



THE COLONY CROSSING | 5333 E SH-121, THE COLONY, TX 75056

Features

The Colony Crossing is strategically located on the northeast corner of E SH-121, Plano Parkway and Paige Road. It is located across from Nebraska Furniture Mart that attracts more than 8 million customers annually. colony-crossing.com

FOR LEASE

TOTAL SF: 15,315
AVAILABLE SF: 3,862
MIN CONTIGUOUS SF: 1,862
MAX CONTIGUOUS SF: 2,000
CONTACT FOR MORE INFORMATION
NNN: \$11.63 PER SF/YR EST.

Traffic Counts

SH-121	173,895 VPD
Paige Road	30,266 VPD

Demographics

	YEAR: 2019	1 MILE	3 MILE	5 MILE
Total Population		10,908	86,502	234,161
Total Households		4,164	33,059	92,599
Average Household Income		\$115,317	\$135,295	\$131,846
5 Year Population Growth		11.78%	13.12%	14.50%

Karen Mitchell

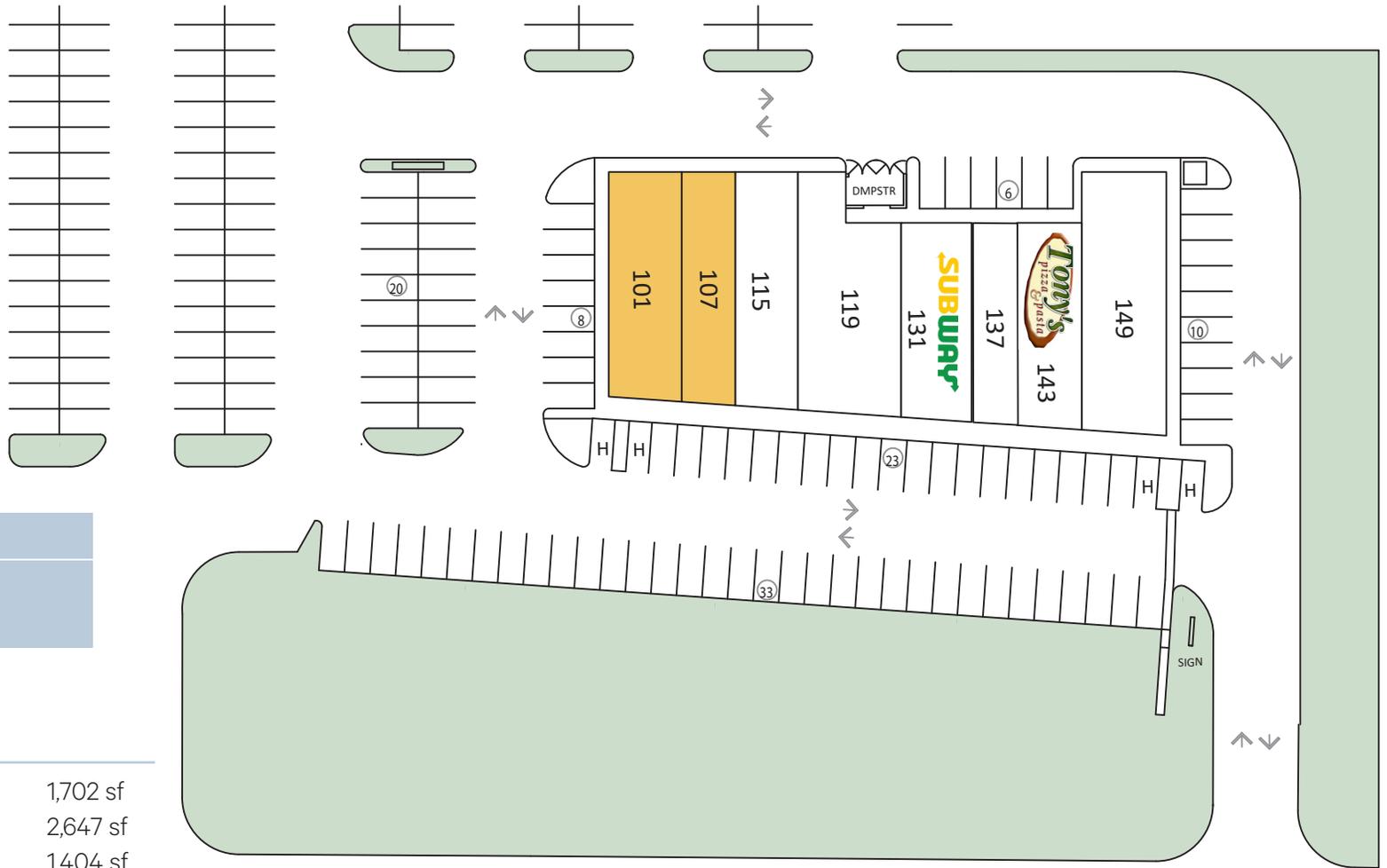
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Area Retailers & Businesses



THE COLONY CROSSING

5333 STATE HWY 121, THE COLONY, TX 75056



Available Space

101	2,000 sf
107	1,862 sf

Current Tenants

115	Tan Factory	1,702 sf
119	Thip Ocha	2,647 sf
131	Subway	1,404 sf
137	Shutter Shop	1,000 sf
143	Tony's Pizza & Pasta	2,000 sf
149	S&H Floors	2,700 sf

HIGHWAY 121





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
WALKERS
ANDRETTI
Hickory Back
2020
SHEELS
DAVOS QUARTINO

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

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

HAGGARD FARM
MIXED-USE
72 UNIT CONDO TOWER

0 0.5 1 miles

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