



# Drive-Thru Retail Opportunity

450 SF AVAILABLE | FOR LEASE

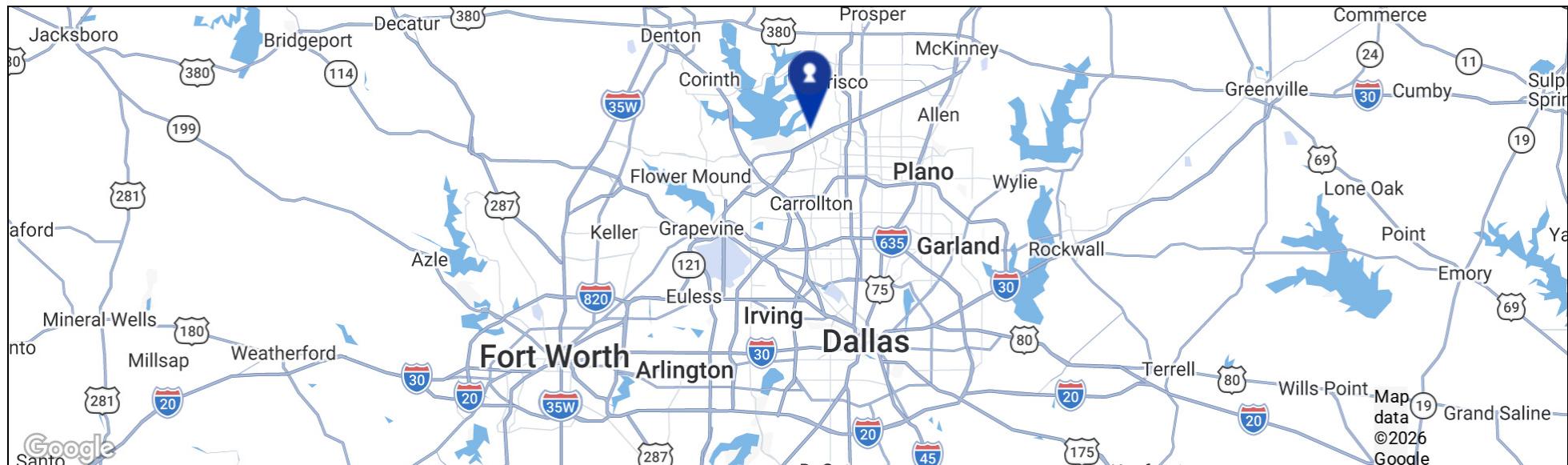


4740 SOUTH COLONY BOULEVARD, THE COLONY, TX 75056 | CONTACT BROKER

**Bill Syblon**   **Danielle Ungerleider**  
Director              Senior Associate



# For Lease – 4740 South Colony Boulevard, The Colony, TX 75056



## PROPERTY DESCRIPTION

Discover the space at 4740 South Colony Boulevard, The Colony, TX, 75056. This premier property offers an exceptional opportunity for your business with its prime location. High visibility and excellent accessibility, the property provides an ideal setting for Retail and Restaurant tenants to flourish. Engage customers with a captivating storefront and take advantage of the vibrant commercial activity in this thriving area. Elevate your business in this prime location that offers the perfect fusion of style, function, and accessibility.

## PROPERTY HIGHLIGHTS

- 450 sqft stand alone building with a single lane drive through
- 2nd generation restaurant space within minutes from HWY 121
- 13,982 VPD at Main St and S Colony Blvd
- Average Household Income is \$137,758 within 10 minute radius

## OFFERING SUMMARY

Lease Rate:	Contact Broker
Number of Units:	1
Available SF:	450 SF
Building Size:	450 SF

SPACES	LEASE RATE	SPACE SIZE
4740 S Colony Blvd	Contact Broker	450 SF

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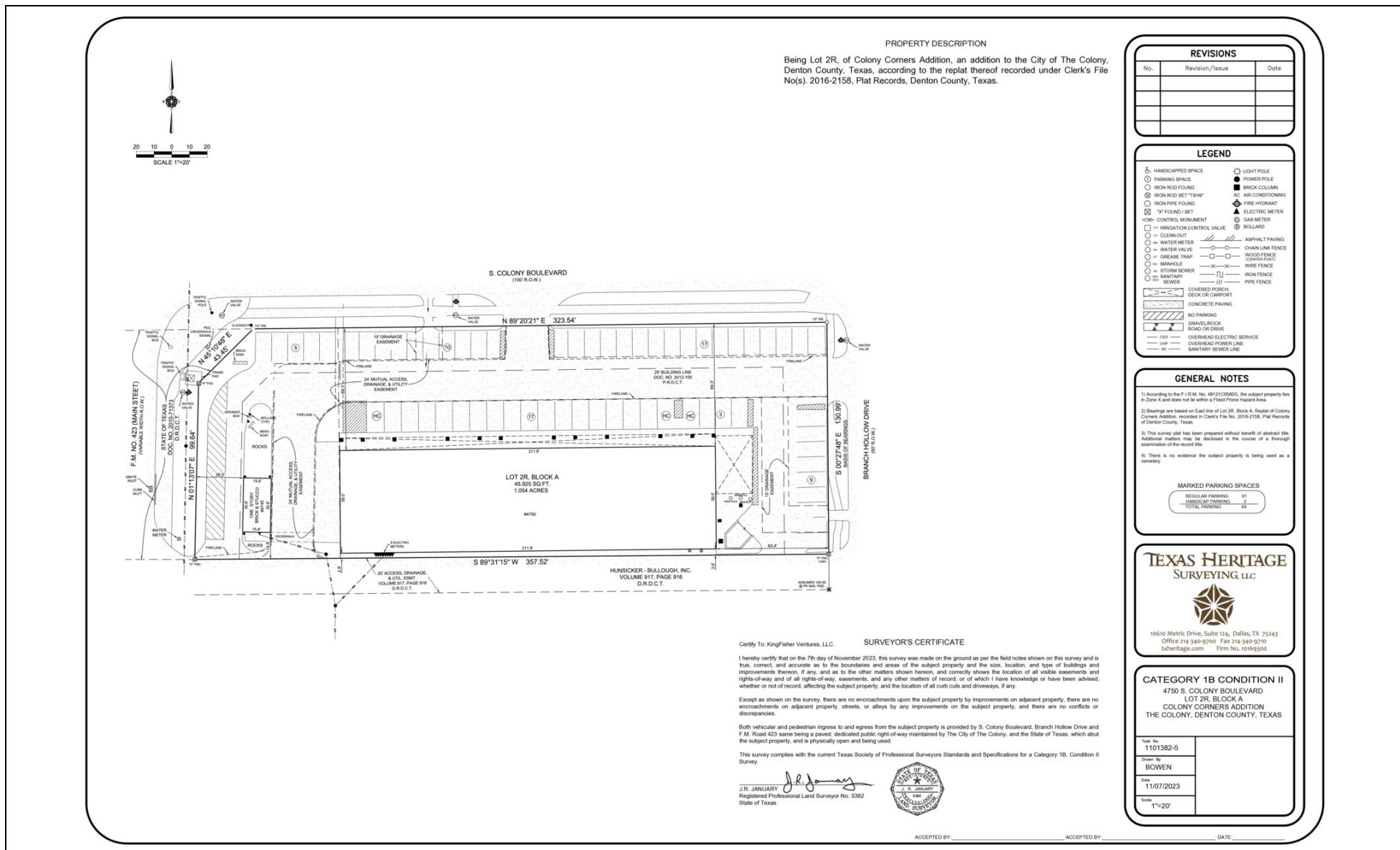
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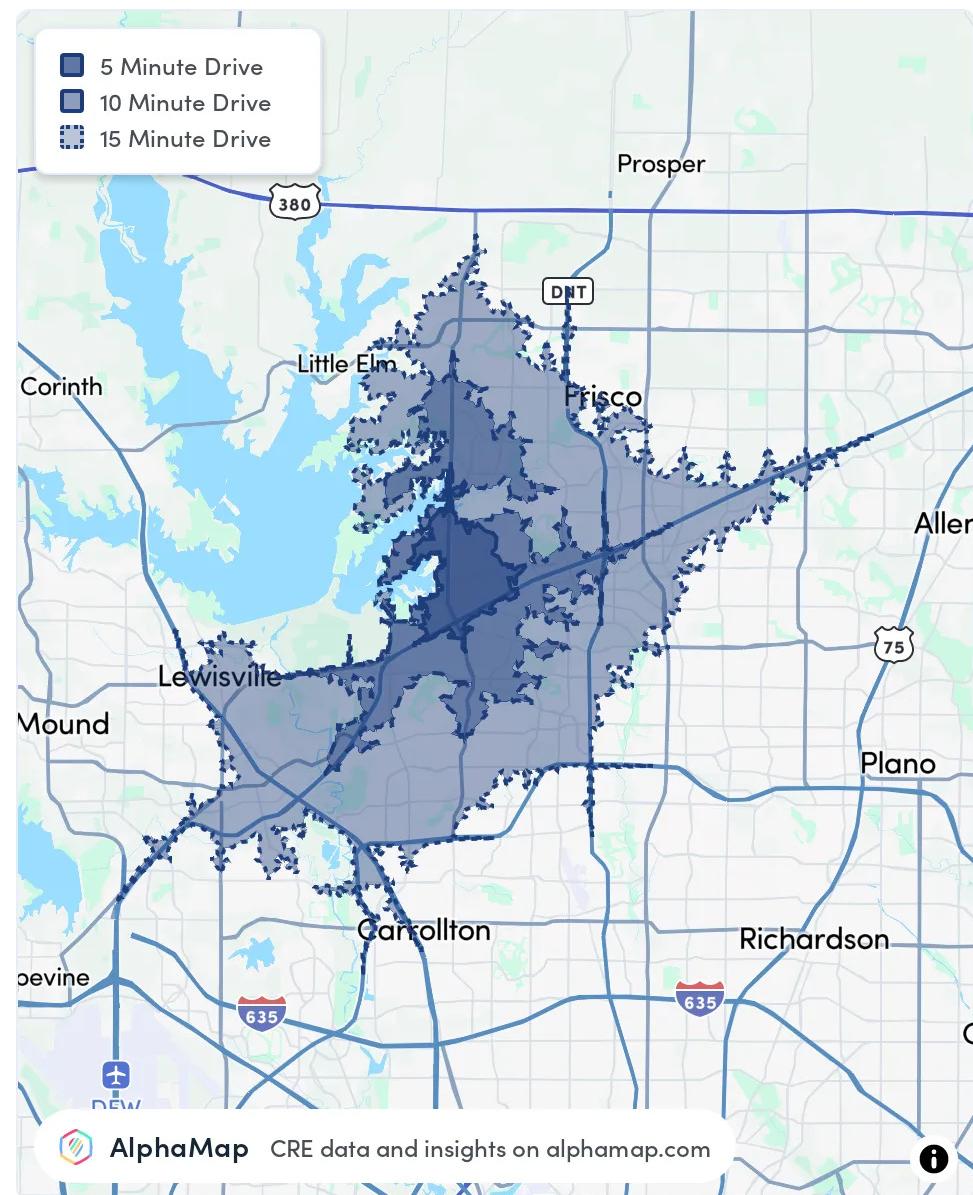
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	21,941	104,361	404,737
Average Age	39	37	38
Average Age (Male)	38	37	37
Average Age (Female)	40	38	39

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	7,998	40,086	155,749
Persons per HH	2.7	2.6	2.6
Average HH Income	\$137,758	\$160,266	\$159,544
Average House Value	\$361,759	\$569,754	\$549,013
Per Capita Income	\$51,021	\$61,640	\$61,363

Map and demographics data derived from AlphaMap

TRAFFIC COUNT	VPD
Main St and S Colony Blvd	13,982



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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.

### 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. 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.

**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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