

SALE

RESTAURANT FOR SALE

5401 S Colony Blvd The Colony, TX 75056



SALE PRICE

\$2,100,000

Cristie Coles

Commercial Sales and Leasing

(214) 460-2849

TX #0628110

Barb Cole

(972) 292-8859

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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LOCATION DESCRIPTION

5401 S Colony Blvd is positioned along one of The Colony's primary commercial corridors, just south of SH-121 with convenient access to the North Dallas Tollway. The property benefits from strong visibility and traffic exposure along South Colony Boulevard, surrounded by established retail, restaurants, hotels, and dense residential neighborhoods. Its central location provides excellent connectivity to the greater North Dallas market, making it well suited for retail, restaurant, or service-oriented users.

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	19,598 SF
Building Size:	2,090 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	464	1,778	5,916
Total Population	1,314	4,946	16,377
Average HH Income	\$172,495	\$155,087	\$136,952

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PROPERTY DESCRIPTION

Located on one of The Colony's primary retail corridors, 5401 S Colony Blvd offers a rare freestanding retail opportunity with exceptional visibility and access near Hwy 121 and the North Dallas Tollway. The property sits on 19,602 SF (± 0.45 acres) with direct frontage along S Colony Blvd, providing strong exposure in a high-traffic corridor. Freestanding positioning significantly enhances long-term value, operational flexibility, and redevelopment potential compared to inline retail.

The 2,090 SF building (built 1994, renovated per marketing summary) is fully configured for retail or restaurant use and includes 23 parking spaces—an excellent ratio that supports high-turnover concepts and potential drive-thru functionality. The site is zoned General Commercial, allowing for a wide range of retail, QSR, or service-oriented uses.

The surrounding trade area is dense and affluent. Within a 1-mile radius, the 2024 population is 15,122 with projected growth of 18.84% over the next five years. Median household income exceeds \$104,000, with over 64% owner-occupied housing—supporting stable, consistent consumer demand. Annual consumer spending within one mile exceeds \$200 million, including over \$53 million in food and alcohol spending, demonstrating strong support for restaurant and retail concepts.

The West Frisco retail submarket (which influences The Colony) remains highly active, with 24 sales in the past 12 months, a 6.1% average cap rate, \$442 average price per SF, and a low 4.2% vacancy rate—indicating tight supply and strong investor appetite.

5401 S Colony Blvd represents a rare opportunity to acquire a freestanding asset in a high-growth, supply-constrained retail corridor within North Dallas.

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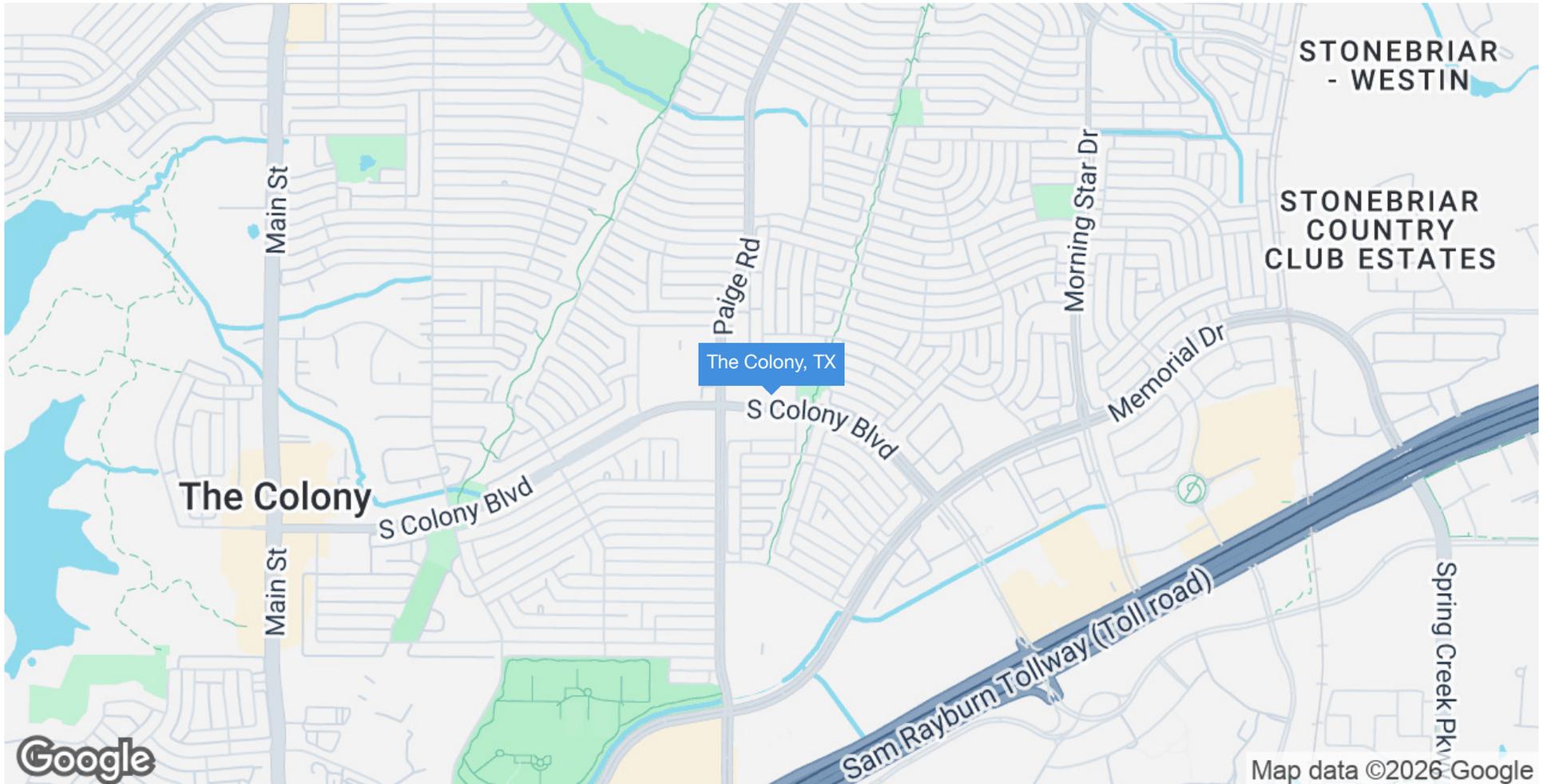


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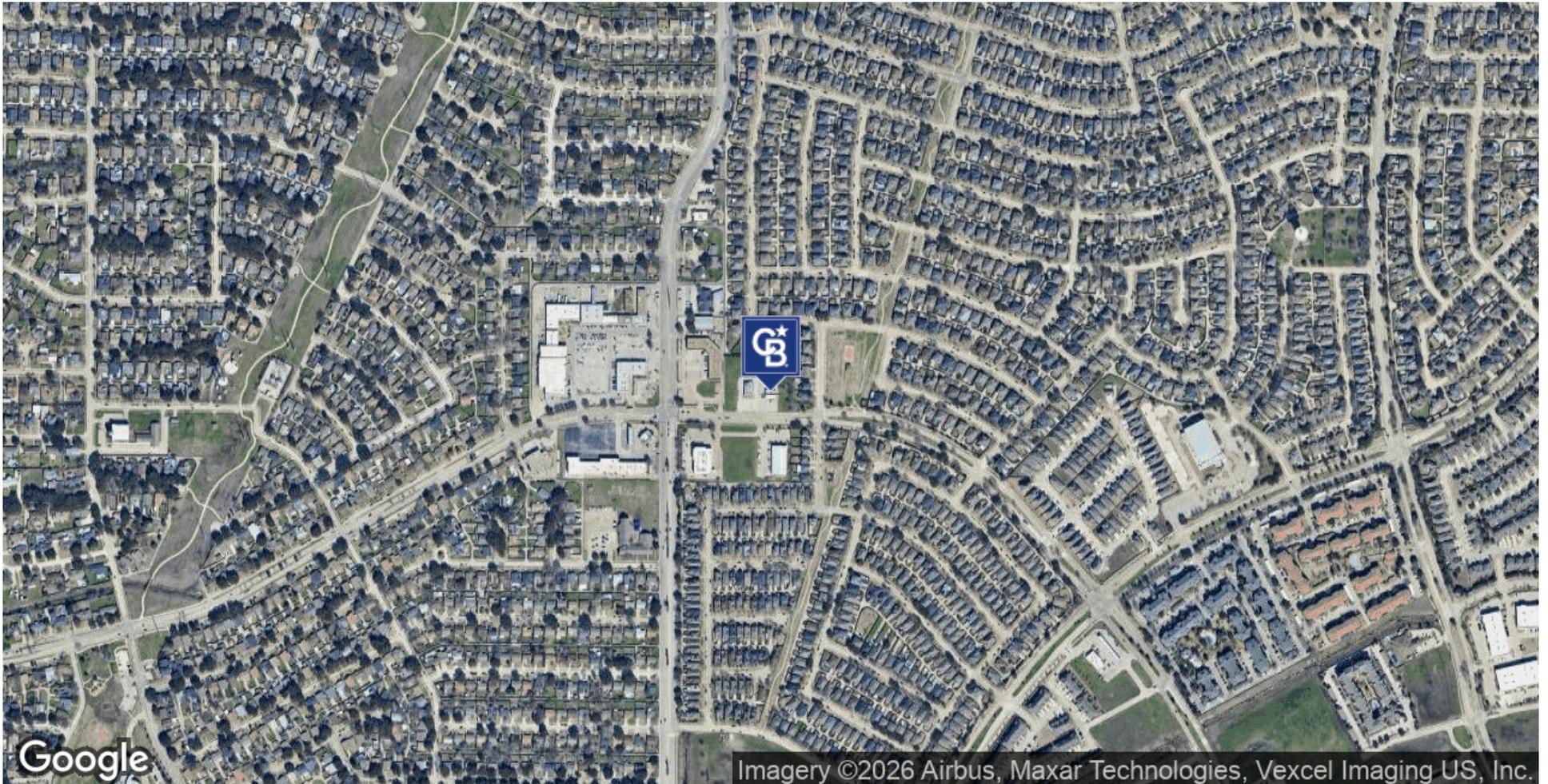


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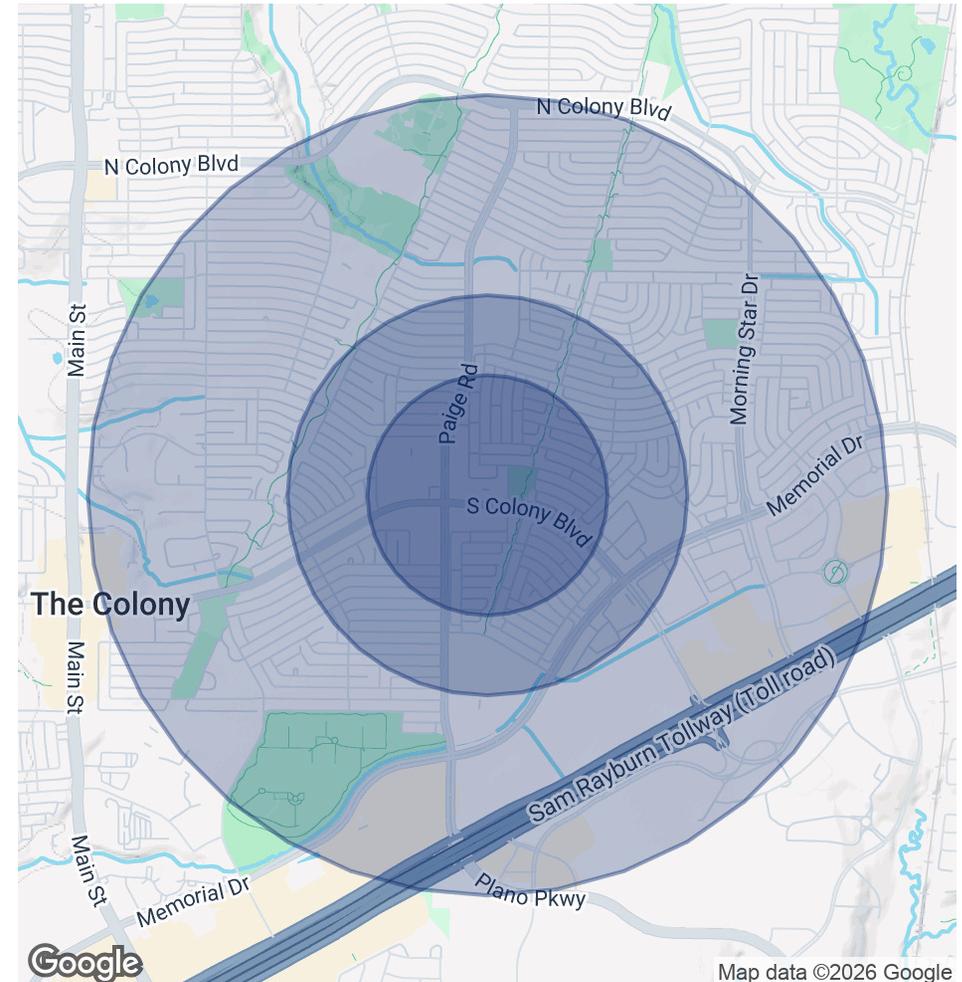
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,314	4,946	16,377
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	464	1,778	5,916
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$172,495	\$155,087	\$136,952
Average House Value	\$378,823	\$364,812	\$356,585

Demographics data derived from AlphaMap



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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 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. **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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Coldwell Banker Realty	420132	joanne.justice@cbrealty.com	(972) 906-7700
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Joanne Justice	159793-B	joanne.justice@cbrealty.com	(972) 906-7786
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Frank Obringer	738874-SA	frank.obringer@cbrealty.com	(972) 249-8800
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
BARB COLE	0555356	BARB.COLE@CBREALTY.COM	972-292-8859
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date