



**5150 PAIGE RD
THE COLONY, TX 75056
(KIDS COUNT TOO)**

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PROPERTY OVERVIEW



LOCATION

5150 Paige Rd
The Colony, TX 75056



PROPERTY

Bldg Area: ±7,000 SF
YR Built: 1996
AC: ±0.59



CURRENT USE

Existing daycare (Kids Count Too)

- Will sell vacant or with
existing operations

- 7 classrooms & outdoor play area



ISD

Lewisville ISD

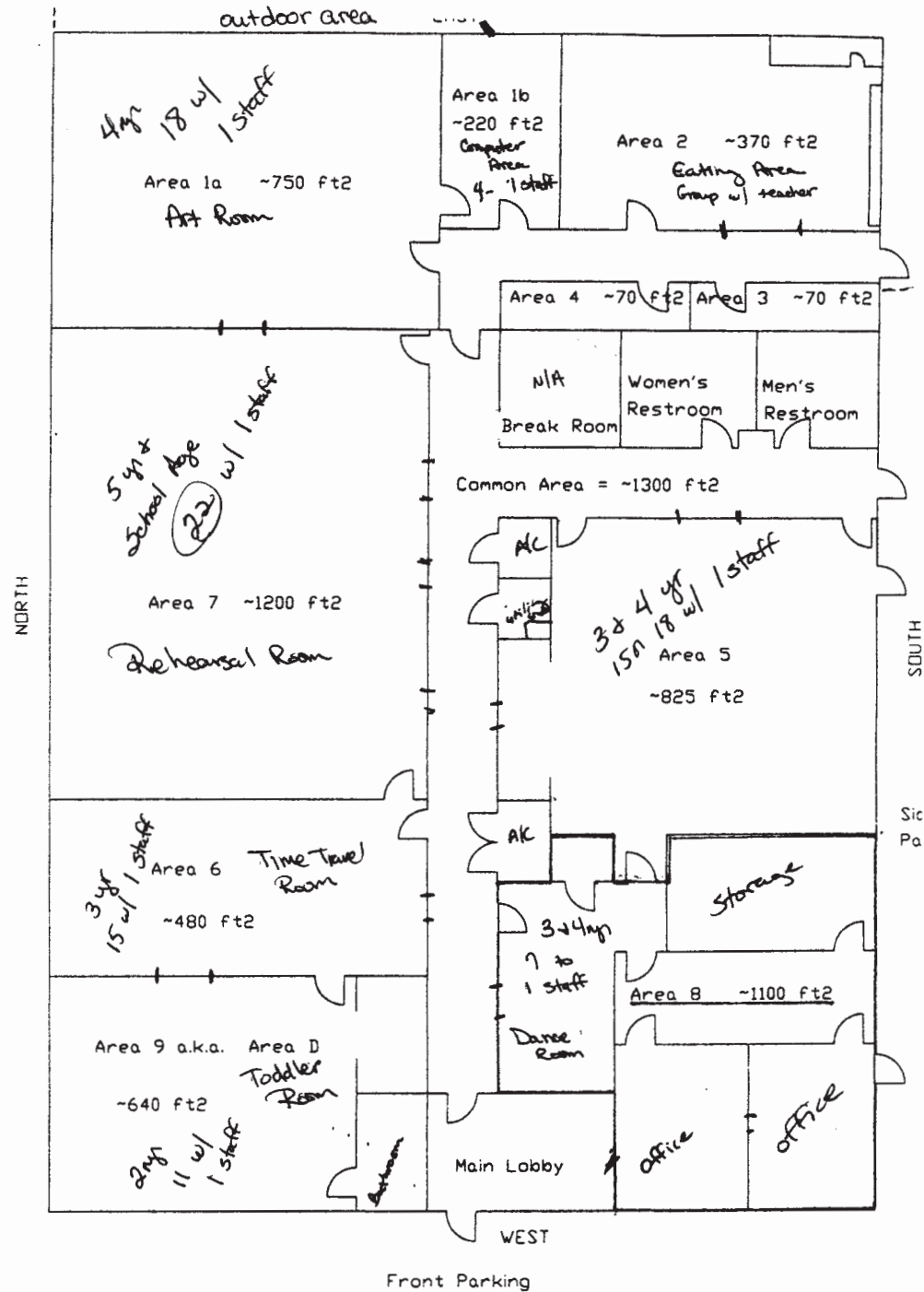


VPD

Paige Rd: ±13,401 (2022)



FLOOR PLAN



OUTDOOR PLAY AREA



PROPERTY INTERIOR



PROPERTY INTERIOR





N COLONY BLVD

LAKE LEWISVILLE

MAIN ST

COLONY NO. 8
± 278 LOTS

S COLONY BLVD

PAIGE RD

SITE

MORNING STAR DR

COLONY NO. 4
± 123 LOTS

S COLONY BLVD

COLONY NO. 3
± 279 LOTS

COLONY NO. 7
± 193 LOTS

COLONY NO. 5
± 301 LOTS

COLONY NO. 2
± 254 LOTS

COLONY NO. 1
± 109 LOTS

CAMEY ELEMENTARY SCHOOL
± 576 STUDENTS

LEGEND TRAILS
± 370 LOTS

S COLONY BLVD

MEMORIAL DR

ESTANCIA AT MORNINGSTAR
± 300 UNITS

ATLANTIC STONEBRIAR
± 294 UNITS

EVERGREEN AT MORNINGSTAR
± 145 UNITS

THE CASCADES AT THE LEGENDS
± 158 LOTS



LAKE RIDGE ESTATES
± 118 LOTS

Race Trac

QT

Big Lots

THE COLONY HIGH SCHOOL
± 2,038 STUDENTS

FIVE STAR

HAWAIIAN WATERS

SRT TOLL

GRANDSCAPE

Nebraska Furniture Mart

RIDGEPOINTE
± 557 LOTS

THE BRISTOL
± 304 UNITS

MEMORIAL DR

SRT TOLL

Public Storage

CASTLE HILLS NORTHEAST
± 399 LOTS

ORTHOFIX

RAVE

don

MERIDIAN
± 196 LOTS

HIDDEN COVE
± 198 LOTS

BUCK MASON

LIVE OAK 121 LOGISTICS PARK

STUDIO MOVIE GRILL

SRT TOLL

PARKSIDE WINDHAVEN
± 324 UNITS

Sysco

TAC THE APPAREL GROUP

PINE PRAIRIE
± 300 UNITS

COURTLAND LAKEYARD DISTRICT
± 364 UNITS

KINGS GRANT
± 93 LOTS

LAKERIDGE TOWNHOMES

ROSE HILL
± 290 UNITS

LANTOWER LEGACY LAKES
± 301 UNITS

LAKESIDE 121
± 240 UNITS

BELLA MADRA APARTMENTS
± 612 UNITS

OLIVIAN AT THE REALM
± 412 UNITS

WINDHAVEN CROSSING PHASE II
± 177 LOTS

WINDHAVEN CROSSING PHASE I

WINDHAVEN CROSSING PHASE II

WINDHAVEN CROSSING PHASE I

WINDHAVEN CROSSING PHASE I

LAKEWOOD HILLS WEST
± 136 LOTS

DISCOVERY AT THE REALM
CASTLE HILLS
± 741 UNITS

AURA AT THE REALM
± 421 UNITS

VALOR AT THE REALM
± 260 UNITS

MEMORIAL ELEMENTARY SCHOOL
± 413 STUDENTS

LISD MIDDLE SCHOOL

PLATINUM CASTLE HILLS
± 312 UNITS

THE HUDSON & THE BOAT HOUSE APARTMENTS

THE HUDSON AT AUSTIN RANCH
± 730 UNITS

THE BOAT HOUSE AT AUSTIN RANCH
± 526 UNITS

THE SHACKS & THE BOAT HOUSE RETAIL

AUSTIN WATERS PHASE II
± 209 LOTS

KINGS RIDGE
± 597 LOTS

THE LANCASTER APARTMENTS

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.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	93,070	259,731	1,111,487
2029 POPULATION	102,192	286,745	1,202,114
POP. GROWTH 2024-2029	2%	2.1%	1.6%
2023 TOTAL HOUSEHOLDS	34,799	100,314	426,629
MEDIAN HOUSEHOLD INCOME	\$110,339	\$111,455	\$96,399
2024 TOTAL BUSINESSES	3,372	14,926	51,546
2024 TOTAL EMPLOYMENT	45,975	155,509	455,003



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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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____