

FOR LEASE

PRIME RETAIL CENTER

Main St. & Memorial, The Colony, Tx



AVAILABLE SPACE

875 to 4,556 Square Feet

PRICE

Negotiable

FEATURES

Highly visible retail center across from Wal-Mart on the hard corner of Main St. and Memorial Dr. with plenty of available parking. Exploding growth of new homes and commercial activity including Top Golf & Nebraska Furniture Mart.

- Zoned for general retail
- 44,800 Cars per day
- Onsite ownership and management
- Individual electric meters and HVAC

DEMOGRAPHICS

	1 Mile	3 Mile
Population	4,123	55,766
Avg. HH Inc.	\$100,399	\$120,740

CONTACT

Charles "C.B." Team
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ELLIS & TINSLEY, INC.

COMMERCIAL AND INVESTMENT REAL ESTATE

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EXTERIOR VIEW

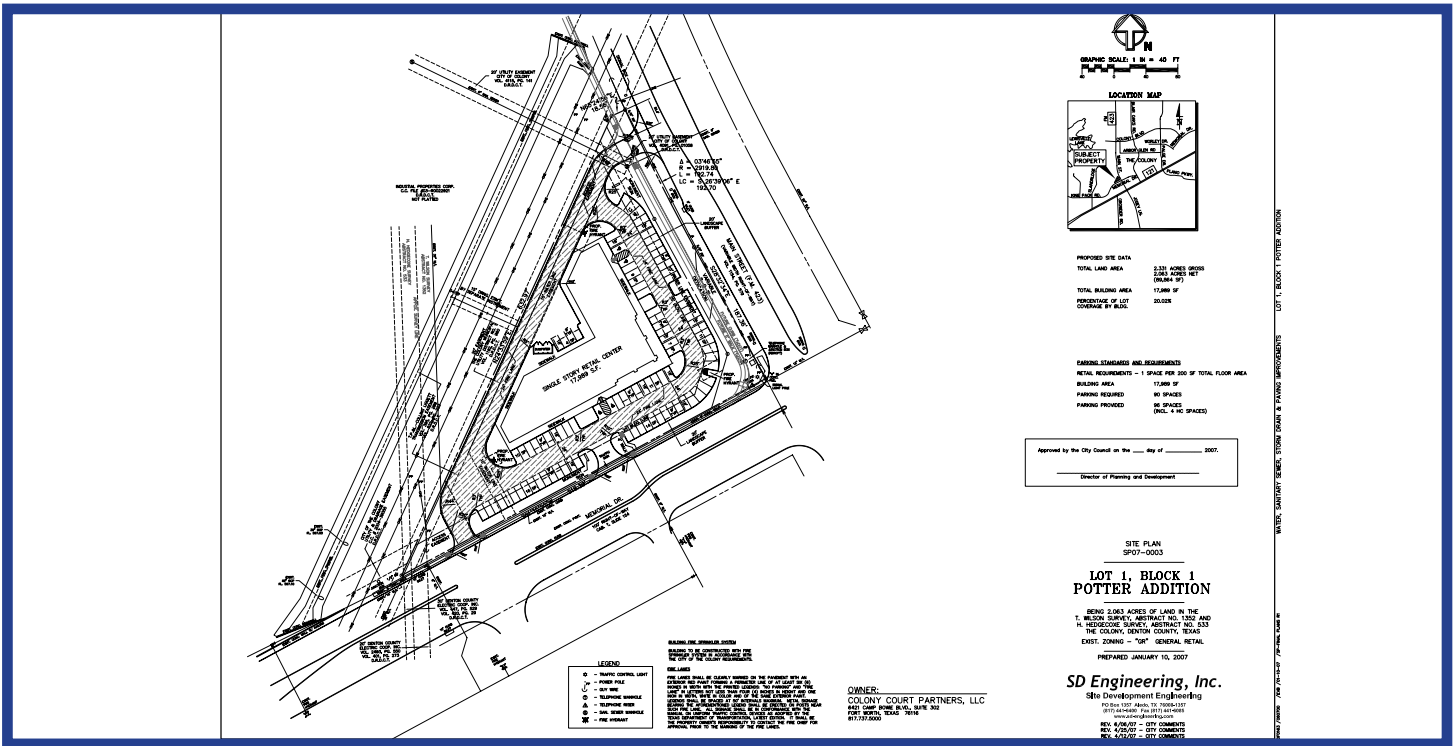


STREET VIEW

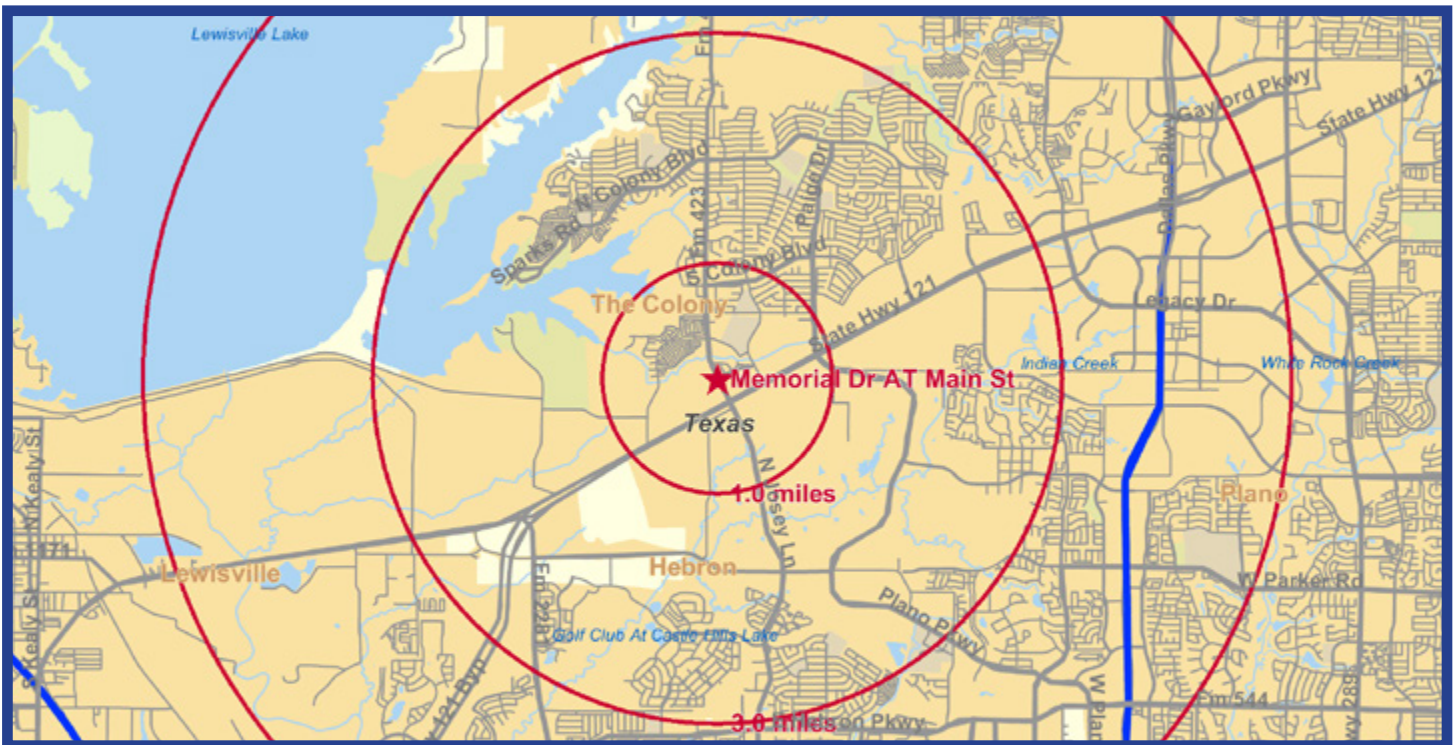
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SITE PLAN

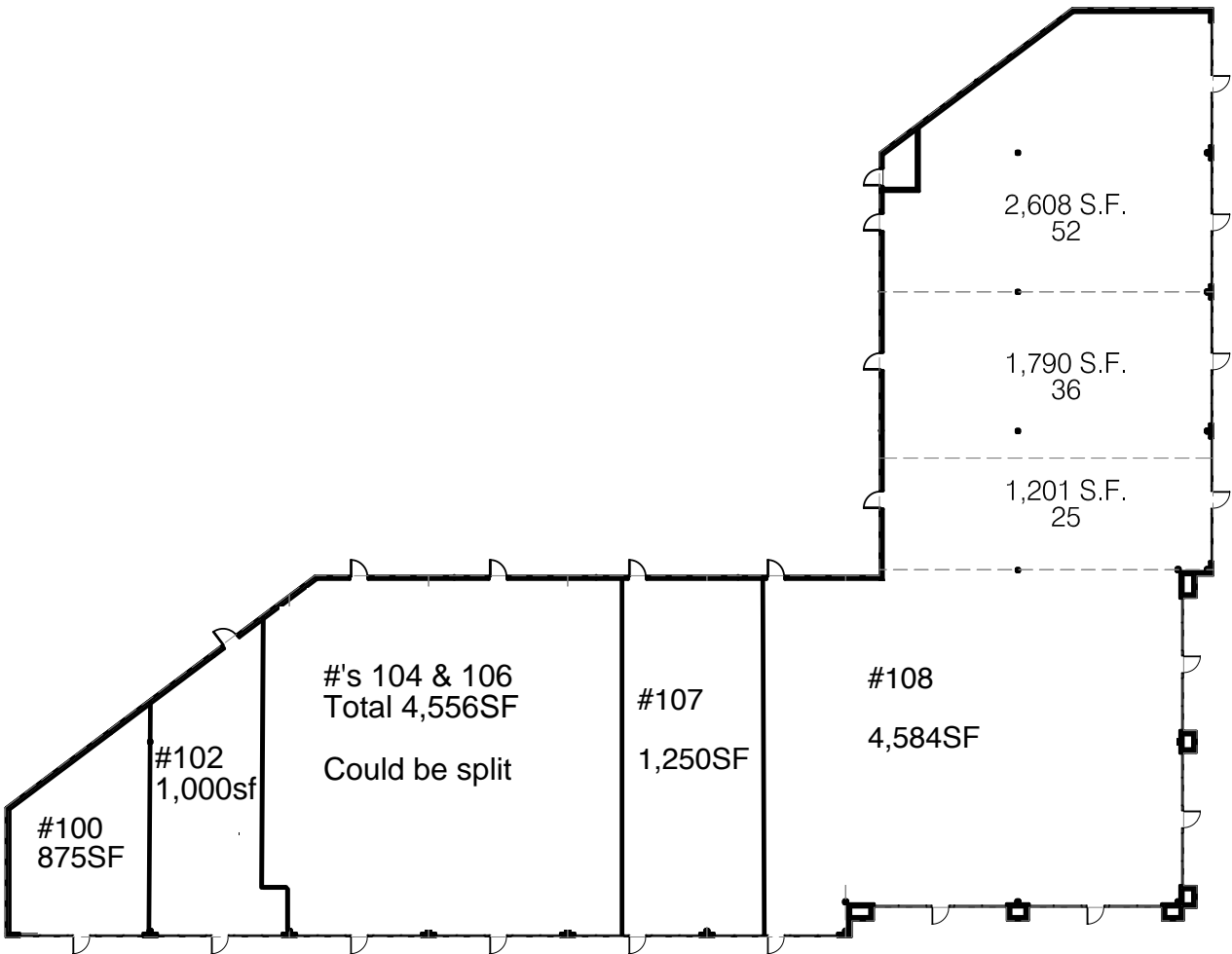


MAP VIEW

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AREA PLAN

SCALE: 1/32" = 1'-0"

**Halbach•Dietz
Architects**

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Suite 200
Fort Worth, Texas 76107
(817) 737-0725
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AREA PLAN
OF

**COLONY COURT
ELLIS & TINSLEY
THE COLONY, TEXAS**

Date 3/2008

Project No. 06002

Sheet No.

SP1

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Information About Brokerage Services

11-12-2015

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 or 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 or assent of both parties 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, specify 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 in advance 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 taking 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.

<u>Ellis & Tinsley, Inc.</u>	<u>107812</u>	<u>ellis@ellis-tinsley.com</u>	<u>(817) 737-5000</u>
Licensed Broker/Owner Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William C. Ellis</u>	<u>162403</u>	<u>wellis@ellis-tinsley.com</u>	<u>(817) 737-5000</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William C. Ellis</u>	<u>162403</u>	<u>wellis@ellis-tinsley.com</u>	<u>(817) 737-5000</u>
Licensed Supervisor or Sales Agent Available	License No.	Email	Phone
<u>Charles Bailey Ryan IV</u>	<u>663670</u>	<u>Cbailey@ellis-tinsley.com</u>	<u>(817) 737-5000</u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u></u>
Buyer/Tenant/Seller/Landlord initials			Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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