



**SEC STANDRIDGE DR @ MEMORIAL DR
THE COLONY, TX 75056**

RANGE
REALTY ADVISORS

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PROPERTY OVERVIEW



LOCATION

SEC Standridge Dr @ Memorial Dr
The Colony, TX 75056



ACREAGE

Tract A: ± 2.89
Tract B: ± 2.42
Tract C: ± 1.2



ZONING

PD #30



FUTURE LAND USE

Bank, Drug Store, Medical, Office,
Retail, Service Station, ETC.



UTILITIES

Water: To Site
Sewer: To Site



ISD

Lewisville ISD



VPD

SRT: $\pm 147,066$
Standridge Dr: $\pm 1,050$

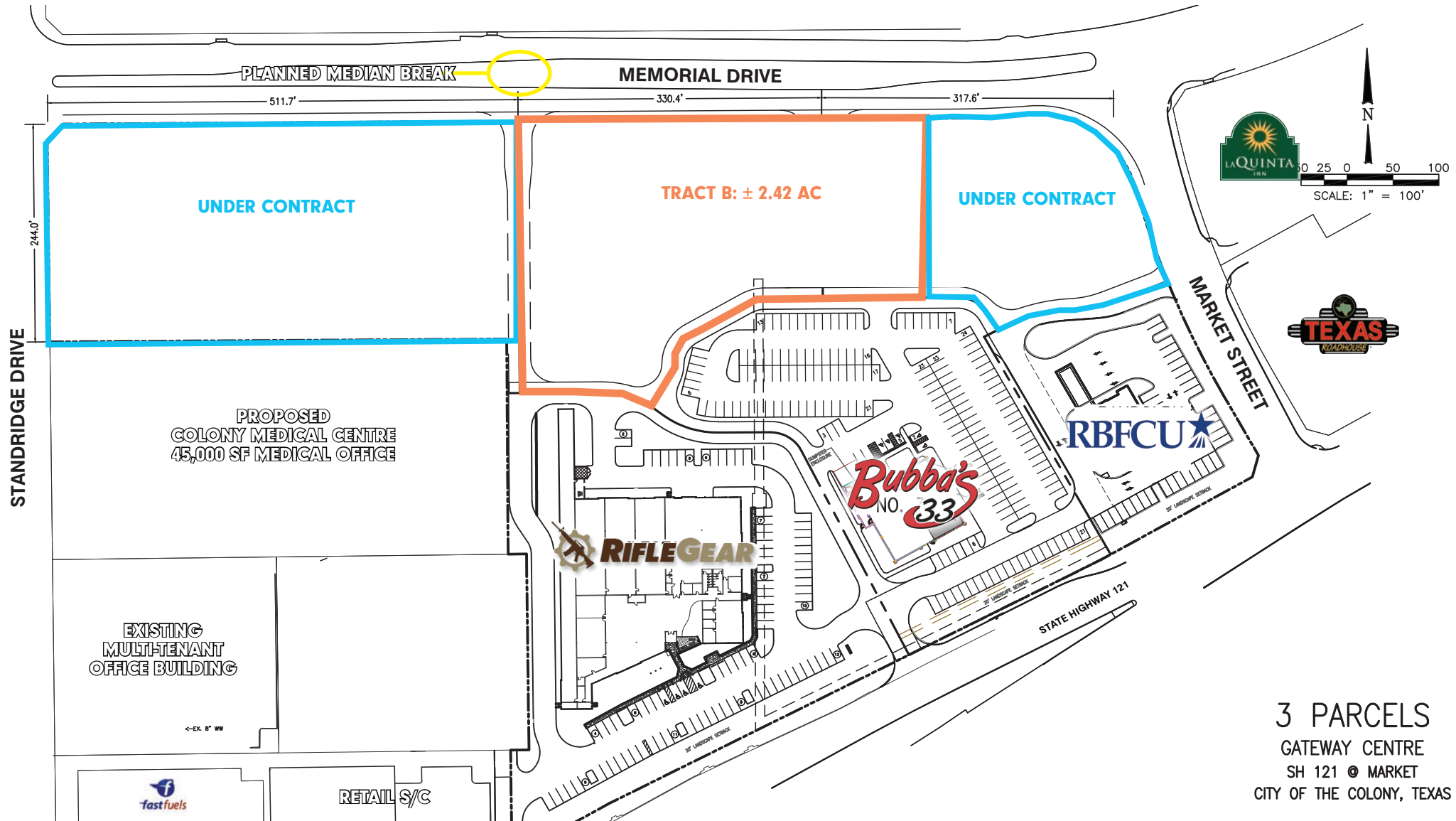




LAKE LEWISVILLE



SITE PLAN



3 PARCELS
GATEWAY CENTRE
SH 121 @ MARKET
CITY OF THE COLONY, TEXAS

PREPARED BY:
MACATEE ENGINEERING, LLC

MARKET OVERVIEW



SUMMARY

THE COLONY IS A CITY LOCATED IN DENTON COUNTY, TEXAS, UNITED STATES. IT IS A SUBURB OF THE DALLAS-FORT WORTH METROPLEX AND IS SITUATED APPROXIMATELY 20 MILES NORTHWEST OF DOWNTOWN DALLAS AND ABOUT 20 MILES NORTHEAST OF DOWNTOWN FORT WORTH.

THE ABOVE PROPERTY IS SURROUNDED BY SEVERAL DEVELOPMENTS INCLUDING GRADSCAPE - A MIXED-USE DEVELOPMENT FEATURING RETAIL, DINING, ENTERTAINMENT, AND HOSPITALITY OPTIONS. GRADSCAPE IS HOME TO NEBRASKA FURNITURE MART, ONE OF THE LARGEST HOME

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2023 POPULATION	12,986	95,442	277,528
2028 POPULATION	16,164	116,428	340,210
POP. GROWTH 2023-2028	4.9%	4.4%	4.5%
2023 TOTAL HOUSEHOLDS	5,196	35,308	104,317
MEDIAN HOUSE HOLDS INCOME	\$90,643	\$98,755	\$32,275
2023 TOTAL BUSINESSES	533	2,305	9,264
2023 TOTAL EMPLOYMENT	4,796	19,746	105,069



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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:
 - 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
 - o 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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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
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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