

For Lease

5749 State Highway 121
The Colony, Texas





PROPERTY SUMMARY

5749 State Highway 121

The Colony, Texas 75056



PROPERTY DESCRIPTION

Nestled in the dynamic city of The Colony, this prime location offers unparalleled access to a thriving business community and an array of amenities. Surrounding the area are popular attractions like the Grandscape entertainment district, The Colony Five Star Complex, and the renowned Nebraska Furniture Mart. Employees and clients alike will appreciate the diverse dining options and retail destinations nearby. The serene Shoreline Trail and the picturesque Lewisville Lake provide opportunities for relaxation and recreational activities. With its convenient proximity to major highways and the vibrant mix of entertainment and commerce, the location is a compelling choice for office tenants seeking a dynamic environment and numerous conveniences.

OFFERING SUMMARY

Lease Rate:	\$50.00 SF / year (NNN)
Available SF:	3,018 SF
Building Size:	3,018 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,026	40,097	115,533
Total Population	10,708	95,120	285,612
Average HH Income	\$163,985	\$154,055	\$167,732

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LOCATION MAP

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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,708	95,120	285,612
Average Age	38	38	38
Average Age (Male)	37	38	38
Average Age (Female)	39	39	39

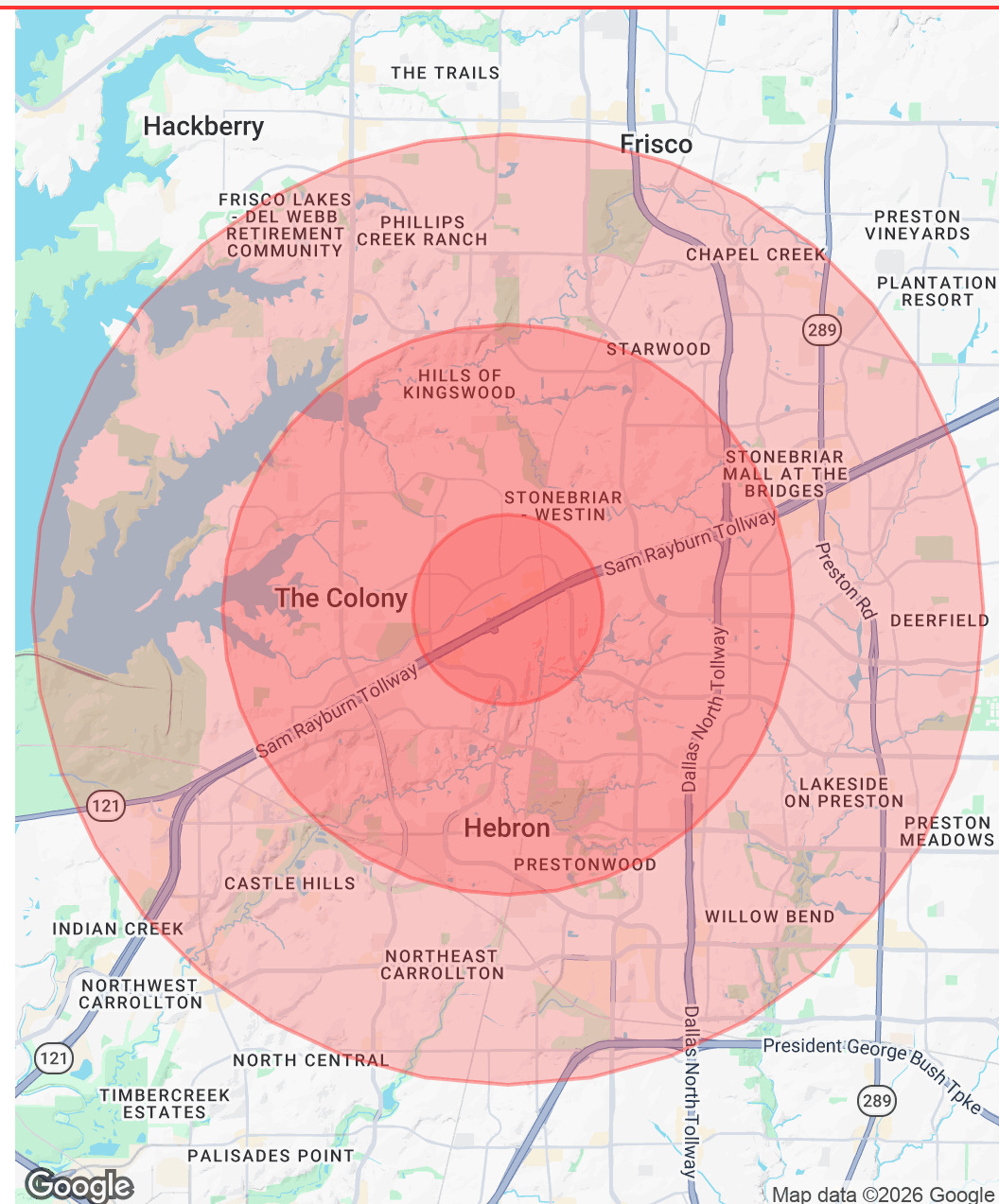
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,026	40,097	115,533
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$163,985	\$154,055	\$167,732
Average House Value	\$497,891	\$583,174	\$619,570

TRAFFIC COUNTS

State Hwy 121 & Plano Pkwy SW	69,055/day
State Hwy 121 & W. Spring Creek Pkwy	64,415/day

2020 American Community Survey (ACS)



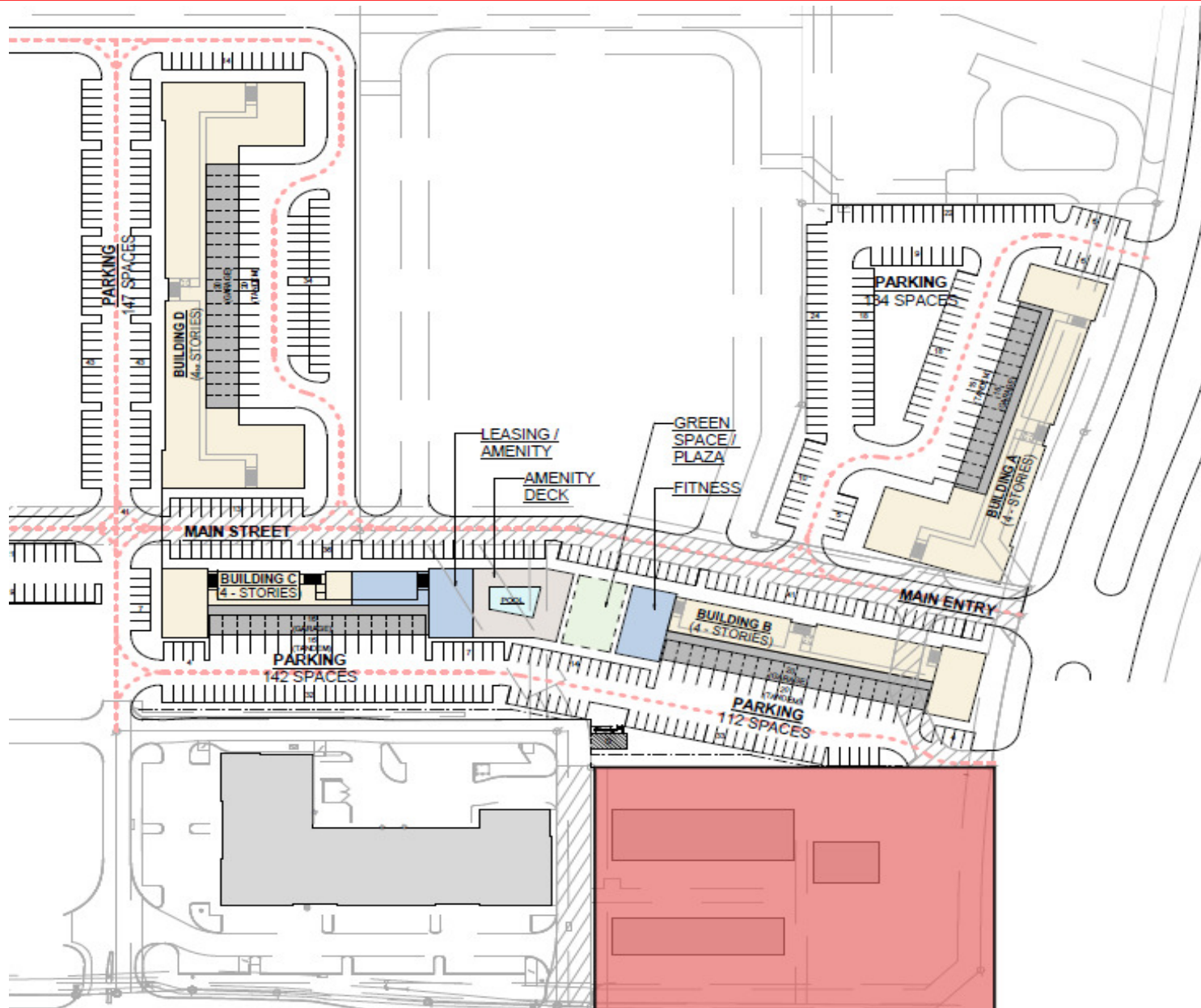
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SITE PLAN OVERVIEW

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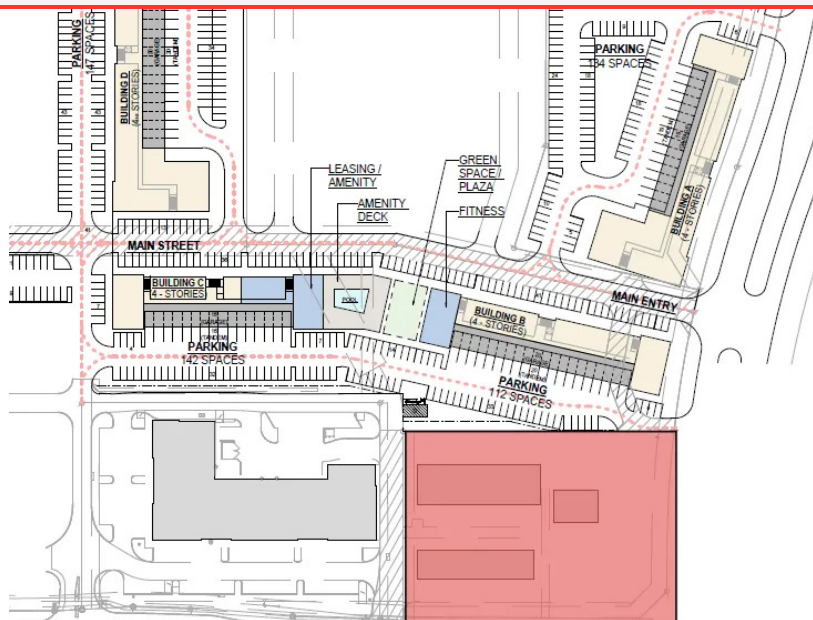
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LEASE SPACES

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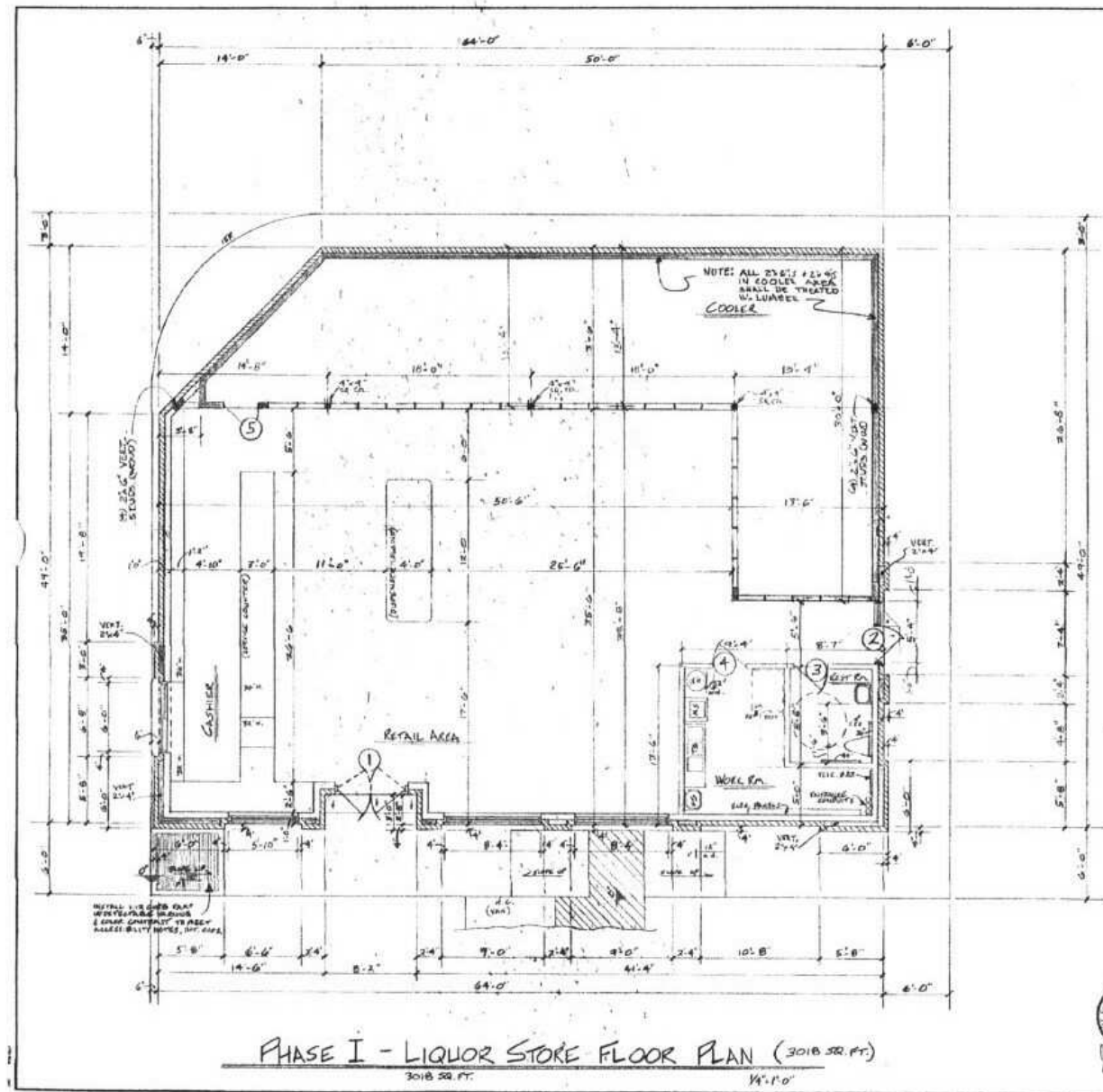
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,018 SF	Lease Rate:	\$50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
■ AVAILABLE - Drive-Thru Available	Available	3,018 SF	\$50.00 SF/yr

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date