



4711 TX-121 | 4711 TX-121, THE COLONY, TX 75056

Features

This great retail box is a rare find at one of the busiest intersections in the Metroplex and serves not only The Colony, but Carrollton, Lewisville and Plano as well. The space is less than 1 mile from Grandscape, which is home to Nebraska Furniture Mart and Scheels among many others. There are many corporate employers within 5 miles and the population in this area is seeing significant growth. The building comes with great signage on Sam Rayburn Tollway and FM 423/Josey Lane.

FOR LEASE

TOTAL SF: 55,662
AVAILABLE SF: 25,660
CONTACT FOR MORE INFORMATION

Traffic Counts

Sam Rayburn Tollway/TX-121 125,254 VPD
 Main St 57,529 VPD

Demographics

YEAR: 2020	1 MILE	3 MILE	5 MILE
Total Population	7,346	86,148	238,653
Total Household	2,608	32,763	92,942
Average Household Income	\$132,501	\$134,764	\$131,667
5 Year Population Growth	17.32%	13.29%	12.07%

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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.







SITE

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
 ANDRETTI
 Green Dragon
 HikinBack
 2020
SHEELS
 DAVIOS QUARTINO

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

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

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

HAGGARD FARM
 MIXED-USE
 72 UNIT CONDO TOWER



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 listening 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.

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Date