# TOWN CENTER COLLEYVILLE

## FOR LEASE

## COLLEYVILLE, TEXAS

3. Market STE

SEC HIGHWAY 26 AND HALL JOHNSON ROAD

### EASLEY WAGGONER, JR.

AMY PJETROVIC

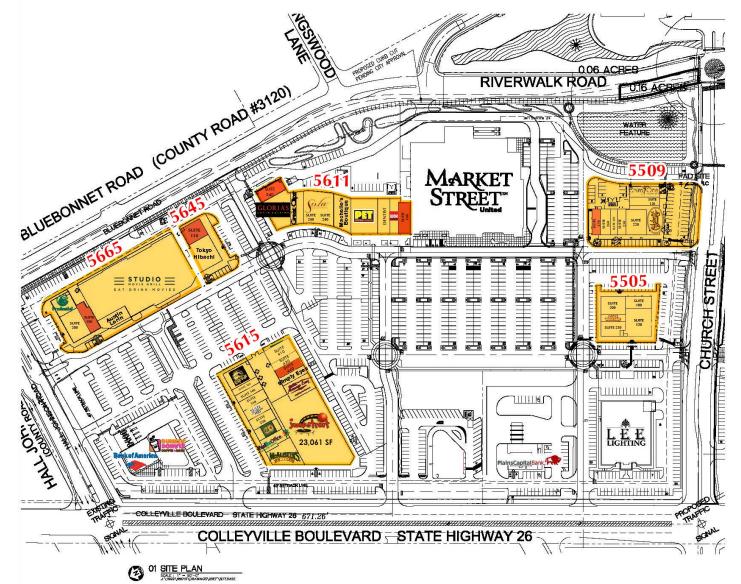


TEL



VENTUREDFW.COM

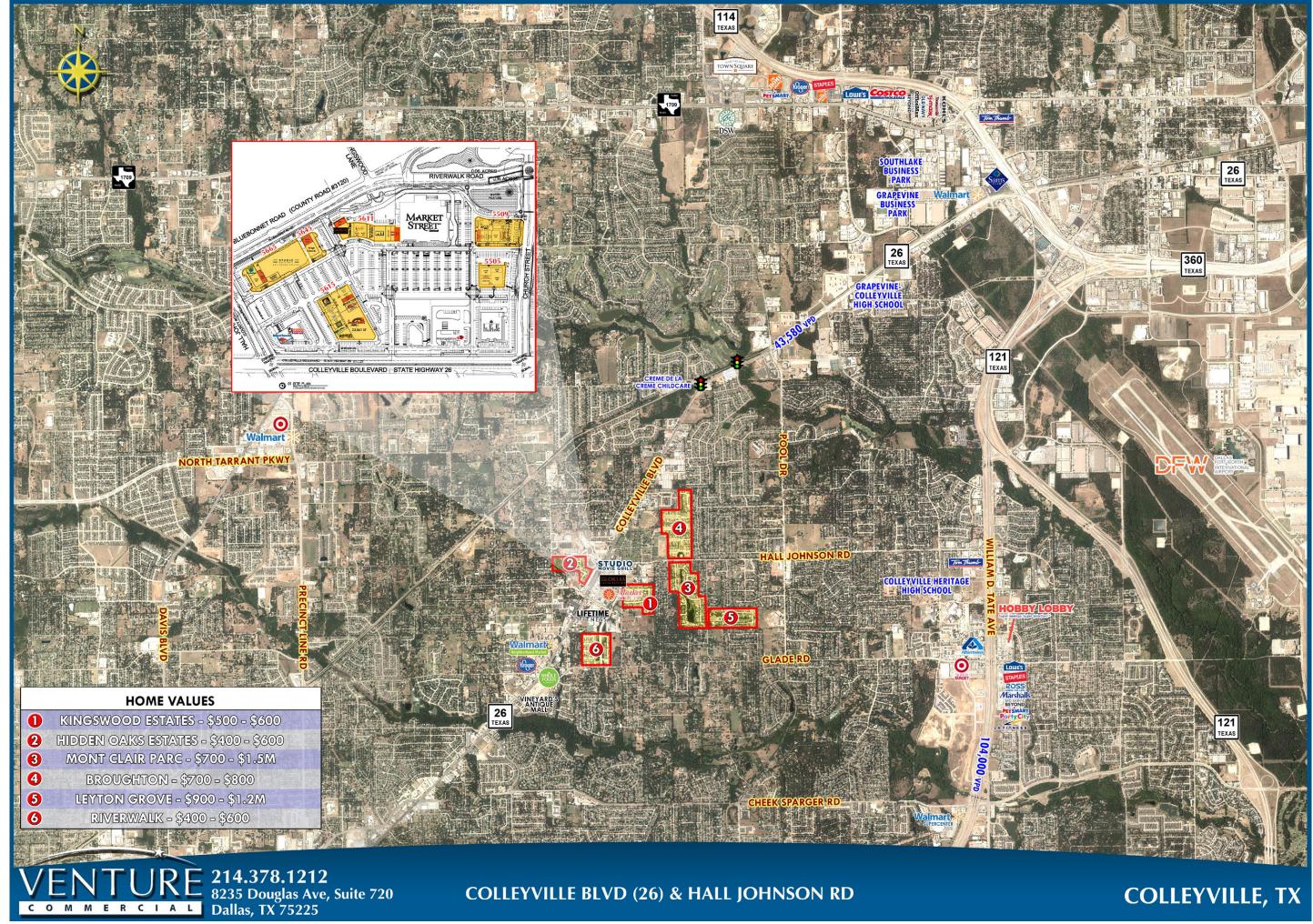
# TOWN CENTER COLLEYVILLE



SUITE	SF	TENANT
PHASE II	51	TENANT
	yville Blvd:	
200	4,074	Hexter-Fair Title
150	1,637	AVAILABLE
300		Prudential
-	2,268	
100	2,571	Austin Lorin
	yville Blvd:	<b>*</b> 1
100	5,176	Tokyo Hibachi
110	2,230	AVAILABLE
	yville Blvd:	
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
5505 Colle	yville Blvd:	
PHASE I		
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
5611 Colle	yville Blvd:	
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
	yville Blvd:	
100	2,000	Cornerstone Health and Wellness
120	1,600	Back In Time Barber Shop
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	TRAFFIC COUNTS	
2017 EST POPULATION	4,854	75,267	238,173	HIGHWAY 26	43,580 VPD
2017 EST AVG HH INCOME	\$196,199	\$165,800	\$121,745	HALL JOHNSON ROAD	14,573 VPD





COLLEYVILLE BLVD (26) & HALL JOHNSON RD

## COLLEYVILLE, TX

#### 0000000 DALLAS **BUSINESS JOURNAL** VISUALIZING OUR WEALTHIEST ZIP CODES

	2015 POPULATION	AVERAGE NET WORTH	AVG. DISPOSABLE INCOME
1. 76034	<b>24,344</b>	<b>\$2.44M</b>	<b>\$147,139</b>
COLLEYVILLE	8,473 households	Average home \$581K	Top Tier
2. 75225	<b>22,134</b>	<b>\$2.2M</b>	<b>\$134,450</b>
UNIVERSITY PARK	8,947 households	Average home \$974K	Top Tier
3. 76092	<b>29,462</b>	<b>\$1.96M</b>	<b>\$153,215</b>
	9,107 households	Average home \$692K	Professional Pride
4. 75022	24,023	<b>\$1.76M</b>	\$131,546
	7,469 households	Average home \$489K	Professional Pride
5. 75205	24,388	<b>\$1.6M</b>	<b>\$130,935</b>
	9,383 households	Average home \$986K	Top Tier
6. 75093	48,839	<b>\$1.4M</b>	\$117,624
	19,740 households	Average home \$562K	Enterprising Professionals
<b>7. 75230</b>	<b>27,231</b>	<b>\$1.54M</b>	<b>\$99,407</b>
	12,174 households	Average home \$727K	Top Tier
8. 76226	21,295	<b>\$1.26M</b>	<b>\$116,800</b>
Argyle	6,938 households	Average home \$436K	Boomburbs
9. 76248	38,991	<b>\$1.28M</b>	\$106,712
KELLER	13,311 households	Average home \$394K	Professional Pride
10. 75229	9 32,545	<b>\$1.42M</b>	<b>\$92,436</b>
	11,467 households	Average home \$538K	Top Tier
11. 75019	<b>40,783</b>	\$1.18M	\$110,844
COPPELL	14,534 households	Average home \$483K	Professional Pride
12. 7605	<b>1 12,075</b>	<b>\$1.62M</b>	\$90,403
	4,716 households	Average home \$290K	Comfortable empty nesters

CIRCLES REPRESENT AVERAGE HOUSEHOLD INCOME OF ZIP CODE

KELLER

76248

#### 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.



DFW

AIRPORT

SOURCE: Esri, @ 2015

76092

76034

COLLEYVILLE

ARLINGTON

76054

76016

# 75078

PROSPER

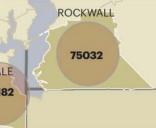
	75034	FRISC	O ALI 75013	
EWISVILLE	Jul (	75093	PLANO	MURPHY 75094
75019	FAR NORTH DA	NORTH D 75248 ALLAS		182 ICHARDSON
RT	75229	75225	HIGHLAND PARK JNIVERSITY PARK	GARLAND
GRAND PRAIRIE		75205 DALL	AL.	SUNNYVA

#### **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.

000000	D	
--------	---	--

14. **7501**3 ALLEN

15. 75028 FLOWER MOUND

16. 75032 ROCKWALL

17. 75077 LEWISVILLE

18. 75025 PLANO

19. 75094 PLANO

20. 75182 SUNNYVALE

21. **76262** ROANOKE

75248 22. DALLAS

76016 23. ARLINGTON

24. 75034 FRISCO

**25. 75078** PROSPER

2015 POPULATION

22,012 8.011 households

12,505 households

15.357 households

38.126

45,692

AVERAGE NET WORTH 

\$1.24M Average home \$373K

\$1.13M Average home \$435K

1

20 1

\$1.25M Average home \$354K

\$1.16M Average home \$348K

\$1.17M Average home \$354K

\$1.05M Average home \$359K

\$1.04M Average home \$380K

\$1.06M Average home \$438K

\$1.03M Average home \$417K

\$1.1M Average home \$466K

\$1.17M Average home \$267K

\$0.97M Average home \$446K

\$0.96M Average home \$437K AVG. DISPOSABLE INCOME

\$104,463 Professional Pride

\$120,499 Boomburbs

\$103,495 Professional Pride

\$102.934 Up and Coming Families

\$97.466 **Professional Pride** 

\$105,505 Professional Pride

1 \$107,315 Boomburbs

\$97,689 Savvy Suburbanites

\$95,874 **Professional Pride** 

\$87,424 Exurbanites

\$86,103 Savvy Suburbanites

\$101,194 Boomburbs

1 \$103,216 Up and Coming Families

10.521 households

35.459 16,345 households

31,981 12.146 households

20,432 households

17,467 5.527 households

30.570 10.118 households

> 37.568 13.819 households

54,180 19,528 households

22.743 6.233 households

5.727 1.837 households

28.146

54.637



### **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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
  - o 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.

#### 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.

****	*****	****	*****
Designated Broker's Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Real Estate, LLC	476641	info@venturedfw.com	214-378-1212

Information available at www.trec.texas.gov



### **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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
  - o that the owner will accept a price less than the written asking price;
  - o 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.

#### 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.

Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
****			*****
100000000000000000000000000000000000000	<u> </u>		
Agent's Supervisor's Name Amy Pjetrovic	License No. 550374	Email apjetrovic@venturedfw.com	Phone 214-378-1212

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov