



CASTLE HILLS CORNER | NEC HIGHWAY 121 & STANDRIDGE DRIVE, THE COLONY, TX 75056

Features

- Located on NEC of SH 121 & Standridge Drive
- Strategically positioned in one of the fastest growing retail corridors in DFW
- Pylon Signage, ample parking, and multiple access points
- Multiple corporate headquarters within close proximity of property | Toyota, FedEx, NTT Data, JP Morgan Chase and Liberty Mutual

FOR LEASE

TOTAL SF: 10,700
AVAILABLE SF: 9,000
MIN CONTIGUOUS SF: 1,200
MAX CONTIGUOUS SF: 9,000
CONTACT FOR MORE INFORMATION

Traffic Counts

SH 121 121,000 VPD

Demographics

YEAR: 2018	1 MILE	3 MILE	5 MILE
Total Population	8,776	78,146	206,546
Total Households	3,503	28,847	80,501
Average Household Income	\$126,817	\$126,824	\$122,776
5 Year Population Growth	24.24%	13.36%	12.72%

Area Retailers & Businesses



Scott Smith

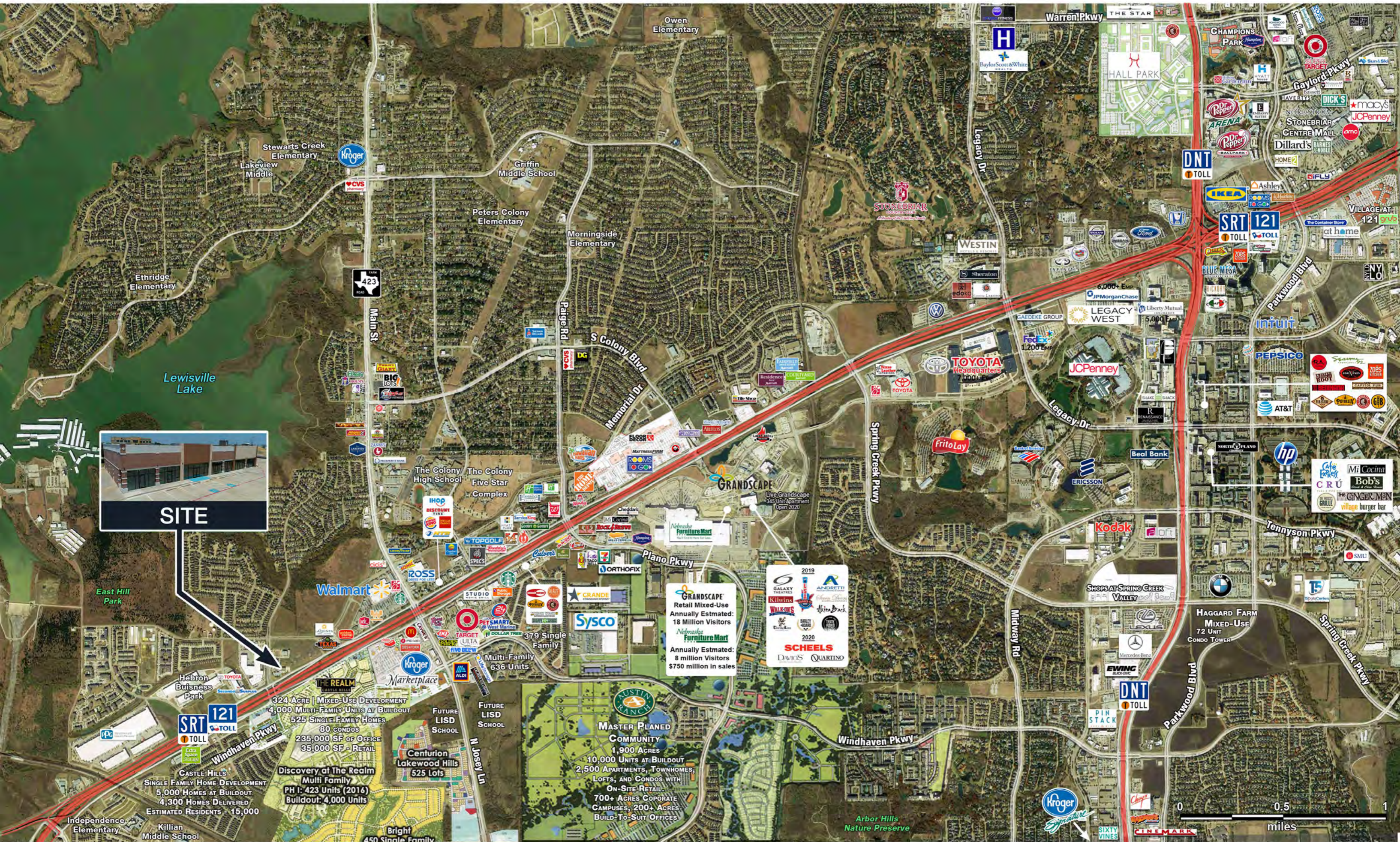
Associate
 214.720.3663
 ssmith@weitzmangroup.com

Corbin Tanenbaum

Associate
 214.442.7506
 ctanenbaum@weitzmangroup.com

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SITE

324 ACRE | MIXED-USE DEVELOPMENT
 4,000 MULTI-FAMILY UNITS AT BUILDOUT
 525 SINGLE FAMILY HOMES
 80 CONDOS
 235,000 SF OF OFFICE
 35,000 SF - RETAIL

Discovery at The Realm Multi Family
 PH I: 423 Units (2016)
 Buildout: 4,000 Units

CASTLE HILLS SINGLE FAMILY HOME DEVELOPMENT
 5,000 HOMES AT BUILDOUT
 4,300 HOMES DELIVERED
 ESTIMATED RESIDENTS - 15,000

Centurion Lakewood Hills
 525 Lots

Bright
 450 Single Family

MASTER PLANNED COMMUNITY
 1,900 ACRES
 10,000 UNITS AT BUILDOUT
 2,500 APARTMENTS, TOWNHOMES, LOFTS, AND CONDOS WITH ON-SITE RETAIL.
 700+ ACRES CORPORATE CAMPUSES, 200+ ACRES BUILD-TO-SUIT OFFICES

GRANDSCAPE
 Retail Mixed-Use
 Annually Estimated:
 18 Million Visitors

Nebraska Furniture Mart
 Annually Estimated:
 8 million Visitors
 \$750 million in sales

2019

- GALAXY THEATRES
- Kilwins
- WALMART
- ANDRETTI
- HINDBACK

2020

- SCHEELS
- DAVOS
- QUARTINO



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 on 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Scott Smith

Sales Agent/Associate's Name

701664

License No.

ssmith@weitzmangroup.com

Email

214-720-3663

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Email

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Corbin Tanenbaum

Sales Agent/Associate's Name

704178

License No.

ctanenbaum@weitzmangroup.com

Email

214-442-7506

Phone

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