

# For Lease

**Village @ 121**  
The Colony, Texas





## PROPERTY SUMMARY

**Village @ 121**

5733 SH-121 , The Colony, Texas 75056



### PROPERTY DESCRIPTION

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.

### PROPERTY HIGHLIGHTS

- Surrounding tenants include Nebraska Furniture Mart, Toyota HQ, JP Morgan Chase, JCPenney, Top Golf, Rooms To Go, and Galaxy Theatres.
- 8,525 SF Space includes an additional 2,820 SF Playground Area

### OFFERING SUMMARY

Lease Rate:	\$38.00/SF
Available SF:	1,535 - 8,525 SF
Building Size:	220,000 SF

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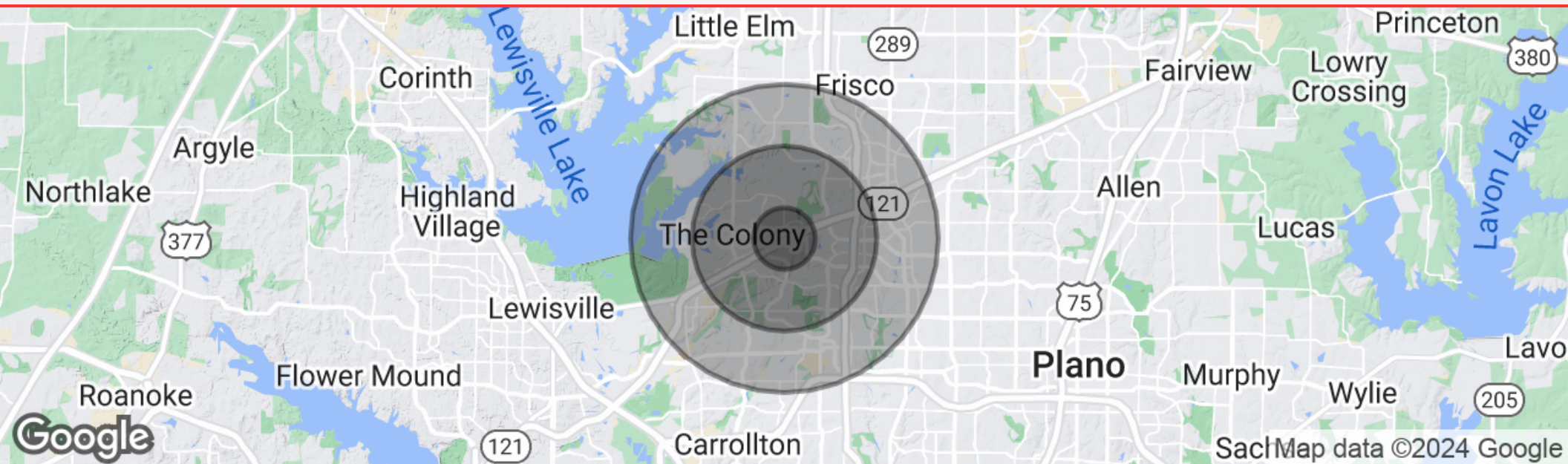




## DEMOGRAPHICS MAP & REPORT

### Village @ 121

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,089	80,676	228,875
Average Age	35.4	37.8	39.2
Average Age (Male)	35.1	38.0	38.6
Average Age (Female)	36.9	38.0	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,046	36,826	98,452
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$119,185	\$116,062	\$129,757
Average House Value	\$265,898	\$323,771	\$370,199

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## RETAILER MAP

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## LEASE SPACES

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TENANT	SUITE	SPACE SIZE
Available	AVAILABLE	8,525 SF
-	Boxo Hibachi	1,610 SF
-	Pizza Vibes	2,484 SF
-	Salon Boutique	2,242 SF
Available	AVAILABLE	1,565 SF
-	Anytime Fitness	4,242 SF
-	CBD Zar	1,794 SF
Available	AVAILABLE	1,535 SF
-	My Flooring Texas	5,127 SF
-	Shaka Hawaiian BBQ	2,000 SF
-	Creamistry	1,519 SF

TENANT	SUITE	SPACE SIZE
-	Abuelo's	7,700 SF
-	Stinky's Smoke Shop	1,600 SF
Available	AVAILABLE	2,919 SF
-	Nails Makeover	2,034 SF
-	Thirsty Growler	2,244 SF
Available	AVAILABLE	1,683 SF
-	The UPS Store	1,604 SF
-	Leah Lash	1,818 SF
-	Floor Max	4,500 SF
-	Simply Unwine	2,032 SF
-	Barber Shop	1,216 SF

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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.*

11-2-2015



## 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:
  - 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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Buyer/Tenant/Seller/Landlord Initials

Date