FOR LEASE / SALE

Former Golden Corral

4675 SH 121 | The Colony, TX

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Former Golden Corral

4675 SH 121 | The Colony, TX

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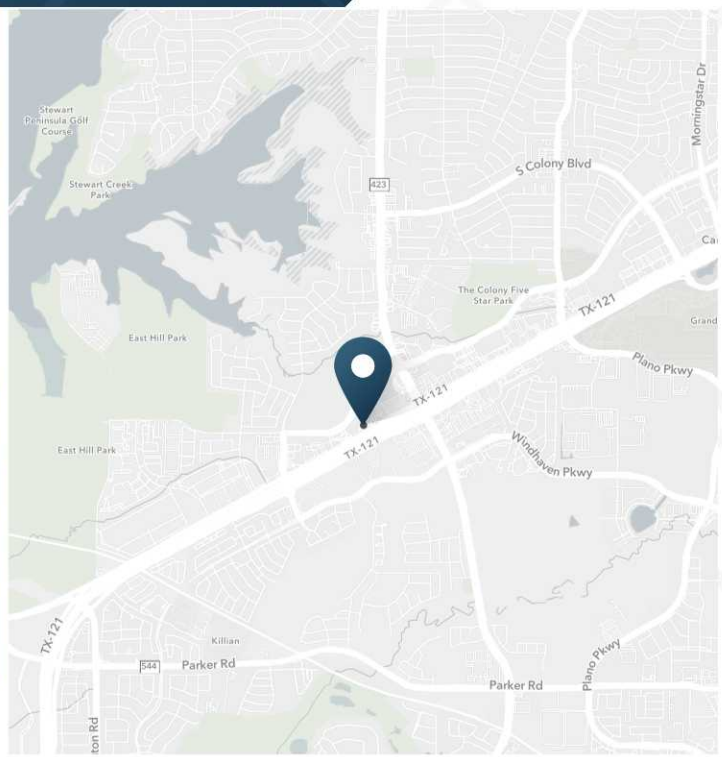

2.33 AC
Available

General Retail
Zoned

Contact Broker
Rate

ABOUT THE PROPERTY

- The site includes a pylon sign and panel on the Walmart sign.
- Highway visibility to TX-121 which carries over 140K visitors per day.
- The center has Walmart and Kroger Shadow anchored.
- Dynamic trade area with a regional draw.
- Area retailers include Nebraska Furniture Mart, Scheels and Top Golf.

JOIN THESE RETAILERS

Nebraska Furniture Mart · Whataburger · SCHEELS · TOPGOLF

TRAFFIC COUNTS

Main Street	42,560 AADT
Memorial Drive	13,847 AADT
TX-121	141,506 AADT

Year: 2020 | Source: Insert Source Name Here

Location Map | 4675 SH-121

The Colony, TX

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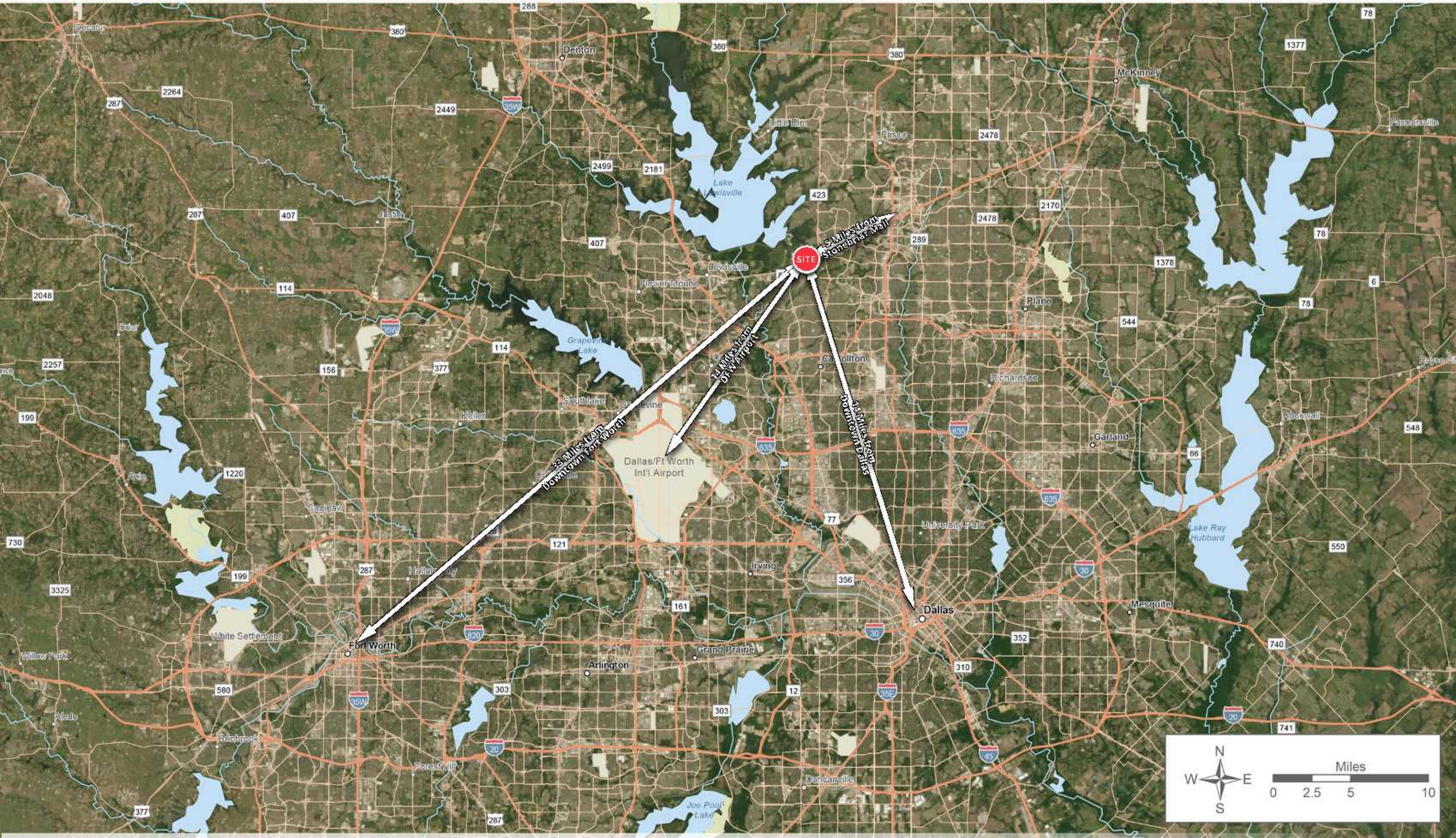

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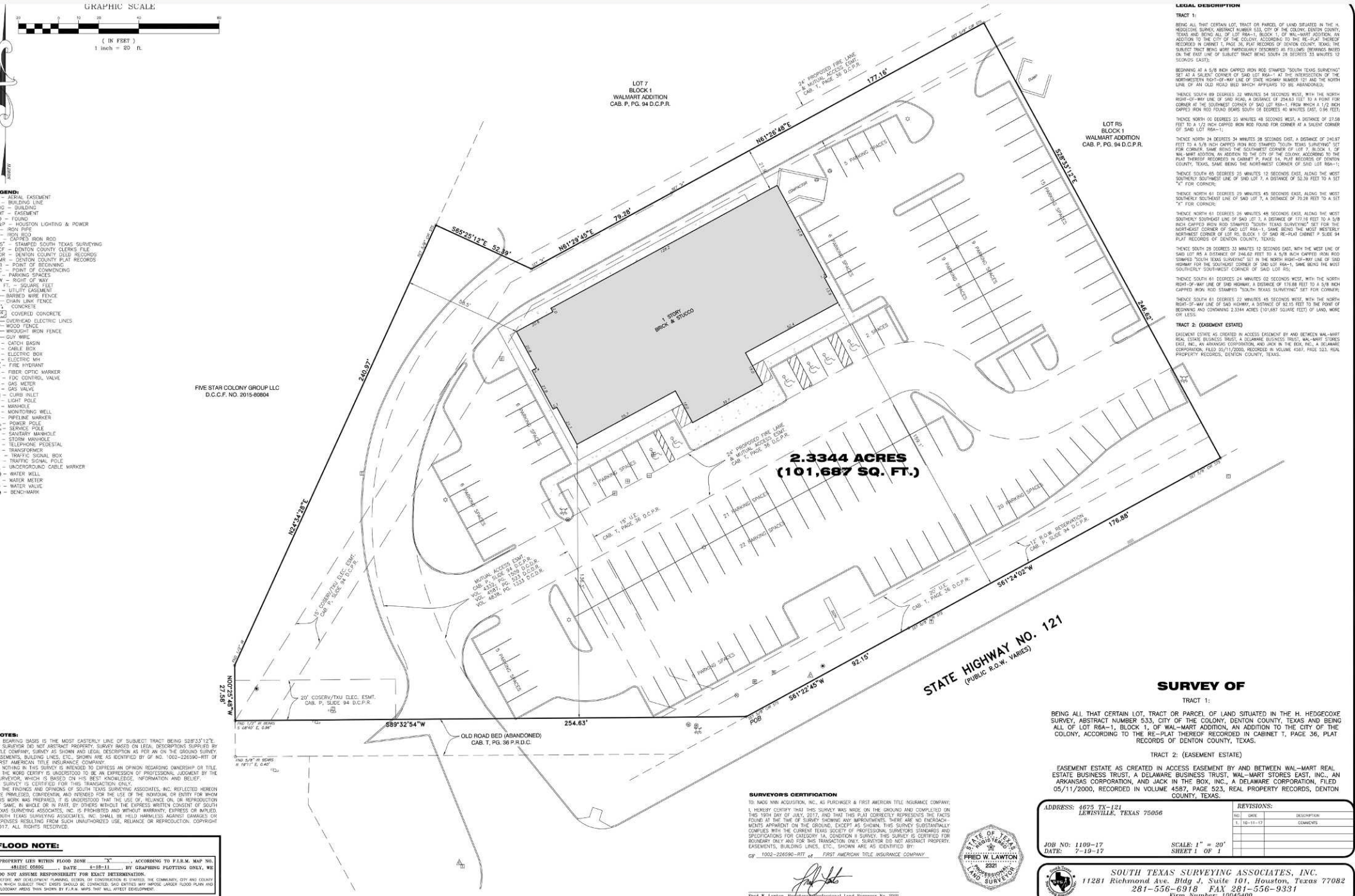

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND:

- AE – AERIAL EASEMENT
- BL – BUILDING LINE
- BG – BUILDING
- ESMT – EASEMENT
- FND – FOUND
- HP – HOUSTON LIGHTING & POWER
- IRF – IRON PIPE
- IRS – IRON ROD
- CIRS – CAPPED IRON ROD
- STS" – STAMPED SOUTH TEXAS SURVEYING
- DCF – DENTON COUNTY CLERKS FILE
- DOR – DENTON COUNTY DEED RECORDS
- DPR – DENTON COUNTY PLAT RECORDS
- POB – POINT OF BEGINNING
- POC – POINT OF COMMENCING
- PS – PARKING SPACES
- ROW – RIGHT OF WAY
- SQ. FT. – SQUARE FEET
- UE – UTILITY EASEMENT
- BWF – BARBED WIRE FENCE
- CLF – CHAIN LINK FENCE
- CONC – CONCRETE
- CC – COVERED CONCRETE
- OHE – OVERHEAD ELECTRIC LINES
- WF – WOOD FENCE
- WIF – WROUGHT IRON FENCE
- GW – GUY WIRE
- CB – CATCH BASIN
- CBX – CABLE BOX
- EBX – ELECTRIC BOX
- EMH – ELECTRIC MH
- FH – FIRE HYDRANT
- FOM – FIBER OPTIC MARKER
- FCV – FDC CONTROL VALVE
- GM – GAS METER
- GV – GAS VALVE
- CI – CURB INLET
- LP – LIGHT POLE
- MH – MANHOLE
- MW – MONITORING WELL
- PM – PIPELINE MARKER
- PP – POWER POLE
- SP – SERVICE POLE
- SMH – SANITARY MANHOLE
- STMH – STORM MANHOLE
- TP – TELEPHONE PEDESTAL
- TF – TRANSFORMER
- TSB – TRAFFIC SIGNAL BOX
- TSP – TRAFFIC SIGNAL POLE
- UCM – UNDERGROUND CABLE MARKER
- WW – WATER WELL
- WM – WATER METER
- WV – WATER VALVE
- BM – BENCHMARK

NOTES:

1. BEARING BASIS IS THE MOST EASTERLY LINE OF SUBJECT TRACT BEING S28°33'12"E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 1002-226590-RTT OF FIRST AMERICAN TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
5. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2017, ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48121C 0505G, DATE 4-18-11, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
NOTICE: ANY DEVELOPMENT (PLANNING, DESIGN, OR CONSTRUCTION) IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

LEGAL DESCRIPTION

TRACT 1:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE H. HEDGECOXE SURVEY, ABSTRACT NUMBER 533, CITY OF THE COLONY, DENTON COUNTY, TEXAS AND BEING ALL OF LOT R6A-1, BLOCK 1, OF WAL-MART ADDITION, AN ADDITION TO THE CITY OF THE COLONY, ACCORDING TO THE RE-PLAT THEREOF RECORDED IN CABINET T, PAGE 36, PLAT RECORDS OF DENTON COUNTY, TEXAS, THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASED ON THE EAST LINE OF SUBJECT TRACT BEING SOUTH 28 DEGREES 33 MINUTES 12 SECONDS EAST);

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET AT A SALIENT CORNER OF SAID LOT R6A-1 AT THE INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY NUMBER 121 AND THE NORTH LINE OF AN OLD ROAD BED WHICH APPEARS TO BE ABANDONED;

THENCE SOUTH 89 DEGREES 32 MINUTES 54 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD, A DISTANCE OF 254.63 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT R6A-1, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND BEARS SOUTH 08 DEGREES 40 MINUTES EAST, 0.96 FEET;

THENCE NORTH 00 DEGREES 25 MINUTES 48 SECONDS WEST, A DISTANCE OF 27.58 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR CORNER AT A SALIENT CORNER OF SAID LOT R6A-1;

THENCE NORTH 24 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 240.97 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF LOT 7, BLOCK 1, OF WAL-MART ADDITION, AN ADDITION TO THE CITY OF THE COLONY, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET P, PAGE 94, PLAT RECORDS OF DENTON COUNTY, TEXAS, SAME BEING THE NORTH-WEST CORNER OF SAID LOT R6A-1;

THENCE SOUTH 65 DEGREES 25 MINUTES 12 SECONDS EAST, ALONG THE MOST SOUTHERLY SOUTHWEST LINE OF SAID LOT 7, A DISTANCE OF 52.39 FEET TO A SET "X" FOR CORNER;

THENCE NORTH 61 DEGREES 29 MINUTES 45 SECONDS EAST, ALONG THE MOST SOUTHERLY SOUTHEAST LINE OF SAID LOT 7, A DISTANCE OF 79.28 FEET TO A SET "X" FOR CORNER;

THENCE NORTH 61 DEGREES 26 MINUTES 48 SECONDS EAST, ALONG THE MOST SOUTHERLY SOUTHEAST LINE OF SAID LOT 7, A DISTANCE OF 177.16 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID LOT R6A-1, SAME BEING THE MOST WESTERLY NORTHWEST CORNER OF LOT R5, BLOCK 1 OF SAID RE-PLAT CABINET P SLIDE 94 PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 28 DEGREES 33 MINUTES 12 SECONDS EAST, WITH THE WEST LINE OF SAID LOT R5 A DISTANCE OF 246.62 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY FOR THE SOUTHEAST CORNER OF SAID LOT R6A-1, SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT R5;

THENCE SOUTH 61 DEGREES 24 MINUTES 02 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY, A DISTANCE OF 176.88 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER;

THENCE SOUTH 61 DEGREES 22 MINUTES 45 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY, A DISTANCE OF 92.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.3344 ACRES (101,687 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 2: (EASEMENT ESTATE)

EASEMENT ESTATE AS CREATED IN ACCESS EASEMENT BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST, WAL-MART STORES EAST, INC., AN ARKANSAS CORPORATION, AND JACK IN THE BOX, INC., A DELAWARE CORPORATION, FILED 05/11/2000, RECORDED IN VOLUME 4587, PAGE 523, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

SURVEYORS CERTIFICATION

TO: NADG NNN ACQUISITION, INC., AS PURCHASER & FIRST AMERICAN TITLE INSURANCE COMPANY;

I, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND COMPLETED ON THIS 19TH DAY OF JULY, 2017; AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A, CONDITION II SURVEY. THIS SURVEY IS CERTIFIED FOR BOUNDARY ONLY AND FOR THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY:

GF 1002-226590-RTT of FIRST AMERICAN TITLE INSURANCE COMPANY

Fred R. Lawton, Registered Professional Land Surveyor No. 2321

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

SURVEY OF

TRACT 1:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE H. HEDGECOXE SURVEY, ABSTRACT NUMBER 533, CITY OF THE COLONY, DENTON COUNTY, TEXAS AND BEING ALL OF LOT R6A-1, BLOCK 1, OF WAL-MART ADDITION, AN ADDITION TO THE CITY OF THE COLONY, ACCORDING TO THE RE-PLAT THEREOF RECORDED IN CABINET T, PAGE 36, PLAT RECORDS OF DENTON COUNTY, TEXAS.

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ADDRESS: 4675 TX-121
LEWISVILLE, TEXAS 75056

JOB NO: 1109-17
DATE: 7-19-17

SCALE: 1" = 20'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION
1	10-11-17	COMMENTS

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10046400

Copyright 2017 South Texas Surveying Associates, Inc.

K:\COMMERCE 2017\1109-17.DWG (JM)

JOB NO: 1109-17

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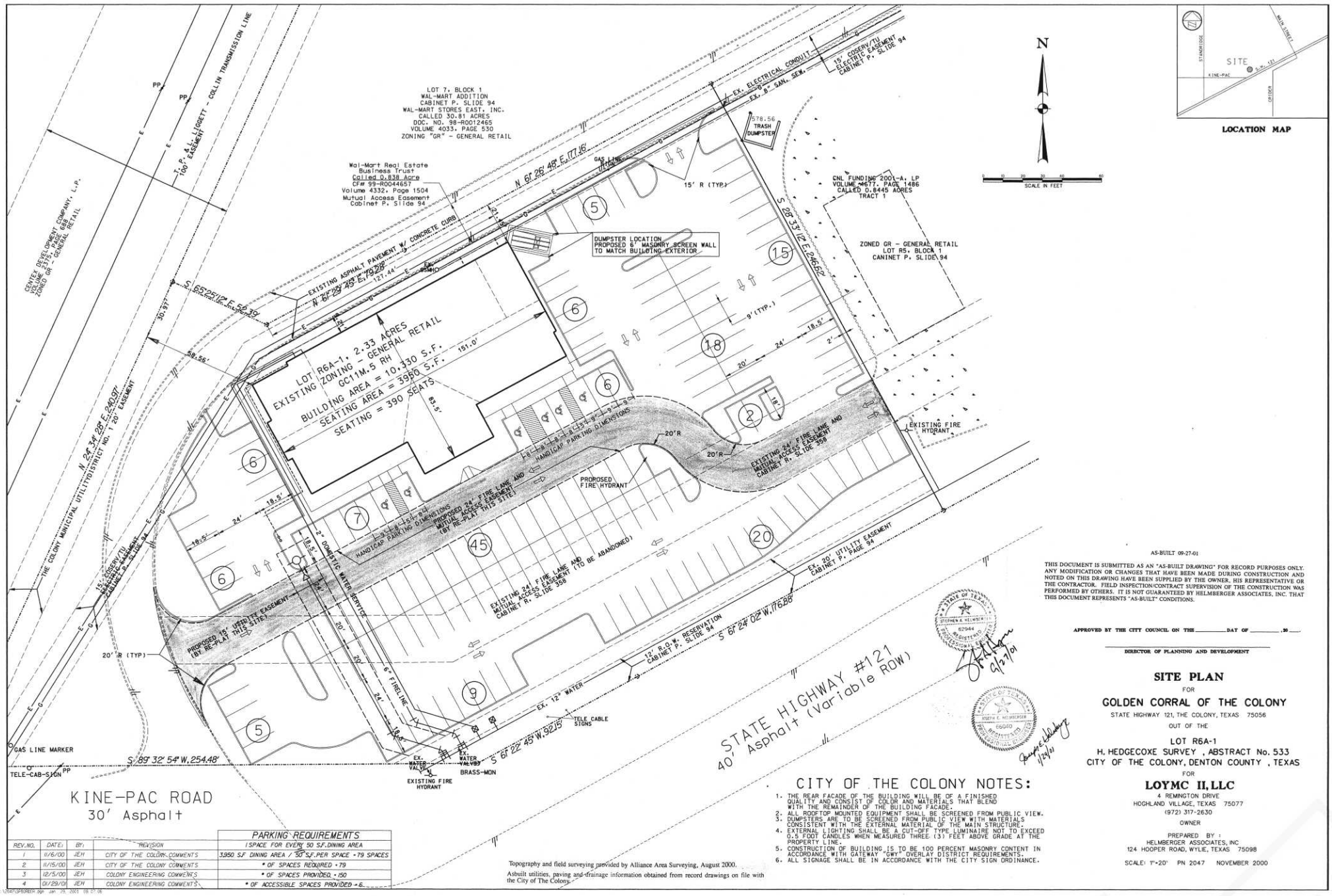

LOCATION MAP

PARKING REQUIREMENTS
1 SPACE FOR EVERY 50 SF DINING AREA
3950 SF DINING AREA / 50 SF PER SPACE = 79 SPACES
OF SPACES REQUIRED = 79
OF SPACES PROVIDED = 150
OF ACCESSIBLE SPACES PROVIDED = 6

REV. NO.	DATE:	BY:	REVISION
1	11/6/00	JEH	CITY OF THE COLONY COMMENTS
2	11/15/00	JEH	CITY OF THE COLONY COMMENTS
3	12/5/00	JEH	COLONY ENGINEERING COMMENTS
4	01/29/01	JEH	COLONY ENGINEERING COMMENTS

Topography and field surveying provided by Alliance Area Surveying, August 2000.

Asbuilt utilities, paving and drainage information obtained from record drawings on file with the City of The Colony.

CITY OF THE COLONY NOTES:

1. THE REAR FACADE OF THE BUILDING WILL BE OF A FINISHED QUALITY AND CONSIST OF COLOR AND MATERIALS THAT BLEND WITH THE REMAINDER OF THE BUILDING FACADE.
2. ALL ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
3. DUMPSTERS ARE TO BE SCREENED FROM PUBLIC VIEW WITH MATERIALS CONSISTENT WITH THE EXTERNAL MATERIAL OF THE MAIN STRUCTURE.
4. EXTERNAL LIGHTING SHALL BE A CUT-OFF TYPE LUMINAIRE NOT TO EXCEED 0.5 FOOT CANDLES WHEN MEASURED THREE (3) FEET ABOVE GRADE AT THE PROPERTY LINE.
5. CONSTRUCTION OF BUILDING IS TO BE 100 PERCENT MASONRY CONTENT IN ACCORDANCE WITH GATEWAY "GWY" OVERLAY DISTRICT REQUIREMENTS.
6. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY SIGN ORDINANCE.

AS-BUILT 09-27-01

THIS DOCUMENT IS SUBMITTED AS AN "AS-BUILT DRAWING" FOR RECORD PURPOSES ONLY. ANY MODIFICATION OR CHANGES THAT HAVE BEEN MADE DURING CONSTRUCTION AND NOTED ON THIS DRAWING HAVE BEEN SUPPLIED BY THE OWNER, HIS REPRESENTATIVE OR THE CONTRACTOR. FIELD INSPECTION/CONTRACT SUPERVISION OF THE CONSTRUCTION WAS PERFORMED BY OTHERS. IT IS NOT GUARANTEED BY HELMBERGER ASSOCIATES, INC. THAT THIS DOCUMENT REPRESENTS "AS-BUILT" CONDITIONS.

APPROVED BY THE CITY COUNCIL ON THIS _____ DAY OF _____, 20____.

_____
DIRECTOR OF PLANNING AND DEVELOPMENT

SITE PLAN

FOR

GOLDEN CORRAL OF THE COLONY

STATE HIGHWAY 121, THE COLONY, TEXAS 75056

OUT OF THE

LOT R6A-1

H. HEDGECOXE SURVEY, ABSTRACT No. 533

CITY OF THE COLONY, DENTON COUNTY, TEXAS

FOR

LOYMC II, LLC

4 REMINGTON DRIVE
HOGHLAND VILLAGE, TEXAS 75077
(972) 317-2630

OWNER

PREPARED BY:
HELMBERGER ASSOCIATES, INC
124 HOOPER ROAD, WYLIE, TEXAS 75098

SCALE: 1"=20' PN 2047 NOVEMBER 2000

Former Golden Corral

4675 SH 121 | The Colony, TX

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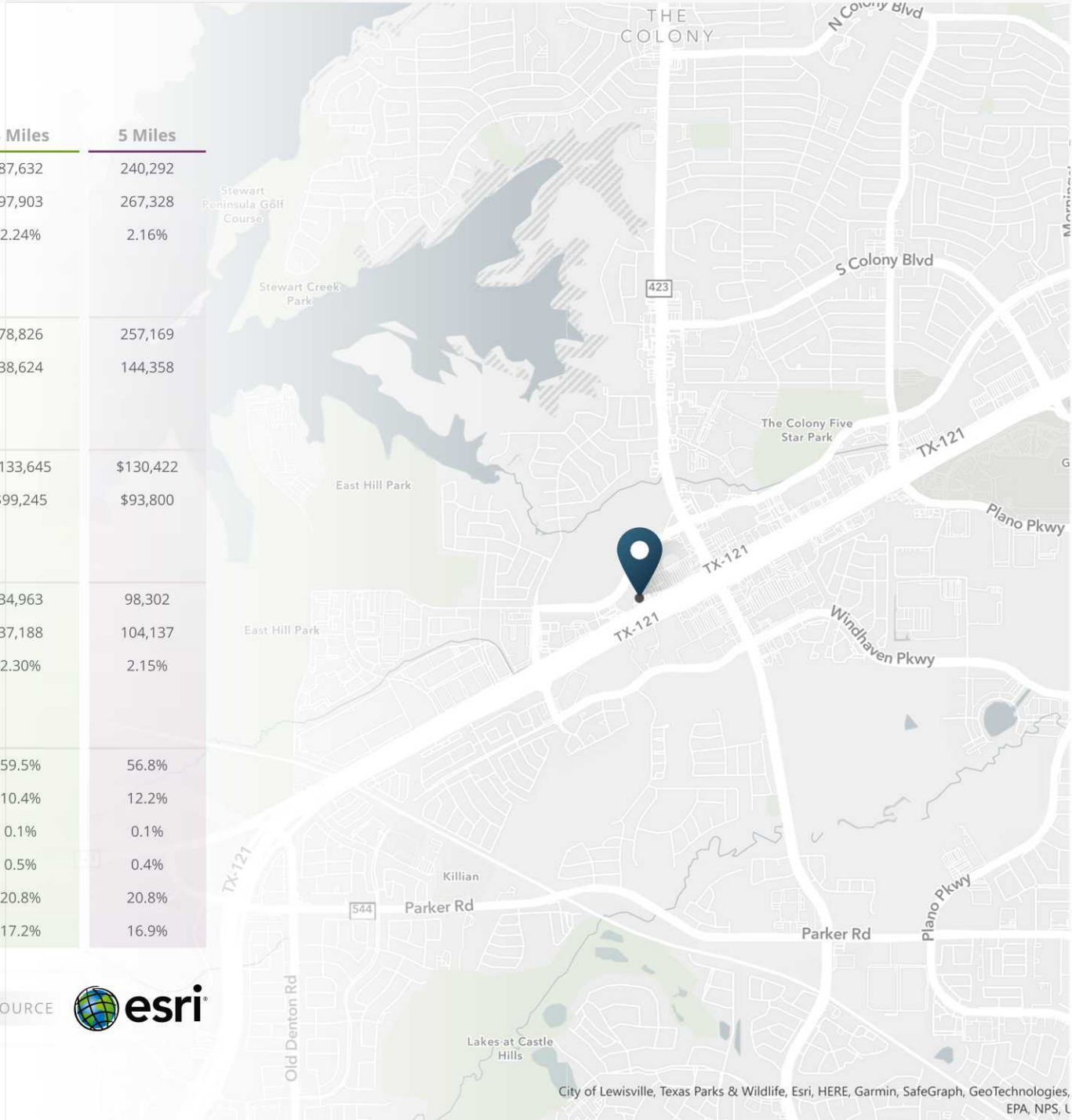
DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2021 Estimated Population	9,423	87,632	240,292
2026 Projected Population	11,262	97,903	267,328
Projected Annual Growth 2021 to 2026	3.63%	2.24%	2.16%
Daytime Population			
2021 Est. Total Daytime Population	10,765	78,826	257,169
2021 Est. Total Workers	6,674	38,624	144,358
Income			
2021 Est. Average Household Income	$150,132	$133,645	$130,422
2021 Est. Median Household Income	$106,793	$99,245	$93,800
Households & Growth			
2021 Estimated Households	3,740	34,963	98,302
2026 Projected Households	3,881	37,188	104,137
Projected Annual Growth 2021 to 2026	3.58%	2.30%	2.15%
Race & Ethnicity			
2021 Est. White	53.9%	59.5%	56.8%
2021 Est. Black or African American	10.0%	10.4%	12.2%
2021 Est. Pacific Islander	0.1%	0.1%	0.1%
2021 Est. American Indian or Native Alaskan	0.5%	0.5%	0.4%
2021 Est. Asian	28.4%	20.8%	20.8%
2021 Est. Hispanic	15.4%	17.2%	16.9%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



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