



COLONY CENTER

Meritage
Townhomes
115 Lots

FLOOR & DECOR

MATTRESS FIRM

EDGE™

FUTURE
OFFICE//FLEX

SHEELS
OPENING 2020

GRANDSCAPE

Nebraska
Furniture Mart

COLONY CENTER

NWC SAM RAYBURN TOLLWAY & S COLONY BOULEVARD
THE COLONY, TEXAS

ACROSS FROM 433-ACRE
GRANDSCAPE DEVELOPMENT

**EDGE
REALTY
PARTNERS**

5950 Berkshire Lane,
Suite 700
Dallas, Texas 75225

T 214.545.6900
edge-re.com

DAVID COPELAND
Senior Vice President
dcopeland@edge-re.com
214.545.6904

MEGAN NABHOLTZ TRIMBLE
Vice President
mtrimble@edge-re.com
214.545.6937

PROPERTY INFORMATION



LOCATION

**NWC SRT & S COLONY BLVD
THE COLONY, TEXAS 75056**

SIZE

47 AC

AVAILABLE SPACE

PAD SITES & ANCHOR SPACE

DELIVERY

IMMEDIATE

RATE

PLEASE CALL FOR PRICING

TRAFFIC COUNTS

Sam Rayburn Tollway

159,139 CPD

2016 DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,564	75,845	211,937
DAYTIME POPULATION	3,608	76,655	176,653
AVG HH INCOME	\$127,641	\$118,210	\$123,629

AREA RETAILERS

THE HOME DEPOT + NEBRASKA
FURNITURE MART OF TEXAS +
PETSMART + ROSS DRESS FOR LESS
+ SUPER TARGET + STUDIO MOVIE
GRILL + ULTA + WALMART

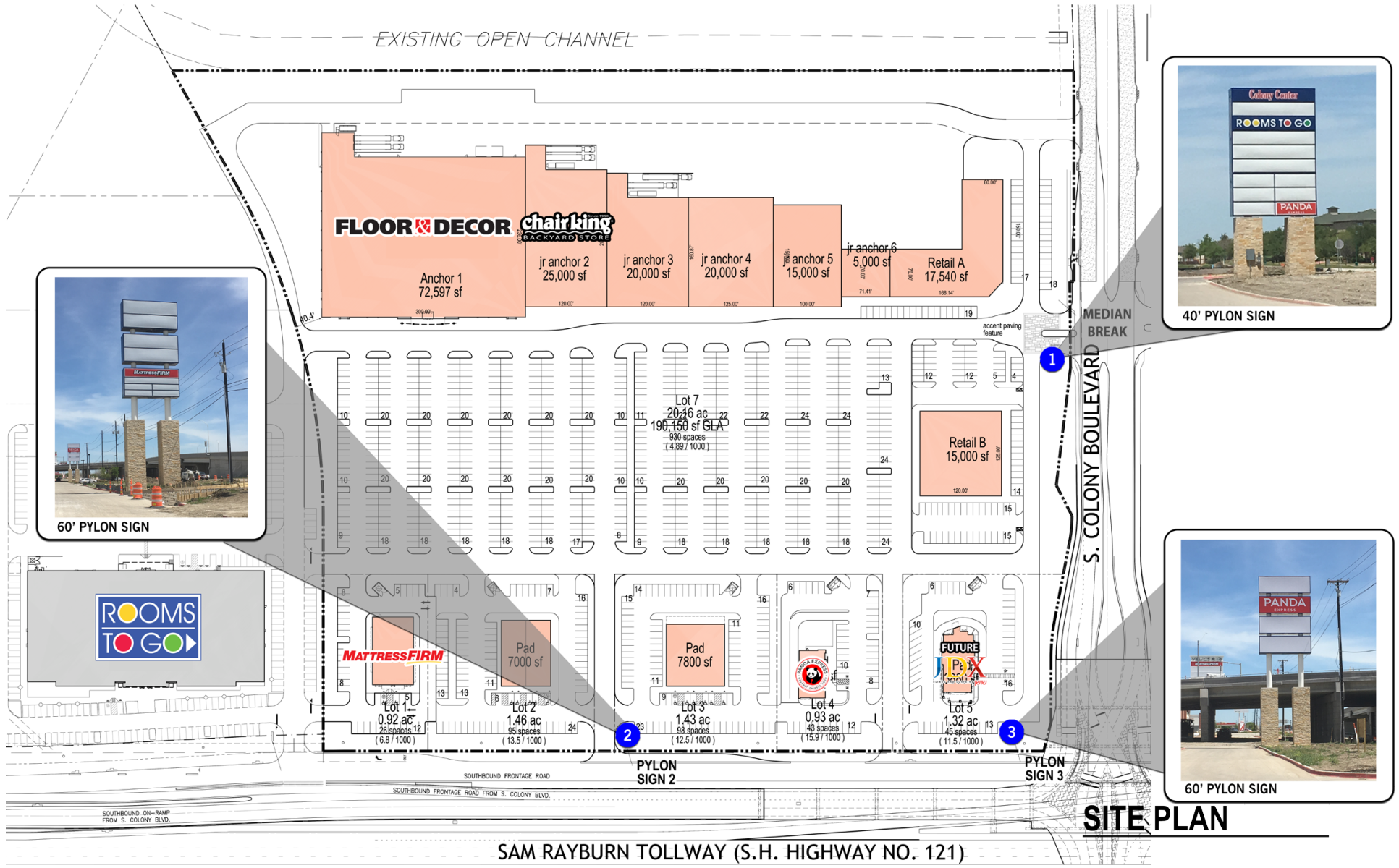
PROPERTY INFORMATION

- + Located directly across from 433-acre *Grandscape* mixed-use development
- + Floor & Decor, Mattress Firm, Panda Express and Rooms To Go now open!
- + Chair King coming soon
- + 40' and 60' pole signs
- + Zoned "wet" for alcohol sales

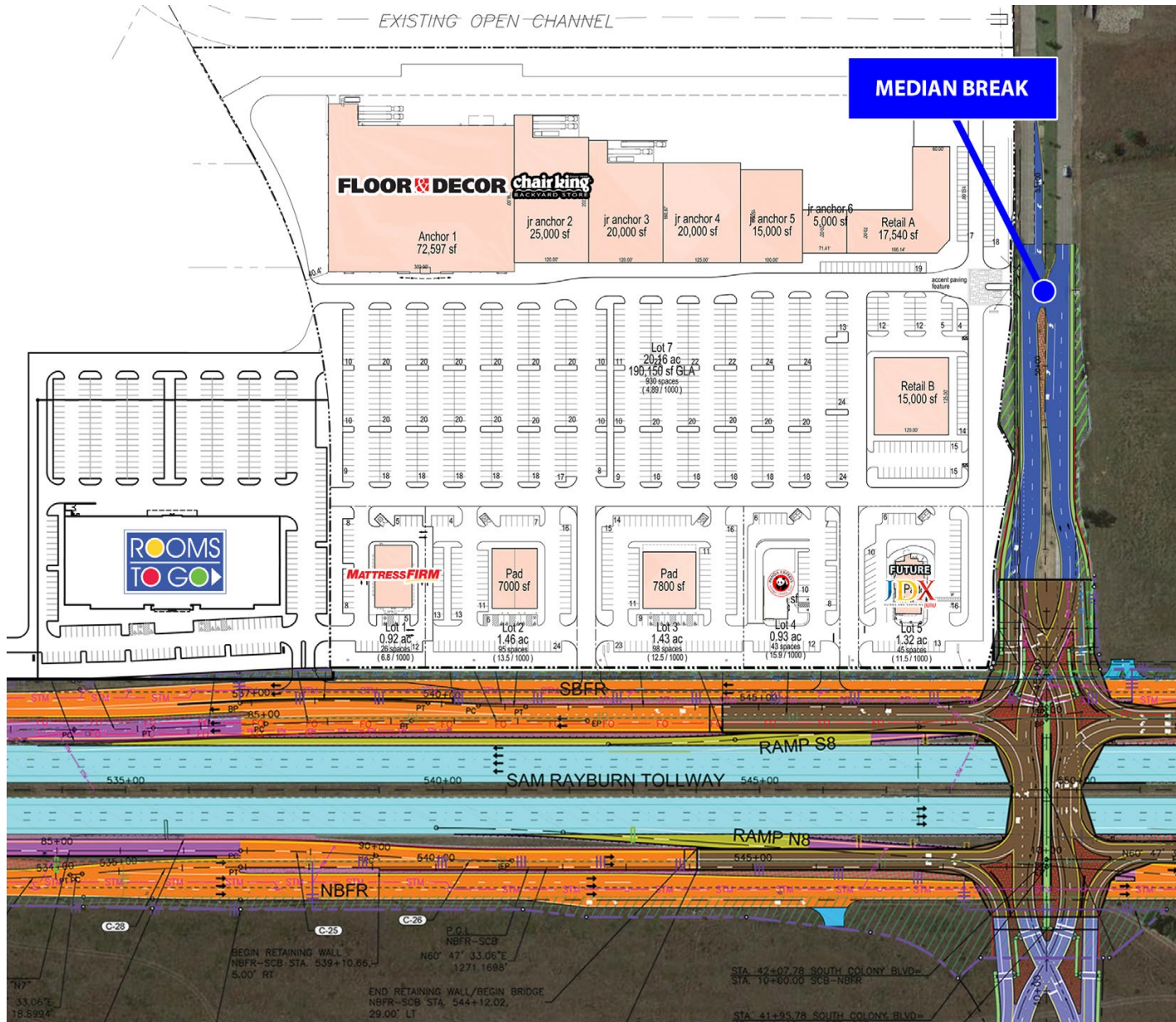




SITE PLAN



SITE PLAN



ABOUT GRANDSCAPE



LOCATION

Grandscape is located along the Sam Rayburn Tollway (SH121) in The Colony, Texas, in the heart of the Dallas/Fort Worth region, at the epicenter of growth in the 4th largest metropolitan area in the country. Grandscape enjoys more than a mile of frontage on Sam Rayburn Tollway, making it easy to see the grandeur of Grandscape. Easy highway access also makes our attractions convenient to reach for consumers from a trade area of hundreds of miles.

SIZE

433 acres

3.9 million square feet of retail, entertainment, dining and attractions, including:

- Destination Retail: 2.6 million square feet
- Resort Hotel Convention Center: 350,000 square feet
- Retail and Office: 570,000 square feet

ANCHOR

Nebraska Furniture Mart of Texas, 1.8 million square-foot store and distribution center

PHASE I PLANS INCLUDE:

Entertainment Venues

Retail Stores

Tourism Attractions

Recreation Areas

Convention Center Hotel & Spa

Outdoor Amphitheater

Concessions

Restaurants

PROJECTED VISITORS / SALES

Projected First Year Visitors: 8 million

Visitors and sales are projected to grow 7% annually for the first 10 years and 3% annually thereafter.

Approved by the Texas Real Estate Commission for Voluntary Use

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

INFORMATION ABOUT BROKERAGE SERVICES

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 buyer would not want the owner 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC

594592

info@edge-re.com

214.545.6900

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Last Updated on January 23, 2018.