



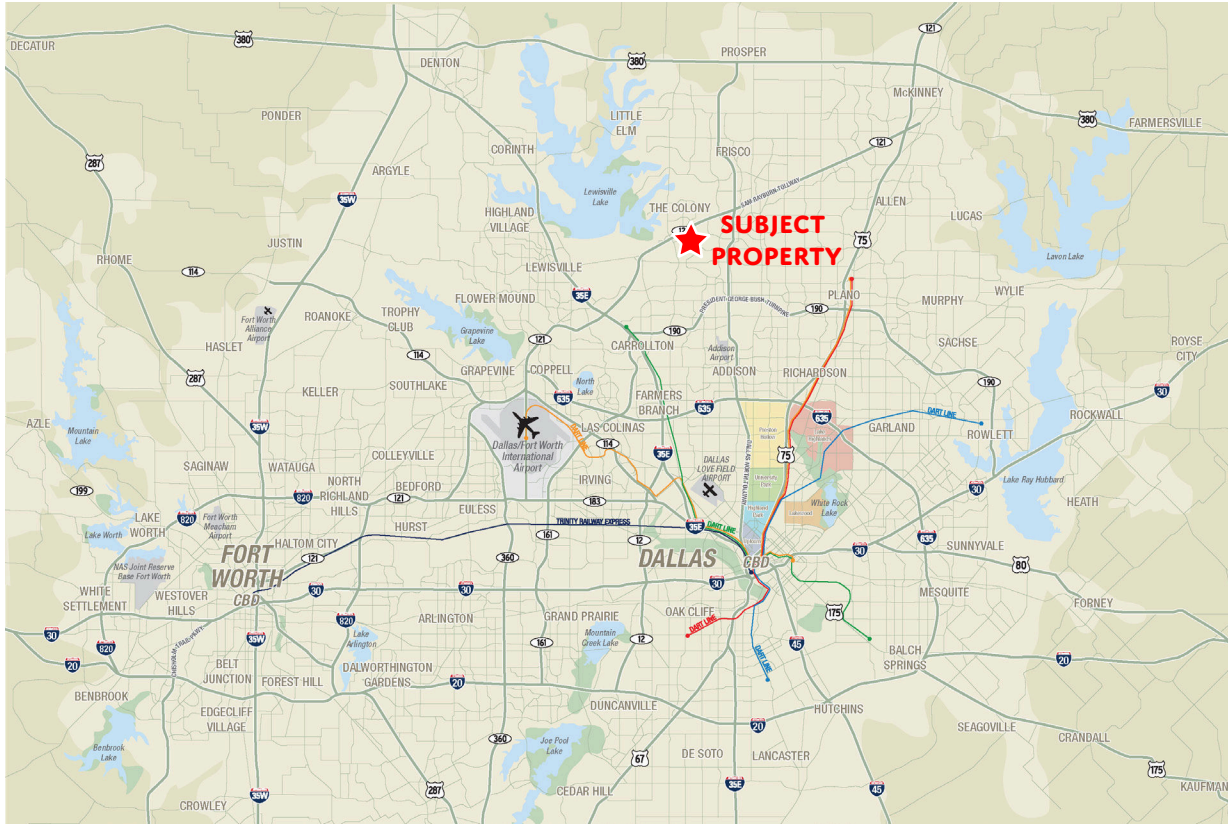
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VILLAGE @ 121
THE COLONY, TX

PROPERTY DESCRIPTION



LOCATION:
5701 & 5733 SH-121
THE COLONY, TX 75056

PRICE:
PLEASE CALL FOR PRICING

TRAFFIC COUNTS:

SAM RAYBURN TOLLWAY
109,511+ VPD

S. COLONY BLVD
8,097+ VPD

AREA BUSINESSES

- ABUELO'S - ROOMS TO GO - LAVA CANTINA
- NEBRASKA FURNITURE MART - SCHEELS - TOP GOLF
- GALAXY THEATRES - ROCK & BREWS - HAWAIIAN FALLS

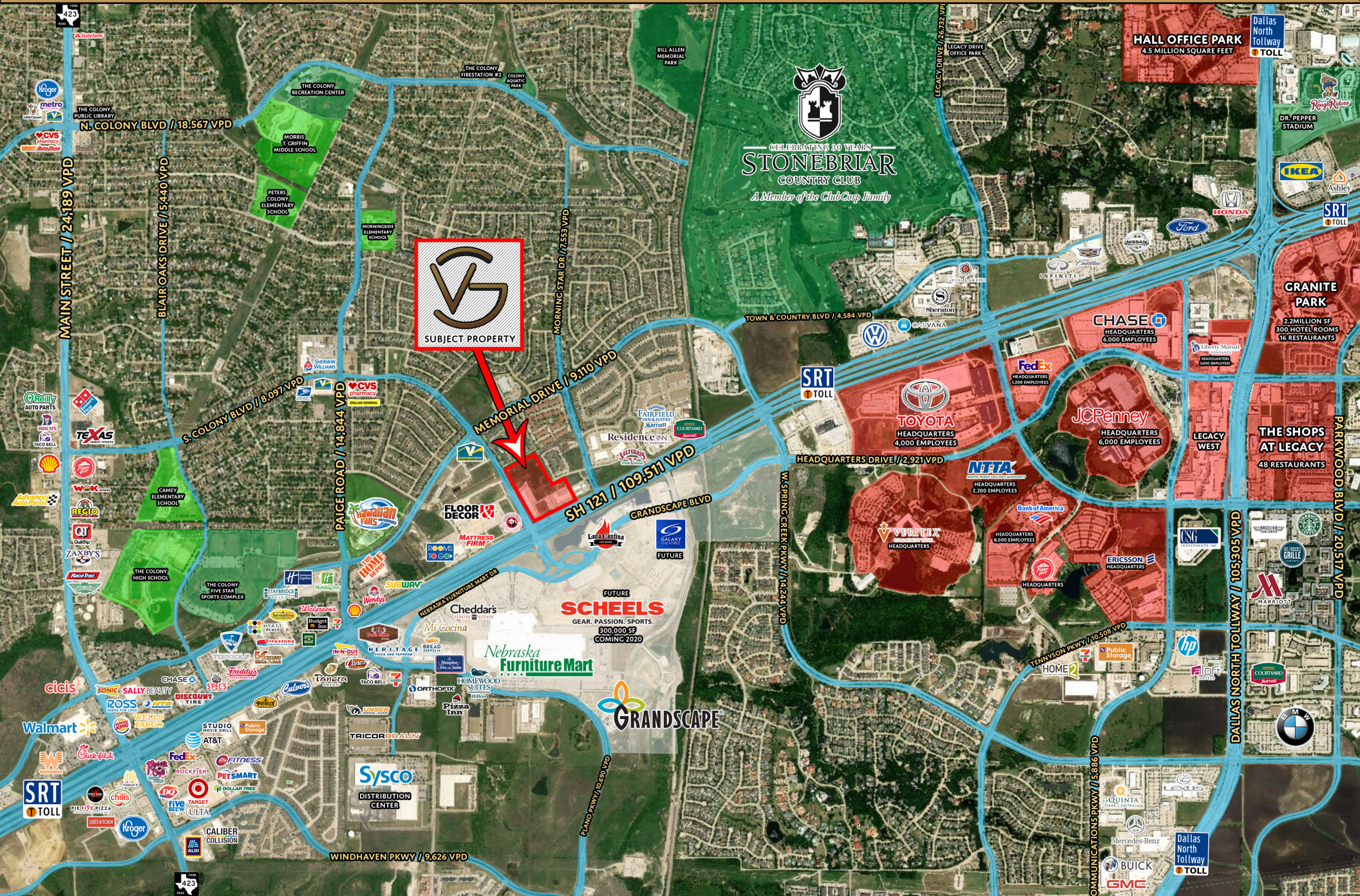
PROPERTY HIGHLIGHTS

THE VILLAGE @ 121 IS AN APPROXIMATELY 220,000 SQUARE FOOT RETAIL, RESTAURANT AND MIXED-USE DEVELOPMENT LOCATED WITH DENTON COUNTY IN THE COLONY, TX AT THE PRIME INTERSECTION OF THE SAM RAYBURN TOLLWAY AND SOUTH COLONY BOULEVARD. THE DEVELOPMENT OFFERS EASY AND SIGNALIZED ACCESS ONTO SR121 AND THE GRANDSCAPE DEVELOPMENT AND IS SITUATED STRATEGICALLY BETWEEN THE NEW MULTINATIONAL CORPORATIONS (NEBRASKA FURNITURE MART, TOYOTA HQ, JP MORGAN CHASE, NTTDATA, JCPENNY, DR. PEPPER/SNAPPLE, ERICSSON) AND THE POPULATION THEY EMPLOY.

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	9,461	87,124	244,476
AVG HH INCOME:	\$154,054	\$132,115	\$133,125

AERIAL PHOTO



AERIAL PHOTO

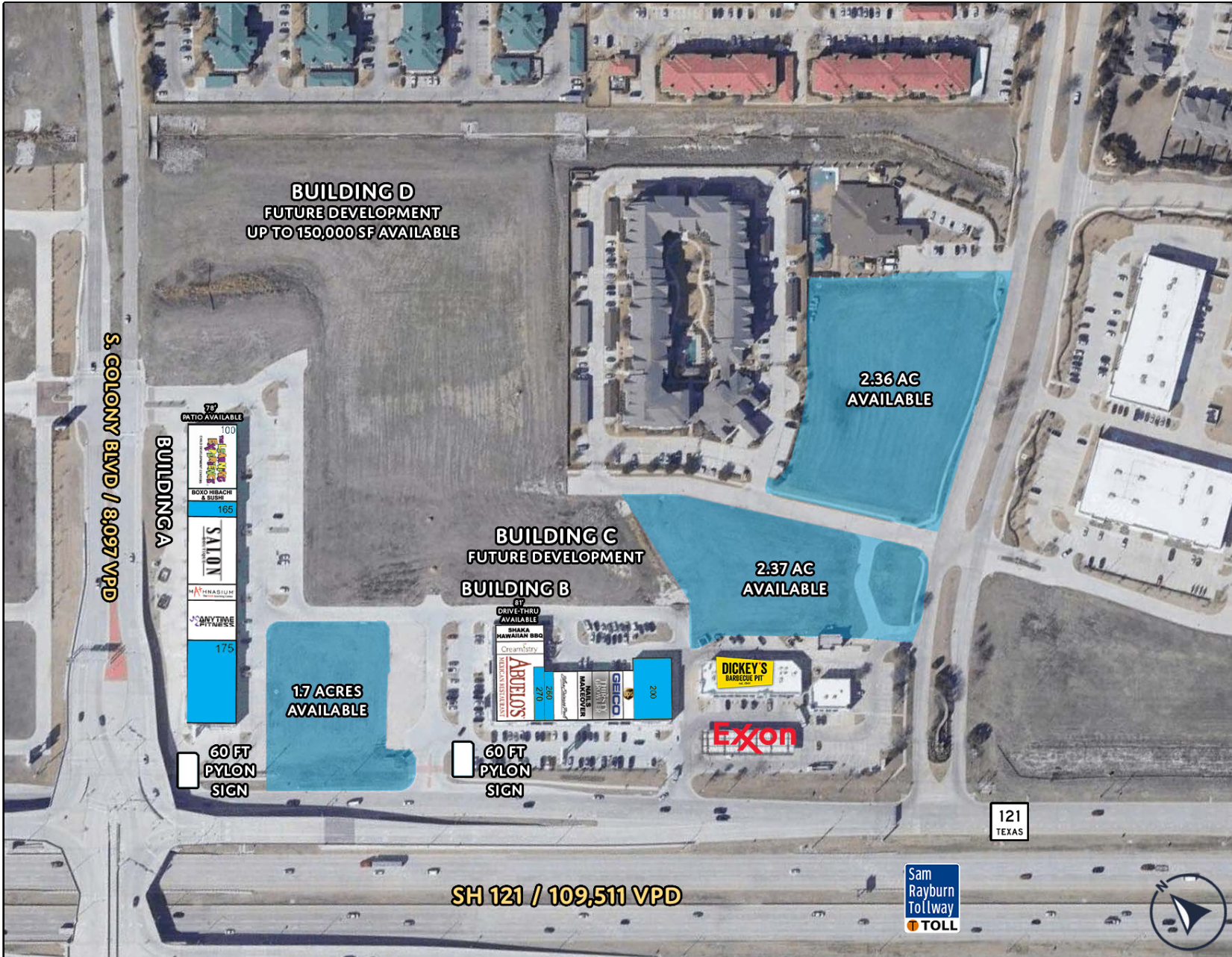


TOWNHOMES
COMING
SOON!

SH 121 / 109.511 VPD

**FUTURE
SCHEELS**
GEAR. PASSION. SPORTS.
300,000 SF
COMING IN 2020

SITE PLAN



BUILDING A

TENANT	UNIT	SF
THE LEARNING EXPERIENCE	100	8,525
ANYTIME FITNESS	120	4,242
MATHNASIUM	130	1,565
SALON BOUTIQUE	140-160	2,243
AVAILABLE	165	2,484
BOXO HIBACHI	170	1,610
AVAILABLE	175	10,492

BUILDING A

TENANT	UNIT	SF
AVAILABLE	200	6,284
UPS	210	1,604
GEICO	220	1,683
THIRSTY GROWLER	230	2,244
NAILS MAKEOVER	240	2,034
BLUE SCIENCE	250	2,919
AVAILABLE	260	1,216
AVAILABLE	270	1,576
ABUELO'S	280	7,700
CREAMISTRY	290	1,519
SHAKA HAWAIIAN BBQ	295	2,000

BUILDING C

TENANT	SF
FUTURE DEVELOPMENT	0.5 ACRES

BUILDING D

TENANT	SF
FUTURE DEVELOPMENT	UP TO 150,000

DEMOGRAPHICS

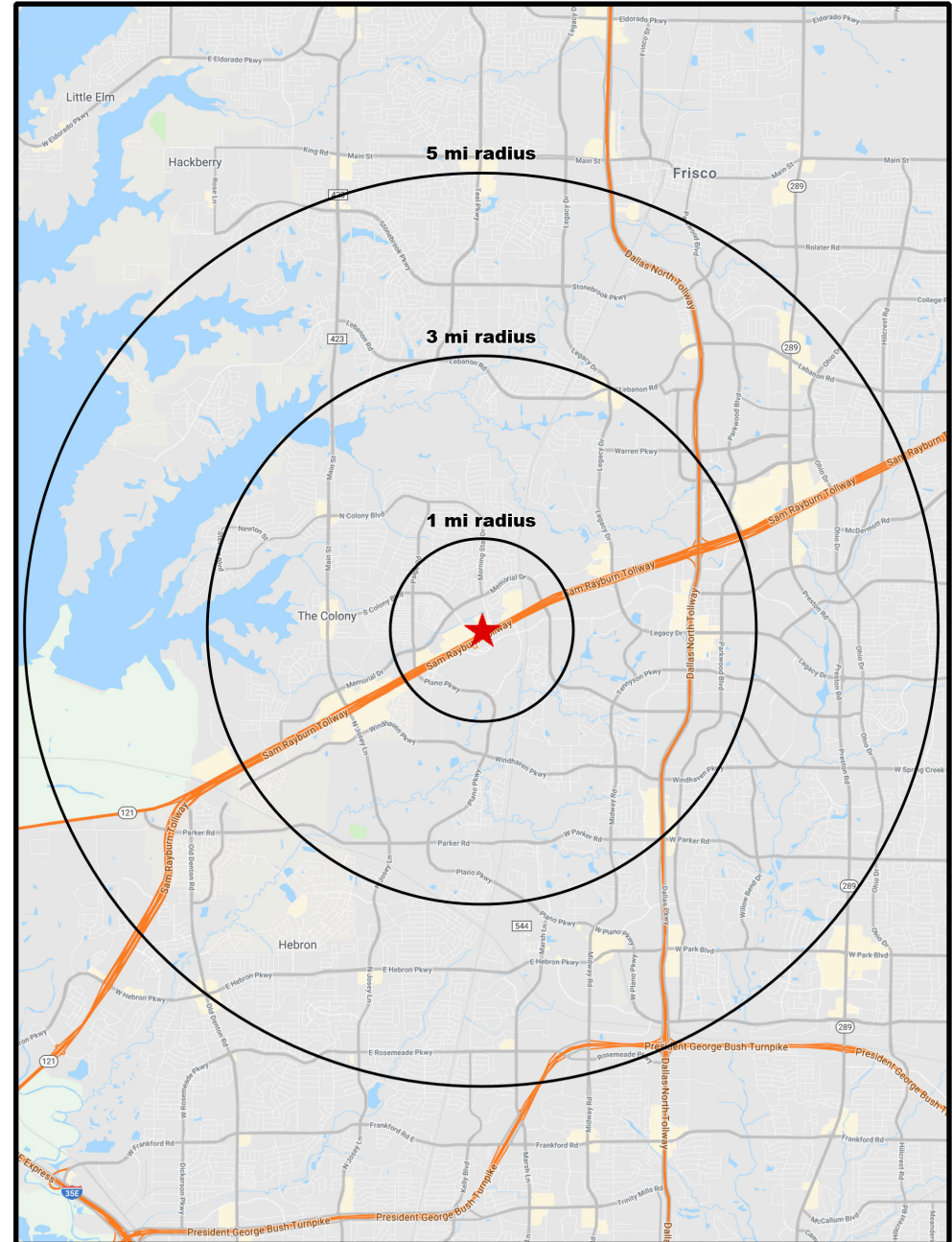


5733 TX-121

THE COLONY, TX 75056

1 MI RADIUS 3 MI RADIUS 5 MI RADIUS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS	
POPULATION	2019 ESTIMATED POPULATION	9,461	87,124	244,476
	2024 PROJECTED POPULATION	11,124	101,672	284,032
	2010 CENSUS POPULATION	8,424	63,119	179,525
	2000 CENSUS POPULATION	2,428	36,040	111,442
	PROJECTED ANNUAL GROWTH 2019 TO 2024	3.5%	3.3%	3.2%
	HISTORICAL ANNUAL GROWTH 2000 TO 2019	15.2%	7.5%	6.3%
2019 MEDIAN AGE	34.5	35.9	36.5	
HOUSEHOLDS	2019 ESTIMATED HOUSEHOLDS	3,530	36,786	100,340
	2024 PROJECTED HOUSEHOLDS	4,007	41,660	113,639
	2010 CENSUS HOUSEHOLDS	3,023	24,764	71,288
	2000 CENSUS HOUSEHOLDS	860	12,139	42,498
	PROJECTED ANNUAL GROWTH 2019 TO 2024	2.7%	2.7%	2.7%
	HISTORICAL ANNUAL GROWTH 2000 TO 2019	16.3%	10.7%	7.2%
RACE AND ETHNICITY	2019 ESTIMATED WHITE	61.5%	67.2%	62.2%
	2019 ESTIMATED BLACK OR AFRICAN AMERICAN	13.1%	10.8%	11.3%
	2019 ESTIMATED ASIAN OR PACIFIC ISLANDER	16.5%	13.9%	18.8%
	2019 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	0.7%	0.5%	0.5%
	2019 ESTIMATED OTHER RACES	8.1%	7.7%	7.2%
	2019 ESTIMATED HISPANIC	18.6%	16.5%	14.2%
INCOME	2019 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$154,054	\$132,115	\$133,125
	2019 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$105,145	\$102,095	\$107,023
	2019 ESTIMATED PER CAPITA INCOME	\$57,480	\$55,787	\$54,647
EDUCATION (AGE 25+)	2019 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	1.4%	1.8%	1.9%
	2019 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	3.8%	2.9%	2.6%
	2019 ESTIMATED HIGH SCHOOL GRADUATE	16.3%	15.2%	13.6%
	2019 ESTIMATED SOME COLLEGE	21.0%	21.5%	19.4%
	2019 ESTIMATED ASSOCIATES DEGREE ONLY	10.5%	7.1%	6.4%
	2019 ESTIMATED BACHELORS DEGREE ONLY	33.7%	34.2%	36.0%
2019 ESTIMATED GRADUATE DEGREE	13.3%	17.2%	20.1%	
BUSINESS	2019 ESTIMATED TOTAL BUSINESSES	275	4,117	11,035
	2019 ESTIMATED TOTAL EMPLOYEES	2,940	64,387	143,150
	2019 ESTIMATED EMPLOYEE POPULATION PER BUSINESS	10.7	15.6	13.0
	2019 ESTIMATED RESIDENTIAL POPULATION PER BUSINESS	34.4	21.2	22.2



INFORMATION ABOUT BROKERAGE SERVICES



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.

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 infor-

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 interest 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

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

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