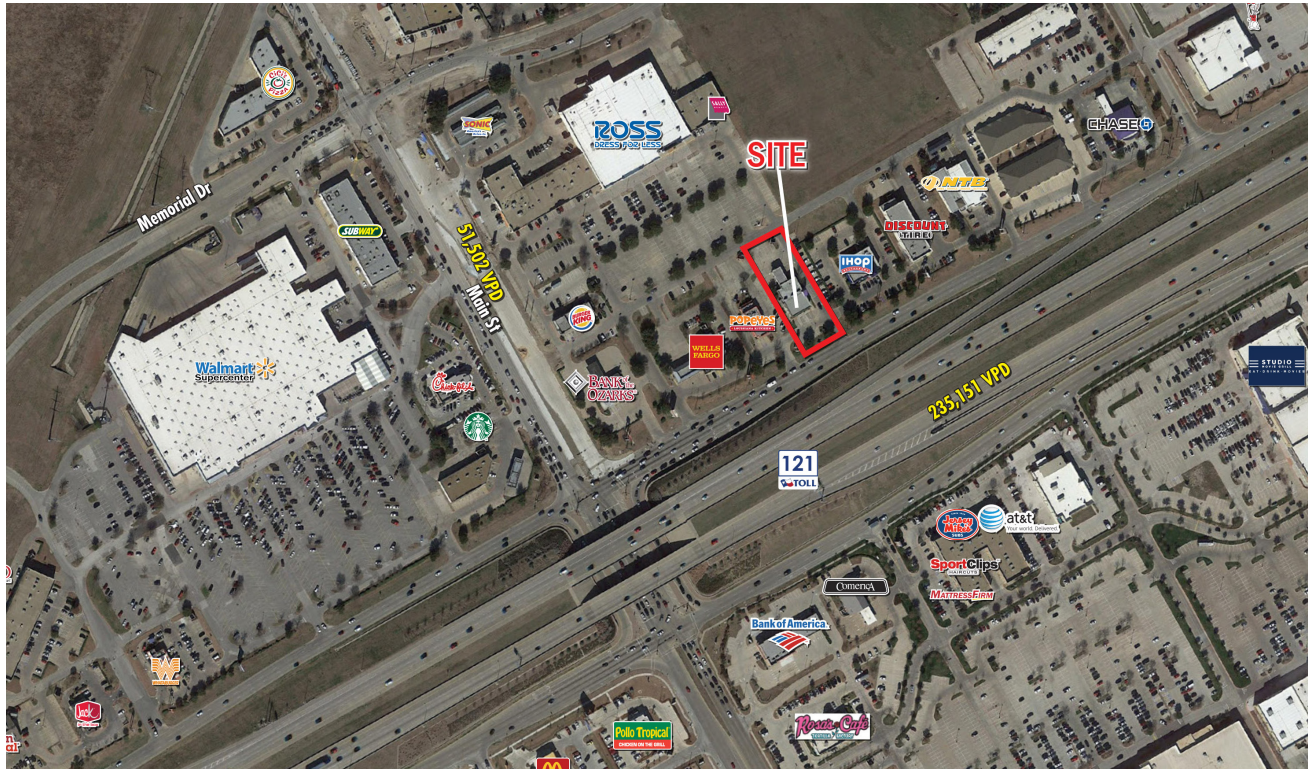


4707 SH 121

THE COLONY, TX | SH 121 & FM 423



- Ground lease
- Vacant building with great visibility to SH 121
- Located across from a Walmart with great access to 121 and 423

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2018 Population	7,277	84,179	223,703
2018 Daytime Population	9,008	52,811	236,223
2018 Average HH Income	\$110,819	\$117,755	\$116,147
2018 Median HH Income	\$90,210	\$85,217	\$84,391

TRAFFIC COUNTS:

SH 121: 88,705 VPD
FM 423: 51,502 VPD

BUILDING SIZE: 5,086 SF

LAND SIZE: 46,208 SF
[1.06 ACRES]

AVAILABILITY:
5,086 SF + 880 SF CAR PORT

LEASE RATES: PLEASE CALL

ZONING:
PD-11—GENERAL RETAIL

AREA RETAILERS:

POPEYES
+ LOUISIANA KITCHEN +

IHOP
RESTAURANT

Jimmy's egg

WELLS FARGO

SONIC
America's Drive-In

Chick-fil-A

STARBUCKS

TOPGOLF

ROSS
DRESS FOR LESS

Walmart

4707 SH 121

THE COLONY, TX | SH 121 & FM 423



4707 SH 121

THE COLONY, TX | SH 121 & FM 423



4707 SH 121

THE COLONY, TX | SH 121 & FM 423

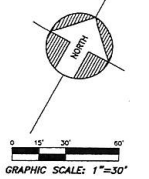
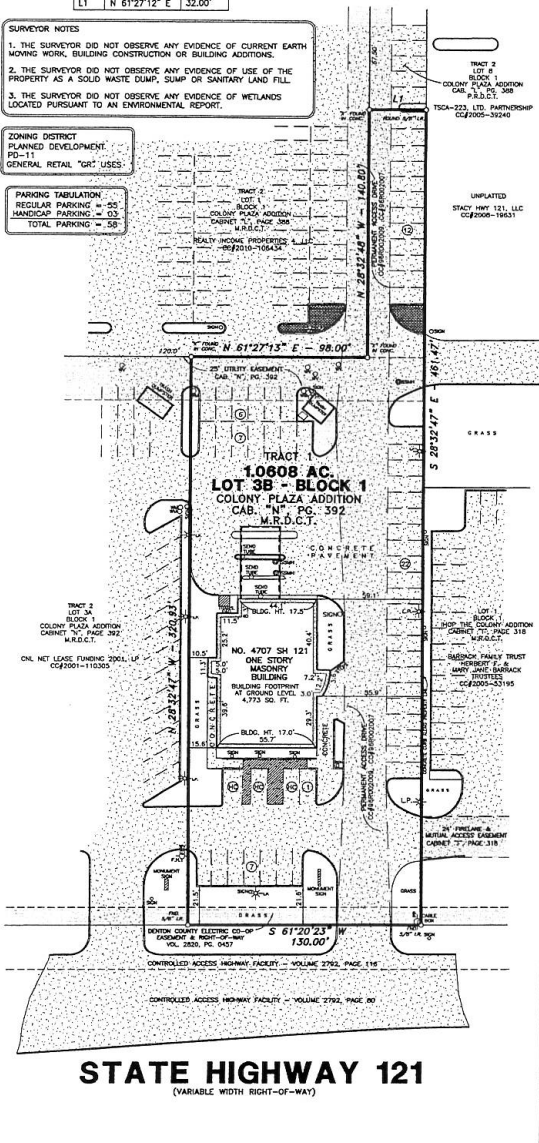
LINE TABLE		
NO.	BEARING	DISTANCE
LT	N 61°27'12" E	32.00'

SURVEYOR NOTES

1. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
2. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE COMB. SLUMP OR SANITARY LAND FILL.
3. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF WETLANDS LOCATED PURSUANT TO AN ENVIRONMENTAL REPORT.

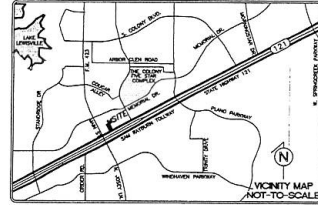
ZONING DISTRICT
 PLANNED DEVELOPMENT
 PD-11
 GENERAL RETAIL "GRT" USES

PARKING TABULATION
 REGULAR PARKING = 55
 HANDICAP PARKING = 03
 TOTAL PARKING = 58



LEGEND

- FA. FIRE HYDRANT
- CH. CHASED "X" SET
- CA. CONCRETE CURB
- CR. CONCRETE CURB (SEE AS NOTED)
- OR. OVERHEAD UTILITY POLE W/ GUY
- LN. LIGHT POLE
- SM. SANDSTONE SINKER MANHOLE
- CA. SAN. DWR. CLEAN OUT
- CA. SAN. DWR. CLEAN OUT
- CA. WATER VALVE
- TR. TREE



TITLE NOTES

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (FF120444 S2), EFFECTIVE DATE OF FEBRUARY 12, 2012, ISSUED DATE OF FEBRUARY 23, 2012, THE FOLLOWING MATTERS OF RECORD ARE INDEXED AS EXCEPTIONS TO REINFORCE COMMITMENT ON SCHEDULE B THEREOF:

- 1(a) RESTRICTIVE COVENANTS RECORDED IN VOLUME 2748, PAGE 676, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND INDEXED BY INSTRUMENT FILED PROPERTY RECORDS OF DENTON COUNTY, TEXAS, (LES OFFSITE OF TRACT 1) TRACT 2 IS SUBJECT TO RESTRICTIVE COVENANTS) FIRST AMENDMENT FILED 01/09/98, CO# 98002009, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (TRACT 1 AND 2 ARE SUBJECT TO FIRST AMENDMENT AS SHOWN ON SURVEY)
- 1(b) RESTRICTIVE COVENANTS FILED 12/14/1995, CO# 950077558, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (LES OFFSITE OF TRACT 1) TRACT 2 IS SUBJECT TO RESTRICTIVE COVENANTS) FIRST AMENDMENT FILED 01/09/98, CO# 98002009, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (TRACT 1 AND 2 ARE SUBJECT TO FIRST AMENDMENT AS SHOWN ON SURVEY)
- 1(c) RESTRICTIVE COVENANTS FILED 12/14/1995, CO# 950077558, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (LES OFFSITE OF TRACT 1 AND 2)
- 1(d) RESTRICTIVE COVENANTS FILED 01/09/1998, CO# 98002007, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (LES OFFSITE OF TRACT 1) TRACT 2 IS SUBJECT TO RESTRICTIVE COVENANTS AS SHOWN ON SURVEY) FIRST AMENDMENT FILED 12/18/98, RECORDED UNDER CO# 980088528, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (LES OFFSITE OF TRACT 1) (TRACT 2 IS SUBJECT TO FIRST AMENDMENT)
- 1(e) RESTRICTIVE COVENANTS FILED 07/05/1998, CO# 980046052, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (LES OFFSITE OF TRACT 1) (TRACT 2 IS SUBJECT TO RESTRICTIVE COVENANTS)
- 1(f) TERMS, CONDITIONS AND EASEMENTS CONTAINED IN RECIPROCAL ACCESS EASEMENTS AGREEMENT DATED 12/07/95, BY AND BETWEEN COLONY BLAIR GAKS, LTD. AND B-I INVESTMENT CO., INC. FILED 12/14/1995, CO# 950077587, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (LES OFFSITE OF TRACT 1) (TRACT 2 IS SUBJECT TO RECIPROCAL ACCESS EASEMENTS AGREEMENT)
- 1(g) TERMS, CONDITIONS AND EASEMENTS CONTAINED IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS DATED 01/09/98, BY AND BETWEEN ROBERT M. FARRELL DEVELOPMENT, LTD. AND ALBERTSON'S, INC. FILED 01/09/98, CO# 980020007, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (LES OFFSITE OF TRACT 1) (TRACT 2 IS SUBJECT TO DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS AS SHOWN ON SURVEY) FIRST AMENDMENT FILED 12/18/98, CO# 980088528, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (LES OFFSITE OF TRACT 1) (TRACT 2 IS SUBJECT TO FIRST AMENDMENT)
- 1(h) TERMS, PROVISIONS AND CONDITIONS CONTAINED IN DEVELOPMENT AGREEMENT DATED 01/09/98, BY AND BETWEEN ROBERT M. FARRELL DEVELOPMENT, LTD. AND ALBERTSON'S, INC. FILED 01/09/98, CO# 980020008, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. AS RATED AND ADOPTED BY FIRST STATE BANK BY INSTRUMENT FILED 01/09/98, CO# 980020015, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (LES OFFSITE OF TRACT 1) (TRACT 2 IS SUBJECT TO DEVELOPMENT AGREEMENT)
- 1(i) ADJUTER'S RIGHTS TO STATE HIGHWAY 121 AS SET FORTH IN INSTRUMENT FILED 06/09/80, RECORDED IN VOLUME 2792, PAGE 118 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (AFFECTS TRACT 1) (TRACT 1 AND 2 ARE SUBJECT TO ADJUTER'S RIGHTS AS SHOWN ON SURVEY)
- 1(j) EASEMENT GRANTED BY ROBERT M. FARRELL DEVELOPMENT, LTD. TO CITY OF THE COLONY, FILED 05/02/1992, CO# 970000190, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (AFFECTS TRACT 1) (LES OFFSITE OF TRACT 1) (TRACT 2 IS SUBJECT TO EASEMENT)
- 1(k) EASEMENT GRANTED BY CENTEL DEVELOPMENT COMPANY TO TEXAS POWER AND LIGHT COMPANY AND DENTON COUNTY ELECTRIC COOPERATIVE, FILED 07/25/1980, RECORDED IN VOLUME 2892, PAGE 457, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (AFFECTS TRACT 1) (TRACT 1 AND 2 ARE SUBJECT TO EASEMENT AS SHOWN ON SURVEY)
- 1(l) EASEMENT GRANTED BY ROBERT M. FARRELL DEVELOPMENT, LTD. TO THE CITY OF THE COLONY, FILED 10/08/1992, CO# 970000190, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (AFFECTS TRACT 1) (LES OFFSITE OF TRACT 1) (TRACT 2 IS SUBJECT TO EASEMENT)
- 1(m) 25' UTILITY EASEMENT PER PLAT AS SHOWN ON THE PLAT RECORDED IN VOLUME N, PAGE 262, PLAT RECORDS OF DENTON COUNTY, TEXAS. (TRACT 1 AND 2 ARE SUBJECT TO 25' UTILITY EASEMENT AS SHOWN ON SURVEY)
- 1(n) TERMS AND PROVISIONS OF A LEASE BY AND BETWEEN ROBERT M. FARRELL DEVELOPMENT, LTD. AS LANDLORD AND TEXAS, INC. AS TENANT DATED 06/28/95, AS EVIDENCED BY A MEMORANDUM THEREOF FILED 07/05/98, RECORDED UNDER CO# 970000442, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (LES OFFSITE OF TRACT 1) (TRACT 2 IS SUBJECT TO TERMS AND PROVISIONS)
- 1(o) LEASEHOLD RIGHTS OF THE SHERMAN WILLIAMS COMPANY AS EVIDENCED BY NOTICE OF LEASE DATED 03/30/2005, FILED 04/20/2005, RECORDED UNDER CO# 2005-2047, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (LES OFFSITE OF TRACT 1) (TRACT 2 IS SUBJECT TO LEASEHOLD RIGHTS)
- 1(p) EXCLUSIVE RIGHTS TO INSTALL, OPERATE, MAINTAIN, REPLACE, REPAIR, REMOVE, AND RELOCATE CABLE TELEVISION LINES AND EDUCATIONAL COMMUNITY ANTENNA SYSTEMS AND COMMUNITY SECURITY SYSTEMS, WITHIN ALL STREETS, ALLEYS AND UTILITY EASEMENTS, GRANTED TO LANDLORD BY AND BETWEEN ROBERT M. FARRELL DEVELOPMENT, LTD. AND TEXAS, INC. AS SET FORTH IN INSTRUMENT FILED 05/10/74, RECORDED IN VOLUME 720, PAGE 601, AND DATED 10/23/80, RECORDED IN VOLUME 1044, PAGE 95, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (LES OFFSITE OF TRACT 1 AND 2)
- 1(q) TERMS, PROVISIONS AND CONDITIONS OF DEVELOPER'S CONTRACT DATED 01/06/97, BY AND BETWEEN ROBERT M. FARRELL DEVELOPMENT, LTD. AND CITY OF THE COLONY, FILED 01/27/97, CO# 970000224, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. (TRACT 1 AND 2 ARE SUBJECT TO ARE SUBJECT TO DEVELOPER'S CONTRACT AND CONTAINS NO PLOTTABLE MATTERS)

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF FOLLOWING DESCRIBED PROPERTY.

TRACT 1 (SEE SAMPLE)

BEING ALL THAT CERTAIN TRACT, LOT OR PARCEL OF LAND SITUATED IN THE CITY OF THE COLONY, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 3B OF BLOCK 1 OF COLONY PLAZA ADDITION, AN ADDITION TO THE CITY OF THE COLONY, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "N", PAGE 392 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS.

TRACT 2 (EASEMENT) (SURVEY ON THE GROUND NOT PERFORMED)

APPURENTANT EASEMENT RIGHTS GRANTED IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS DATED 01/09/1998, BY AND BETWEEN ROBERT M. FARRELL DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP AND ALBERTSON'S, INC., FILED 01/09/1998, CO# 980020007, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AS AFFECTED BY FIRST AMENDMENT FILED 12/18/1998, RECORDED UNDER CO# 980088528, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DENTON COUNTY, TEXAS AND INCORPORATED AREAS MAP NO. 48121C0205G, MAP REVISED, APRIL 18, 2011, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAN".

THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR.

THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFICATION

TO: ROBERT M. FARRELL DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP; VIT HOLDINGS & DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY; AND/OR ASSONS, REPUBLIC TITLE OF TEXAS, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY TITLE INSURANCE [12204140 S2]

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 4(a), 7(c), 7(d)(1), 7(c), 8, 9, 11(c), 13, 14, 16, 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED THIS 2ND DAY OF MARCH, 2012

David Petree
 DAVID PETREE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 1890

REVISED MARCH 2, 2012 - ADDED SURVEYOR COVENANTS
 REVISED FEBRUARY 24, 2012 - PER NEW TITLE COMMITMENT

ALTA/ACSM LAND TITLE SURVEY
1.0608 ACRE PARCEL
LOT 3B - BLOCK 1
COLONY PLAZA ADDITION
CITY OF THE COLONY, DENTON COUNTY, TEXAS

BY: DAVID PETREE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PH. (214) 358-4500
 FX. (214) 358-4600

DATE: FEBRUARY 16, 2012
 SCALE: 1" = 30'



FOR MORE INFORMATION, PLEASE CONTACT:

BRANDON TRIMBLE
 214.572.8453
 btrimble@theretailconnection.net

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

The Retail Connection GP, Inc.	0512517	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		