



±1.40 ACRES

**CITY OF THE COLONY
DENTON COUNTY | TEXAS**

NEQ SAM RAYBURN TOLLWAY & STANDRIDGE DR.
THE COLONY, TX 75056

Exclusively listed by: John St. Clair



BUCK MASON



Lake Ridge Rd

Standridge Dr

Memorial Dr



Market St



Standridge Dr



Marina Vista Dr



PROPERTY OVERVIEW

FOR SALE OR BUILD TO SUIT

LOCATION

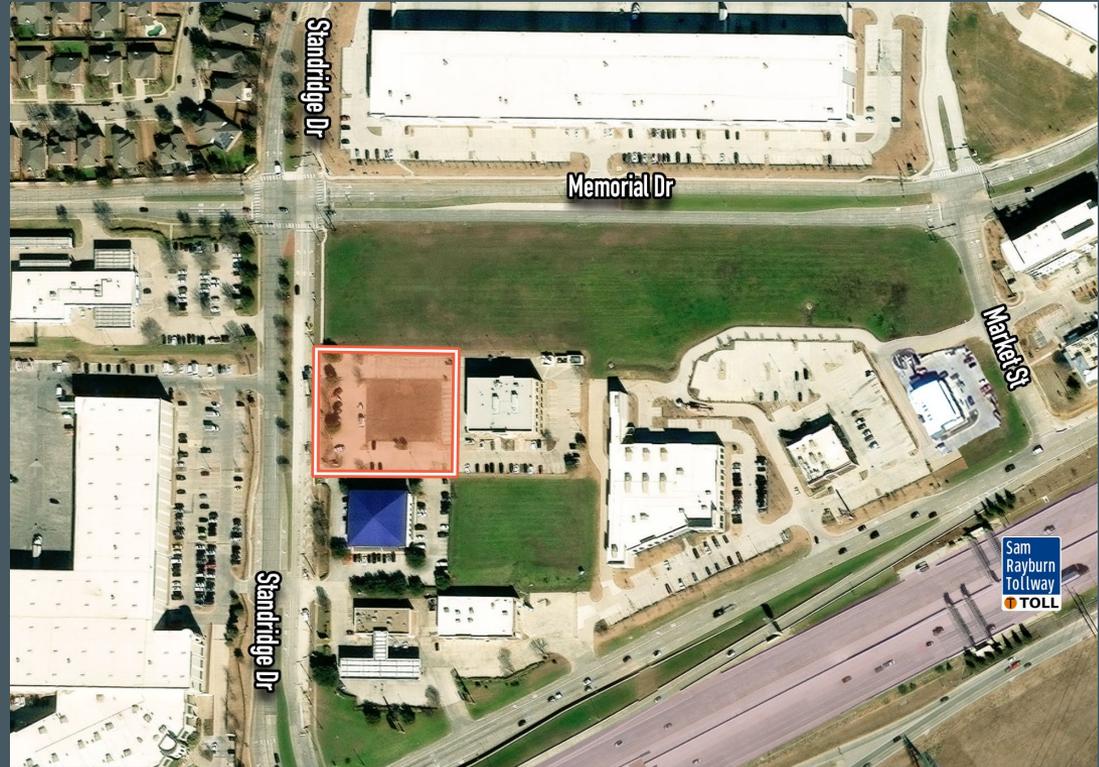
NEQ Sam Rayburn Tollway & Memorial Dr
The Colony, Denton County, Texas

INITIAL OFFERING

- ±1.40 ACRES
- Call Broker For Pricing & Availability

PROPERTY INFORMATION

- **Current Zoning:**
 - (BP) Business Park
- **Future Land Use:**
 - Commercial Uses
- **Frontage on Standridge Rd:**
 - ± 245'
- **Traffic Ct:**
 - Sam Rayburn Toll (E/W): ± 110,550 VPD
 - Standridge Rd (N/S): 12,612 VPD
- **School District:**
 - Lewisville ISD



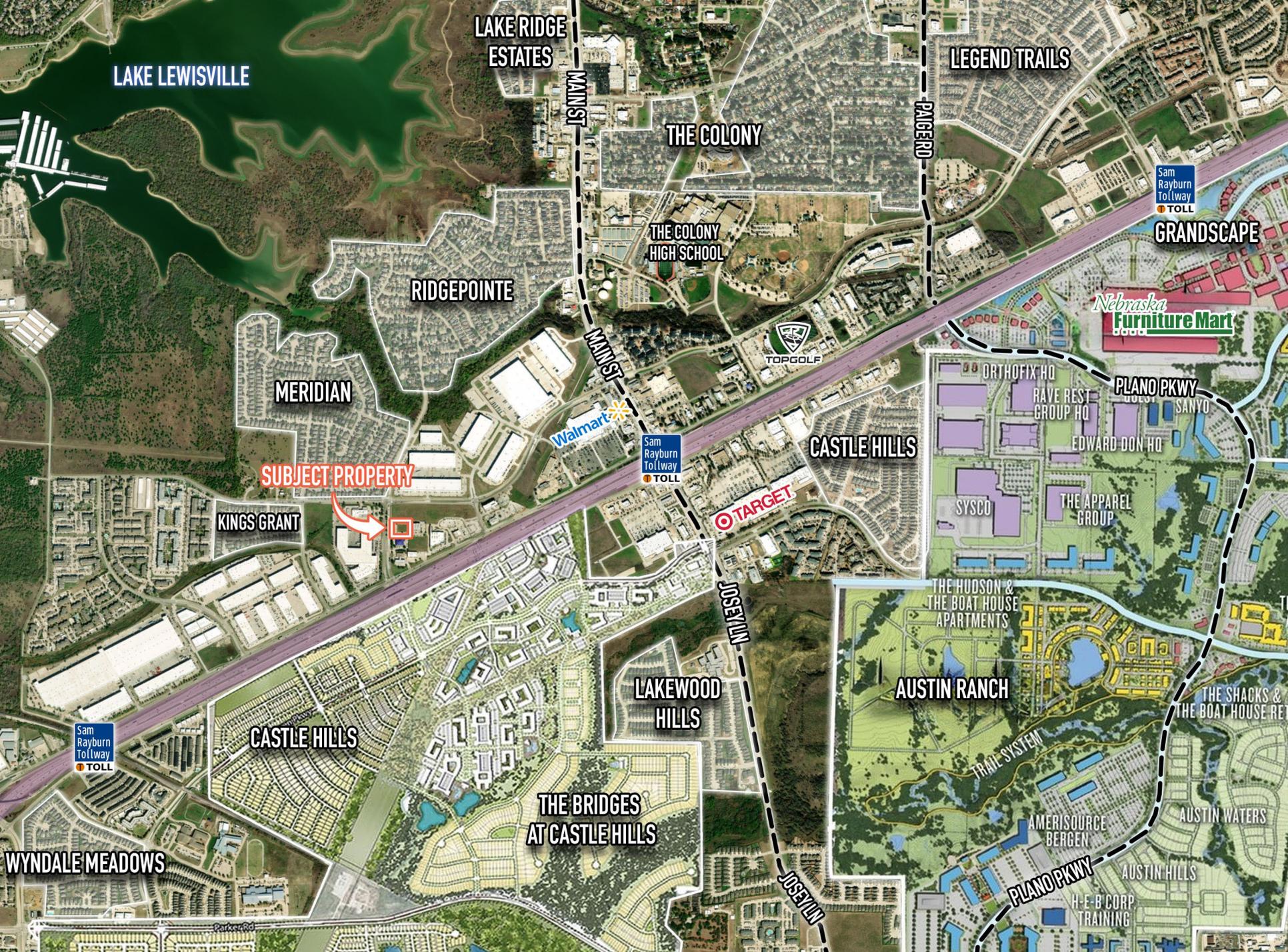
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL EST. POP	13,473	89,446	222,189
AVG HH INCOME	\$144,456	\$163,015	\$168,899
TOTAL HH EXPENDITURE	\$807.5 M	\$4.84 B	\$12.07 B

City of The Colony: <https://www.thecolonytx.gov/>
City of The Colony EDC: <http://thecolonyedc.org/>



LAKE LEWISVILLE

LAKE RIDGE ESTATES

LEGEND TRAILS

THE COLONY

GRANDSCAPE

RIDGEPOINTE

THE COLONY HIGH SCHOOL

Nebraska Furniture Mart

MERIDIAN

Walmart

Sam Rayburn Tollway TOLL

CASTLE HILLS

ORTHOFIX HQ

PLANO PKWY

SUBJECT PROPERTY

KINGS GRANT

TARGET

RAVE REST GROUP HQ

EDWARD DON HQ

SYSCO

THE APPAREL GROUP

THE HUDSON & THE BOAT HOUSE APARTMENTS

AUSTIN RANCH

LAKWOOD HILLS

JOSEFIN

THE SHACKS & THE BOAT HOUSE RE

Sam Rayburn Tollway TOLL

CASTLE HILLS

THE BRIDGES AT CASTLE HILLS

PLANOPKWY

AUSTIN WATERS

WYNDALE MEADOWS

AUSTIN HILLS

H-E-B CORP TRAINING

AMERISOURCE BERGEN

MARKET OVERVIEW



The Colony, Texas, offers a compelling environment for businesses, combining strategic location and robust infrastructure. Situated in Denton County, The Colony is a suburb of Dallas with a population of approximately 46,000 as of the 2025 census

- **Strategic Location:** The Colony's proximity to major highways and the Dallas-Fort Worth International Airport ensures seamless connectivity, facilitating efficient business operations and access to national and international markets.
- **Thriving Entertainment and Retail Sector:** The city boasts **Grandscape**, a premier indoor-outdoor entertainment, dining, and shopping destination featuring first-to-market experiences.
- The Colony attracts both residents and visitors, that creates a dynamic economic landscape for businesses.

These factors, coupled with ongoing community development initiatives, position The Colony as an advantageous location for business ventures.



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Younger Partners Dallas, LLC

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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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