwestern.

