



**2 SUITES
FOR LEASE**



TOTAL BUILDING SPACE	Approx. 220,000 SF
AVAILABLE SPACE	10,492 SF Suite 100 6,284 SF Suite 200
	Build To Suit Available
LEASE PRICE	\$35.00 - \$40.00/NNN
TRIPLE NETS	\$8.33/SF
TERMS	5 - 10 years
TRAFFIC COUNT	126,314 cpd
2020 ESTIMATED POPULATION	265,263 (5 mile)
2020 AVERAGE HHI	\$133,158 (5 mile)

**9330 LBJ FREEWAY #1080
DALLAS, TX 75243**

ABE ARTEAGA
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PROPERTY INFORMATION

- Comprised of approximately 220,000 square feet of retail, restaurant, and mixed-use development space conveniently located at the intersection of the Sam Rayburn Tollway and South Colony Boulevard, providing easy access to the Grandscape development
- Surrounding tenants include Nebraska Furniture Mart, Toyota HQ, JP Morgan Chase, JCPenney, Top Golf, Rooms To Go, and Galaxy Theaters



TRAFFIC COUNTS (Source: CoStar 2020)

Collection Street	Cross Street	Volume	Count Year
State Highway 121	W Spring Creek Pkwy	126,314	2018
East Highway 121	W Spring Creek Pkwy	19,174	2018
Paige Rd	E Highway 121	19,570	2018



SITE PLAN



TENANT	SUITE #	SQUARE FEET
BUILDING A		
The Learning Experience	200	8,525
Boxo Hibachi	170	1,610
Kassira's Pizza	165	2,484
Salon Boutique	140-160	2,243
Mathnasium	130	1,565
Anytime Fitness	120	4,242
VACANT	100	10,492

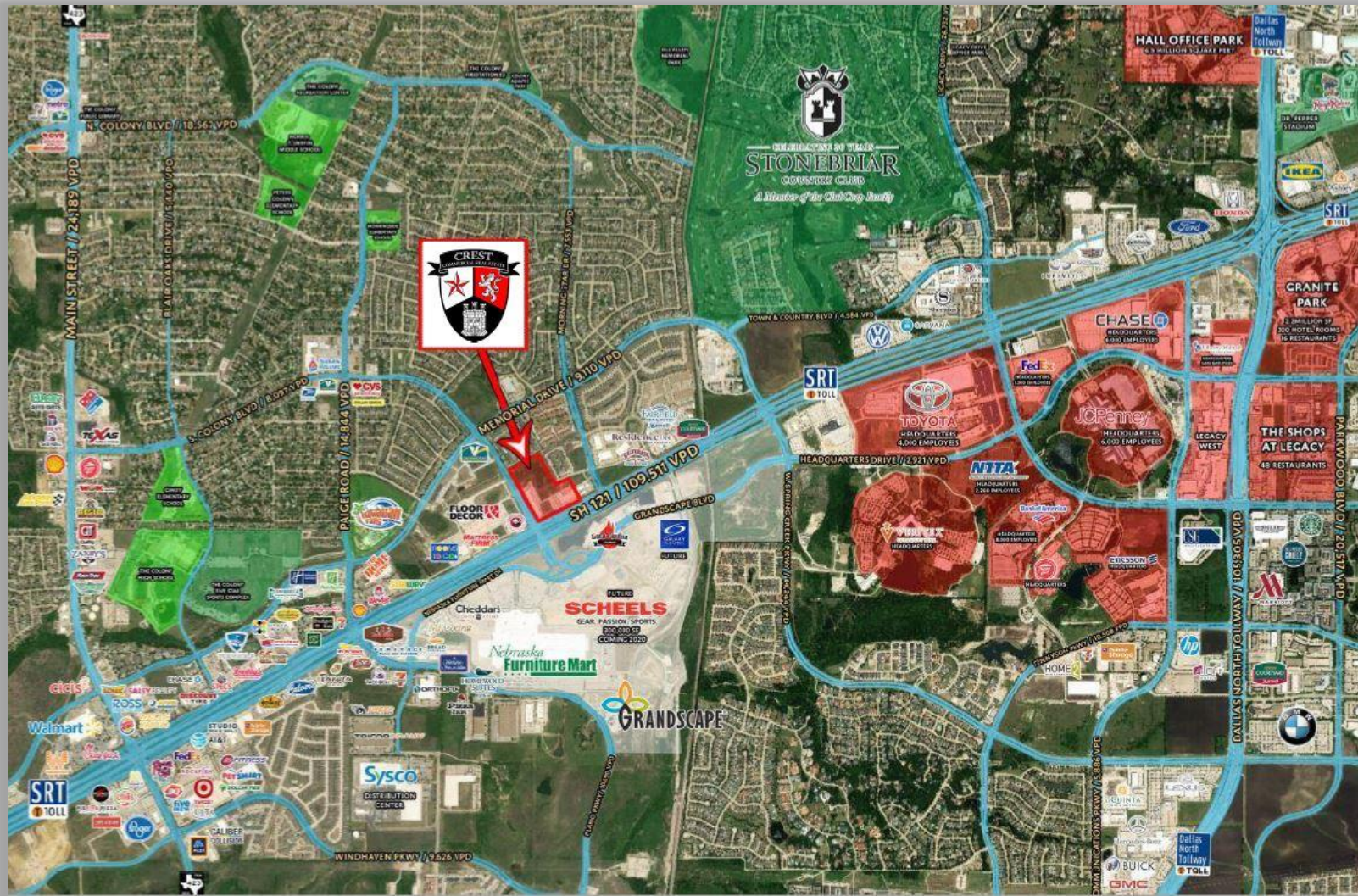
BUILDING B		
Shaka Hawaiian BBQ	290	2,000
Creamistry	285	1,519
Abuelo's	280	7,700
Stinky's Smoke Shop	270	1,600
Blue Science	260	1,192
Blue Science	250	2,919
Nails Makeover	240	2,034
Thirsty Growler	230	2,244
Geico Insurance	220	1,683
The UPS Store	210	1,604
VACANT	200	6,284



CREST
COMMERCIAL REAL ESTATE

Village @ 121

5701 & 5733 SH-121, The Colony, TX 75056



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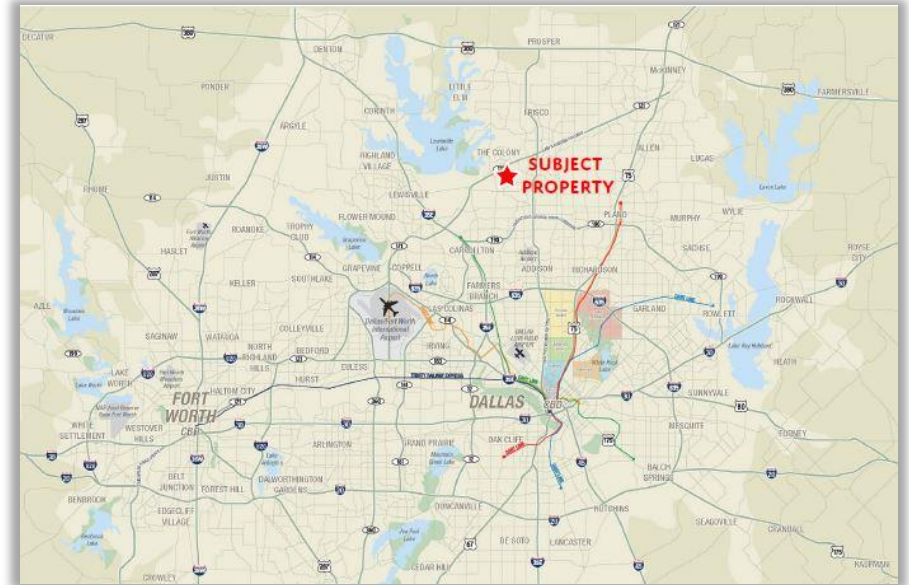


DEMOGRAPHICS

(Source: CoStar 2020)

1 MILE 3 MILES 5 MILES

Population:			
2020 Total Population	11,151	89,466	265,263
2025 Estimated Population	12,575	102,483	304,363
2010 Census	9,175	61,586	176,976
Population by Race:			
White	7,707	64,906	179,161
Black	1,292	8,105	27,666
Am. Indian & Alaskan	95	555	1,619
Asian	1,735	13,126	49,005
Hawaiian & Pacific Island	24	108	216
Other	298	2,666	7,595
U.S Armed Forces	0	11	97
Households:			
Owner Occupied	2,728	20,117	59,188
Renter Occupied	1,155	15,237	44,544
2020 Average Household Income	\$134,274	\$130,830	\$133,158



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

____ Buyer/Tenant/Seller/Landlord Initials _____ Date