

COMMERCIAL



RETAIL

The Colony Marketplace 5000 Main Street, The Colony, TX.

Harkinson Dewan Commercial

4560 Belt Line Road, Suite 400 Addison, Texas 75001

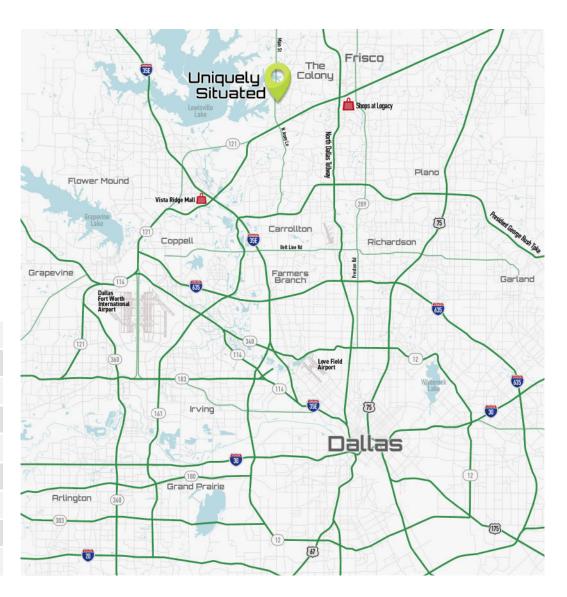
HarkinsonDewanCommercial.com

972-934-8414

PROPERTY OVERVIEW

Attractive three tenant retail center with an opportunity for another in-line BTS retailer. The Colony Marketplace Retail Center is located at the NEC of FM 423 (Main Street) and South Colony Boulevard and is anchored by Big Lots. The center has great frontage and high traffic counts and is centrally located with easy ingress and egress coming from surrounding suburbs through PGBT & US-75. Rated as one of the top 20 places to live in the U.S., and top 10 in Most affordable homes in the U.S., The Colony, TX offers a desirable location for expanding retailers with proximity to housing that is in high demand with its close proximity to Lake Lewisville.

ADDRESS	5000 Main Street, The Colony, TX 75056	
LOCATION	NEC of Main Street and S Colony Blvd	
PROPERTY TYPE	Neighborhood Center	
RENTABLE SQ. FEET	59,287 SF	
STORIES	1Story	
AMENITIES	Abundant Parking / Premier Retail Frontage	
PARKING RATIO	5.0 / 1,000 SF	
TRAFFIC COUNT	43,414 vehicles per day on Main Street	
AVERAGE HOUSEHOLD INCOME	\$105,109 - within 1 mile of property	









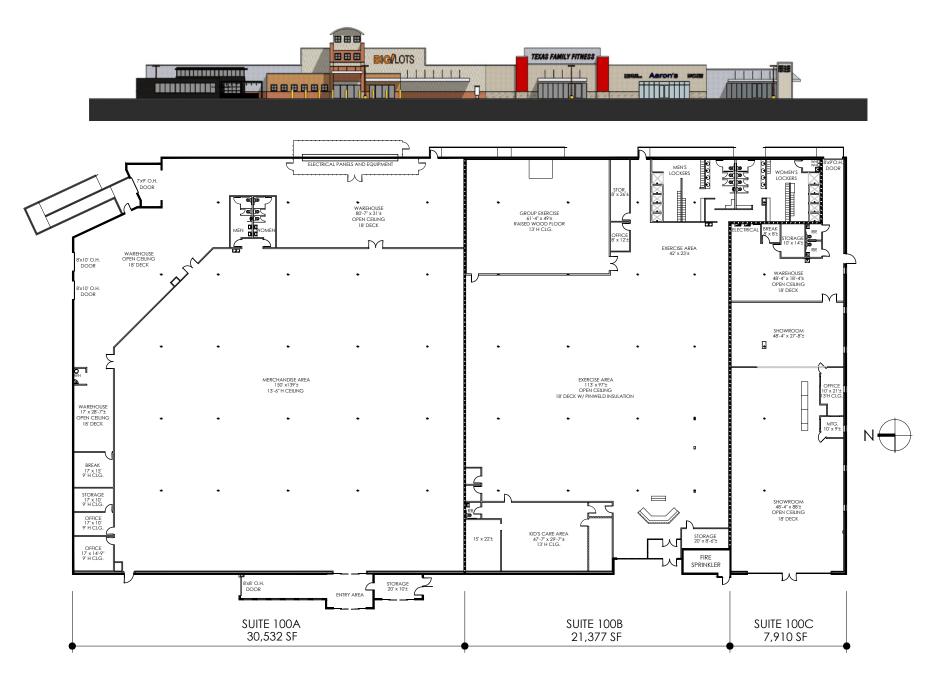


BUSH TURNPIKE





ARCHITECTURAL SURVEY





INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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 dues 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. An owner's agent fees are not set by law and are fully negotiable.

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 dues 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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the pares 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 pares to the transaction impartially and fairly;
- May, with the pares' 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 wring 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 wring 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 dues 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 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	
Regulated by the Texas Real Estate Commission			Information available at www.trec.texas.gov



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