

HIGHLY VISIBLE ANCHOR OPPORTUNITY FOR LEASE

COLLEYVILLE, TEXAS

SEC HIGHWAY 26 AND HALL JOHNSON ROAD

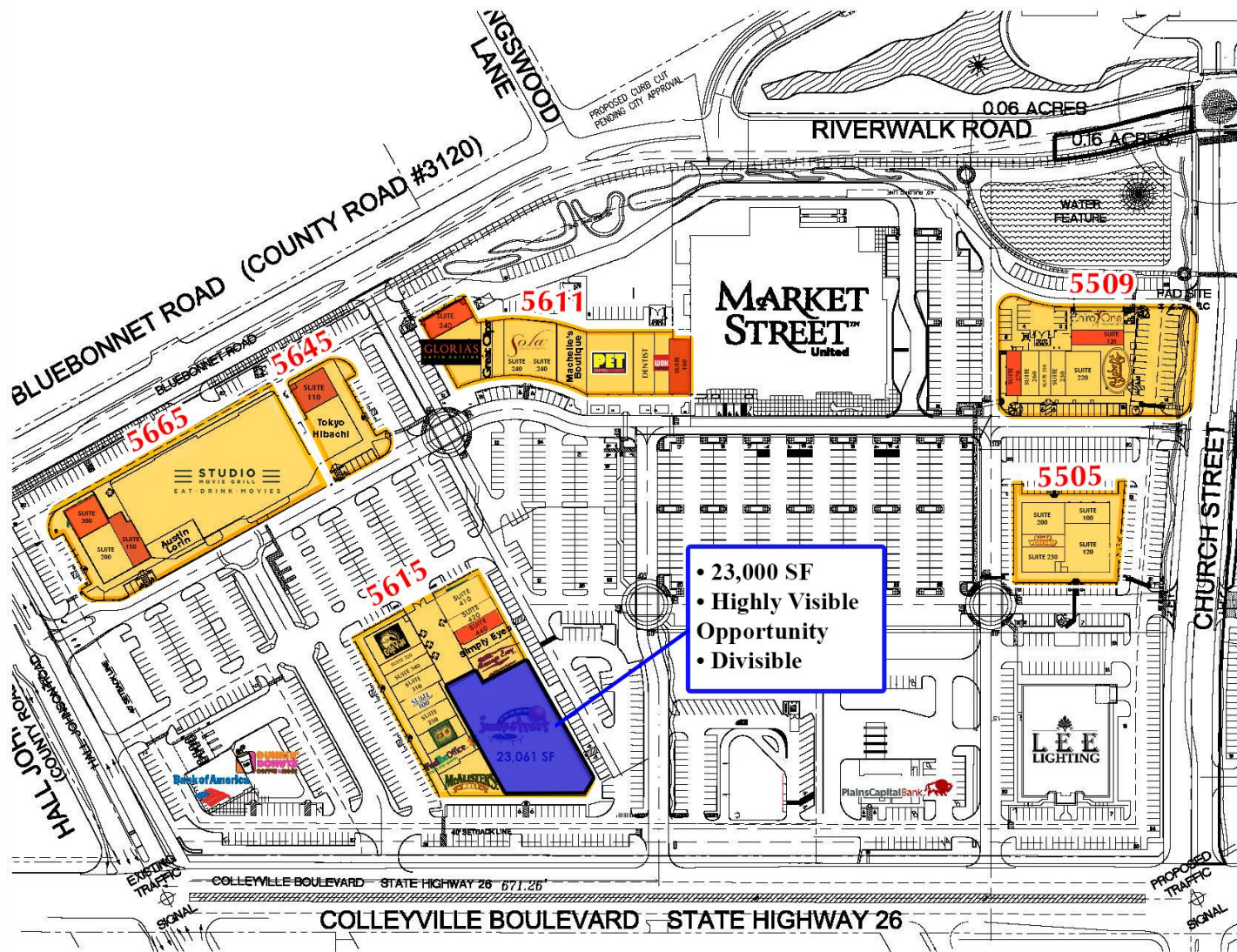
EASLEY WAGGONER, JR.

AMY PJETROVIC



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

SEC HWY 26 AND HALL JOHNSON RD

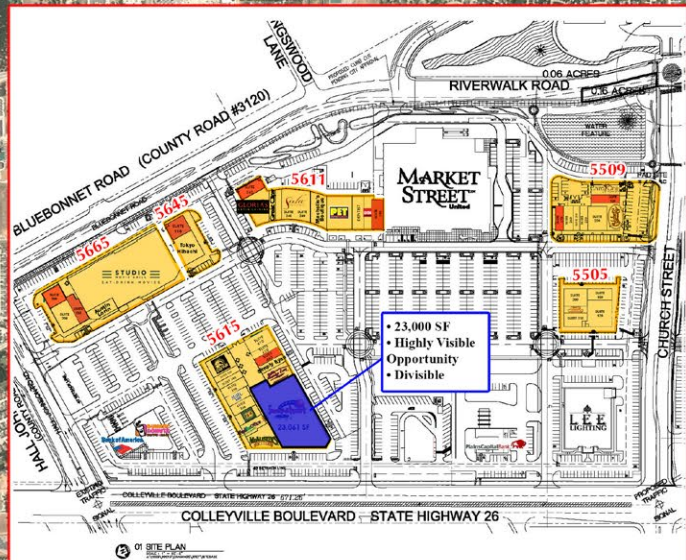


01 SITE PLAN
SCALE: 1" = 60'-0"
DATE: 11/14/17

SUITE	SF	TENANT
PHASE II		
5665 Colleyville Blvd:		
200	4,074	Hexter-Fair Title
150	1,637	AVAILABLE
300	2,268	AVAILABLE
100	2,571	Austin Lorin
5645 Colleyville Blvd:		
100	5,176	Tokyo Hibachi
110	2,230	AVAILABLE
5615 Colleyville Blvd:		
410	2,501	Loveria Caffe Taste of Italy
420	1,304	Vitality Bowls
440	1,593	AVAILABLE
460	1,500	Simply Eyes
470	3,000	Massage Envy
390	3,200	Costa Vida
320	1,022	Boutique & Lash
340	1,425	8" Ice Cream
310	1,800	Red Brick Oven
300	2,100	Crepes Bistro
250	1,428	Rooster's Men's Grooming
230	1,884	Bark Avenue
210	1,960	FedEx Kinkos
200	4,000	McAlister's Deli
5505 Colleyville Blvd:		
PHASE I		
100	2,443	Luna Grill Mediterranean
120	4,114	Brazos Running Co.
200	2,843	Castle Nail Spa
220	1,100	Games Workshop
230	2,000	Explore Learning
5611 Colleyville Blvd:		
100	2,400	AVAILABLE - 2nd Gen Medical Office
120	2,000	Wok Express
140	2,000	Dentist
150	6,508	Pet Supermarket
200	2,800	Machelle's Boutique
240	6,990	Sola Salon
280	1,361	Central Nail Spa
290	1,260	Great Clips
300	4,736	Gloria's
340	2,000	AVAILABLE - Drive Thru Opportunity
5509 Colleyville Blvd:		
100	2,000	Cornerstone Health and Wellness
120	1,600	AVAILABLE (October 1, 2017)
200	2,795	Celebrity Bakery
220	3,194	Colleyville Dance Studio
230	1,376	Art Impressions
250	1,100	Merle Norman
260	1,600	Take 5 Birkenstock
270	1,400	AVAILABLE - 2nd Gen Restaurant

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	4,854	75,267	238,173
2017 EST AVG HH INCOME	\$196,199	\$165,800	\$121,745

TRAFFIC COUNTS	
HIGHWAY 26	43,580 VPD
HALL JOHNSON ROAD	14,573 VPD



HOME VALUES	
1	KINGSWOOD ESTATES - \$500K - \$600K
2	HIDDEN OAKS ESTATES - \$400K - \$600K
3	MONT CLAIR PARC - \$700K - \$1.5M
4	BROUGHTON - \$700K - \$800K
5	LEYTON GROVE - \$900K - \$1.2M
6	RIVERWALK - \$400K - \$600K

VENTURE 214.378.1212
 COMMERCIAL 8235 Douglas Ave, Suite 720
 Dallas, TX 75225

COLLEYVILLE BLVD (26) & HALL JOHNSON RD

COLLEYVILLE, TX

VISUALIZING OUR WEALTHIEST ZIP CODES

	2015 POPULATION	AVERAGE NET WORTH	AVG. DISPOSABLE INCOME
1. 76034 COLLEYVILLE	24,344 8,473 households	\$2.44M Average home \$581K	\$147,139 Top Tier
2. 75225 UNIVERSITY PARK	22,134 8,947 households	\$2.2M Average home \$974K	\$134,450 Top Tier
3. 76092 SOUTHLAKE	29,462 9,107 households	\$1.96M Average home \$692K	\$153,215 Professional Pride
4. 75022 FLOWER MOUND	24,023 7,469 households	\$1.76M Average home \$489K	\$131,546 Professional Pride
5. 75205 HIGHLAND PARK	24,388 9,383 households	\$1.6M Average home \$986K	\$130,935 Top Tier
6. 75093 PLANO	48,839 19,740 households	\$1.4M Average home \$562K	\$117,624 Enterprising Professionals
7. 75230 DALLAS	27,231 12,174 households	\$1.54M Average home \$727K	\$99,407 Top Tier
8. 76226 ARGYLE	21,295 6,938 households	\$1.26M Average home \$436K	\$116,800 Boomburbs
9. 76248 KELLER	38,991 13,311 households	\$1.28M Average home \$394K	\$106,712 Professional Pride
10. 75229 DALLAS	32,545 11,467 households	\$1.42M Average home \$538K	\$92,436 Top Tier
11. 75019 COPPELL	40,783 14,534 households	\$1.18M Average home \$483K	\$110,844 Professional Pride
12. 76054 HURST	12,075 4,716 households	\$1.62M Average home \$290K	\$90,403 Comfortable empty nesters

CIRCLES REPRESENT AVERAGE HOUSEHOLD INCOME OF ZIP CODE

Wealth shifting to suburbs

High net worth individuals and families are also shifting to suburbs, which offer good school systems and more land.

And with populations moving out of North Texas' urban cores, suburbs now offer some of the same amenities residents would find inside Dallas and Fort Worth, including restaurants, retailers and entertainment venues.

In addition to wealthy families, Colleyville, Southlake and Flower Mound, three of the region's wealthiest suburbs, are also attracting celebrities like PGA golfers Chad Campbell, Hunter Mahan, Greg Chalmers and John Rollins and Dallas Cowboys tight end Jason Witten.

Lake Arlington

Encompassing the eastern shore of Lake Arlington, Arlington's 76016 zip code is home to some of the city's most expensive homes. One \$1.475 million property includes six bedrooms, six bathrooms, two fountains and sun decks, a greenhouse and nine parking spaces.

SOURCE: Esri, © 2015

Prospering into the List

Residents are leaving behind the small backyards found in Dallas subdivisions for larger plots in Prosper. Wealthy individuals are also attracted to the anonymity that comes with living over 30 miles away from downtown Dallas.

Corporate relos shifting wealth

The Plano-Frisco-Allen area could see an influx of residents and wealth as Toyota moves its U.S. headquarters to West Plano in the next two to three years. Ahead of its relocation, the carmaker flew thousands of employees and their families to North Texas this year, showing them the school systems and housing options in the three cities and nearby McKinney.

Wealth still resides in Dallas' central core

Though suburbs are attracting higher-earning and wealthier residents, Dallas' central core will remain a center of opulence, according to area wealth managers. Neighborhoods such as University Park, Highland Park and Preston Hollow are home to many Dallas billionaires.

13. 75082 RICHARDSON	22,012 8,011 households	\$1.24M Average home \$373K	\$104,463 Professional Pride
14. 75013 ALLEN	38,126 12,505 households	\$1.13M Average home \$435K	\$120,499 Boomburbs
15. 75028 FLOWER MOUND	45,692 15,357 households	\$1.25M Average home \$354K	\$103,495 Professional Pride
16. 75032 ROCKWALL	30,570 10,118 households	\$1.16M Average home \$348K	\$102,934 Up and Coming Families
17. 75077 LEWISVILLE	37,568 13,819 households	\$1.17M Average home \$354K	\$97,466 Professional Pride
18. 75025 PLANO	54,180 19,528 households	\$1.05M Average home \$359K	\$105,505 Professional Pride
19. 75094 PLANO	22,743 6,233 households	\$1.04M Average home \$380K	\$107,315 Boomburbs
20. 75182 SUNNYVALE	5,727 1,837 households	\$1.06M Average home \$438K	\$97,689 Savvy Suburbanites
21. 76262 ROANOKE	28,146 10,521 households	\$1.03M Average home \$417K	\$95,874 Professional Pride
22. 75248 DALLAS	35,459 16,345 households	\$1.1M Average home \$466K	\$87,424 Exurbanites
23. 76016 ARLINGTON	31,981 12,146 households	\$1.17M Average home \$267K	\$86,103 Savvy Suburbanites
24. 75034 FRISCO	54,637 20,432 households	\$0.97M Average home \$446K	\$101,194 Boomburbs
25. 75078 PROSPER	17,467 5,527 households	\$0.96M Average home \$437K	\$103,216 Up and Coming Families



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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:
 - 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XX			
Agent’s Supervisor’s Name Easley Waggoner	License No. 433572	Email ewaggoner@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

