

# TOWN CENTER COLLEYVILLE

FOR LEASE

COLLEYVILLE, TEXAS

SEC HIGHWAY 26 AND HALL JOHNSON ROAD

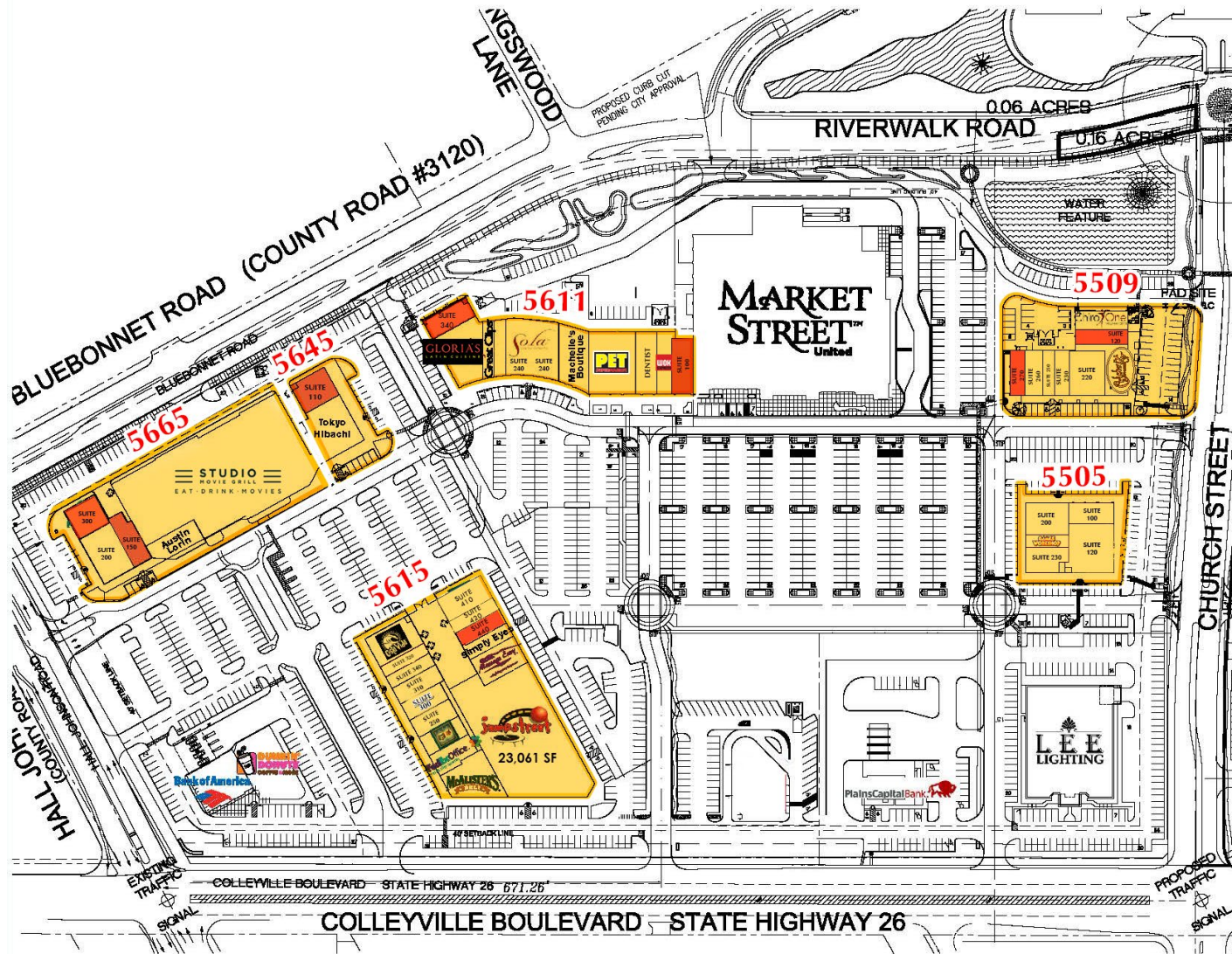
EASLEY WAGGONER, JR.

AMY PJETROVIC



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

# TOWN CENTER COLLEYVILLE

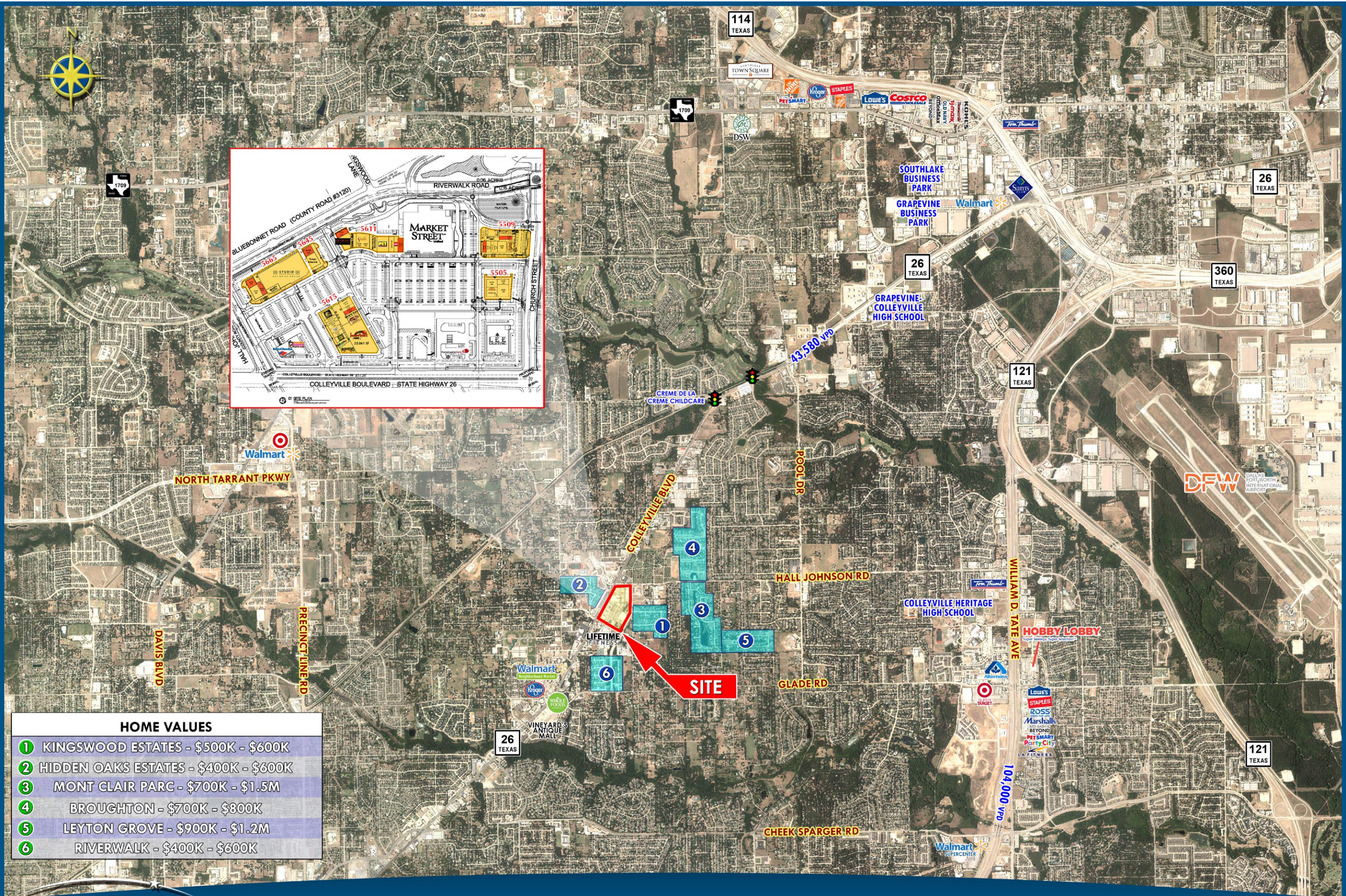


01 SITE PLAN  
SCALE: 1" = 60'-0"  
DATE: 10/10/17

SUITE	SF	TENANT
<b>PHASE II</b>		
<b>5665 Colleyville Blvd:</b>		
200	4,074	Hexter-Fair Title
150	1,637	AVAILABLE
300	2,268	AVAILABLE
100	2,571	Austin Lorin
<b>5645 Colleyville Blvd:</b>		
100	5,176	Tokyo Hibachi
110	2,230	AVAILABLE
<b>5615 Colleyville Blvd:</b>		
410	2,501	Loveria Caffe Taste of Italy
420	1,304	Vitality Bowls
440	1,593	AVAILABLE
460	1,500	Simply Eyes
470	3,000	Massage Envy
390	3,200	Costa Vida
320	1,022	Boutique & Lash
340	1,425	8" Ice Cream
310	1,800	Red Brick Oven
300	2,100	Crepes Bistro
250	1,428	Rooster's Men's Grooming
230	1,884	Bark Avenue
210	1,960	FedEx Kinkos
200	4,000	McAlister's Deli
<b>5505 Colleyville Blvd:</b>		
<b>PHASE I</b>		
100	2,443	Luna Grill Mediterranean
120	4,114	Brazos Running Co.
200	2,843	Castle Nail Spa
220	1,100	Games Workshop
230	2,000	Explore Learning
<b>5611 Colleyville Blvd:</b>		
100	2,400	AVAILABLE - 2nd Gen Medical Office
120	2,000	Wok Express
140	2,000	Dentist
150	6,508	Pet Supermarket
200	2,800	Machelle's Boutique
240	6,990	Sola Salon
280	1,361	Central Nail Spa
290	1,260	Great Clips
300	4,736	Gloria's
340	2,000	AVAILABLE - Drive Thru Opportunity
<b>5509 Colleyville Blvd:</b>		
100	2,000	Cornerstone Health and Wellness
120	1,600	AVAILABLE (October 1, 2017)
200	2,795	Celebrity Bakery
220	3,194	Colleyville Dance Studio
230	1,376	Art Impressions
250	1,100	Merle Norman
260	1,600	Take 5 Birkenstock
270	1,400	AVAILABLE - 2nd Gen Restaurant

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	4,854	75,267	238,173
2017 EST AVG HH INCOME	\$196,199	\$165,800	\$121,745

TRAFFIC COUNTS	
HIGHWAY 26	43,580 VPD
HALL JOHNSON ROAD	14,573 VPD



# VISUALIZING OUR WEALTHIEST ZIP CODES

	2015 POPULATION	AVERAGE NET WORTH	AVG. DISPOSABLE INCOME
<b>1. 76034</b> COLLEYVILLE	<b>24,344</b> 8,473 households	<b>\$2.44M</b> Average home \$581K	<b>\$147,139</b> Top Tier
<b>2. 75225</b> UNIVERSITY PARK	<b>22,134</b> 8,947 households	<b>\$2.2M</b> Average home \$974K	<b>\$134,450</b> Top Tier
<b>3. 76092</b> SOUTHLAKE	<b>29,462</b> 9,107 households	<b>\$1.96M</b> Average home \$692K	<b>\$153,215</b> Professional Pride
<b>4. 75022</b> FLOWER MOUND	<b>24,023</b> 7,469 households	<b>\$1.76M</b> Average home \$489K	<b>\$131,546</b> Professional Pride
<b>5. 75205</b> HIGHLAND PARK	<b>24,388</b> 9,383 households	<b>\$1.6M</b> Average home \$986K	<b>\$130,935</b> Top Tier
<b>6. 75093</b> PLANO	<b>48,839</b> 19,740 households	<b>\$1.4M</b> Average home \$562K	<b>\$117,624</b> Enterprising Professionals
<b>7. 75230</b> DALLAS	<b>27,231</b> 12,174 households	<b>\$1.54M</b> Average home \$727K	<b>\$99,407</b> Top Tier
<b>8. 76226</b> ARGYLE	<b>21,295</b> 6,938 households	<b>\$1.26M</b> Average home \$436K	<b>\$116,800</b> Boomburbs
<b>9. 76248</b> KELLER	<b>38,991</b> 13,311 households	<b>\$1.28M</b> Average home \$394K	<b>\$106,712</b> Professional Pride
<b>10. 75229</b> DALLAS	<b>32,545</b> 11,467 households	<b>\$1.42M</b> Average home \$538K	<b>\$92,436</b> Top Tier
<b>11. 75019</b> COPPELL	<b>40,783</b> 14,534 households	<b>\$1.18M</b> Average home \$483K	<b>\$110,844</b> Professional Pride
<b>12. 76054</b> HURST	<b>12,075</b> 4,716 households	<b>\$1.62M</b> Average home \$290K	<b>\$90,403</b> Comfortable empty nesters

CIRCLES REPRESENT AVERAGE HOUSEHOLD INCOME OF ZIP CODE

## Wealth shifting to suburbs

High net worth individuals and families are also shifting to suburbs, which offer good school systems and more land.

And with populations moving out of North Texas' urban cores, suburbs now offer some of the same amenities residents would find inside Dallas and Fort Worth, including restaurants, retailers and entertainment venues.

In addition to wealthy families, Colleyville, Southlake and Flower Mound, three of the region's wealthiest suburbs, are also attracting celebrities like PGA golfers Chad Campbell, Hunter Mahan, Greg Chalmers and John Rollins and Dallas Cowboys tight end Jason Witten.

## Lake Arlington

Encompassing the eastern shore of Lake Arlington, Arlington's 76016 zip code is home to some of the city's most expensive homes. One \$1.475 million property includes six bedrooms, six bathrooms, two fountains and sun decks, a greenhouse and nine parking spaces.

SOURCE: Esri, © 2015

## Prospering into the List

Residents are leaving behind the small backyards found in Dallas subdivisions for larger plots in Prosper. Wealthy individuals are also attracted to the anonymity that comes with living over 30 miles away from downtown Dallas.

## Corporate relos shifting wealth

The Plano-Frisco-Allen area could see an influx of residents and wealth as Toyota moves its U.S. headquarters to West Plano in the next two to three years. Ahead of its relocation, the carmaker flew thousands of employees and their families to North Texas this year, showing them the school systems and housing options in the three cities and nearby McKinney.

## Wealth still resides in Dallas' central core

Though suburbs are attracting higher-earning and wealthier residents, Dallas' central core will remain a center of opulence, according to area wealth managers. Neighborhoods such as University Park, Highland Park and Preston Hollow are home to many Dallas billionaires.

<b>13. 75082</b> RICHARDSON	<b>22,012</b> 8,011 households	<b>\$1.24M</b> Average home \$373K	<b>\$104,463</b> Professional Pride
<b>14. 75013</b> ALLEN	<b>38,126</b> 12,505 households	<b>\$1.13M</b> Average home \$435K	<b>\$120,499</b> Boomburbs
<b>15. 75028</b> FLOWER MOUND	<b>45,692</b> 15,357 households	<b>\$1.25M</b> Average home \$354K	<b>\$103,495</b> Professional Pride
<b>16. 75032</b> ROCKWALL	<b>30,570</b> 10,118 households	<b>\$1.16M</b> Average home \$348K	<b>\$102,934</b> Up and Coming Families
<b>17. 75077</b> LEWISVILLE	<b>37,568</b> 13,819 households	<b>\$1.17M</b> Average home \$354K	<b>\$97,466</b> Professional Pride
<b>18. 75025</b> PLANO	<b>54,180</b> 19,528 households	<b>\$1.05M</b> Average home \$359K	<b>\$105,505</b> Professional Pride
<b>19. 75094</b> PLANO	<b>22,743</b> 6,233 households	<b>\$1.04M</b> Average home \$380K	<b>\$107,315</b> Boomburbs
<b>20. 75182</b> SUNNYVALE	<b>5,727</b> 1,837 households	<b>\$1.06M</b> Average home \$438K	<b>\$97,689</b> Savvy Suburbanites
<b>21. 76262</b> ROANOKE	<b>28,146</b> 10,521 households	<b>\$1.03M</b> Average home \$417K	<b>\$95,874</b> Professional Pride
<b>22. 75248</b> DALLAS	<b>35,459</b> 16,345 households	<b>\$1.1M</b> Average home \$466K	<b>\$87,424</b> Exurbanites
<b>23. 76016</b> ARLINGTON	<b>31,981</b> 12,146 households	<b>\$1.17M</b> Average home \$267K	<b>\$86,103</b> Savvy Suburbanites
<b>24. 75034</b> FRISCO	<b>54,637</b> 20,432 households	<b>\$0.97M</b> Average home \$446K	<b>\$101,194</b> Boomburbs
<b>25. 75078</b> PROSPER	<b>17,467</b> 5,527 households	<b>\$0.96M</b> Average home \$437K	<b>\$103,216</b> Up and Coming Families



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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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.
• 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.
• 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.

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.

Table with 4 columns: Name, License No., Email, Phone. Includes entries for Venture Commercial Real Estate, LLC and Michael E. Geisler, followed by separator lines and entries for Easley Waggoner.

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Buyer/Tenant/Seller/Landlord Initials Date

