



Retail Outlook

The Colony, Texas

The Colony is a young, progressive, family-oriented community located on S.H. 121 35 minutes north of downtown Dallas along the southeastern shore of Lake Lewisville. Interstate Highway 35E is less than 10 minutes west and the Dallas North Tollway is five minutes east, making The Colony a prime site for corporate development, distribution centers, and retail.



RETAIL TRADE AREA INFORMATION

Population

	1990	2000	2009 Estimate	2014 Projection
The Colony	22,178	26,531	42,314	51,039
Retail Trade Area	28,079	45,901	111,197	145,659

Income

	2009 Estimate
Average Household	\$105,263
Median Household	\$86,778
Per Capita	\$35,391

Race Distribution

	2009 Estimate
White	76.22%
Black or African American	6.37%
American Indian/Alaskan	0.70%
Asian	5.16%
Native Hawaiian/Islander	0.04%
Other Race	8.63%
Two or More Races	2.89%
Hispanic or Latino (of any race)	18.66%

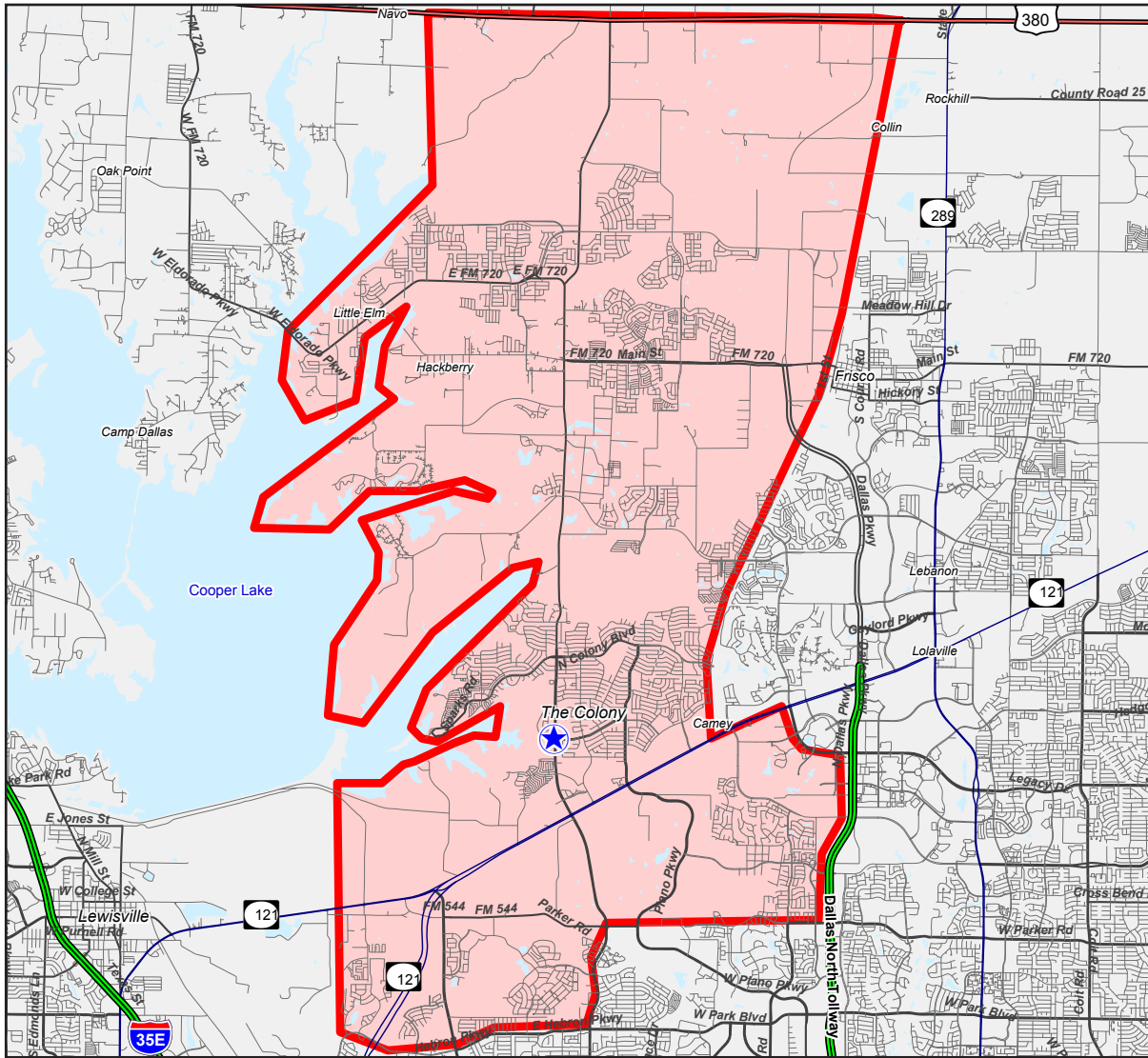
Age

Groups	2009 Estimate
Under 5 Years	9.57%
5 - 14 Years	17.08%
15 - 20 Years	8.14%
21 - 24 Years	4.68%
25 - 34 Years	14.94%
35 - 44 Years	18.03%
45 - 54 Years	14.16%
55 Years and over	13.40%
Distribution	2009 Estimate
Median Age	32.05
Average Age	31.84

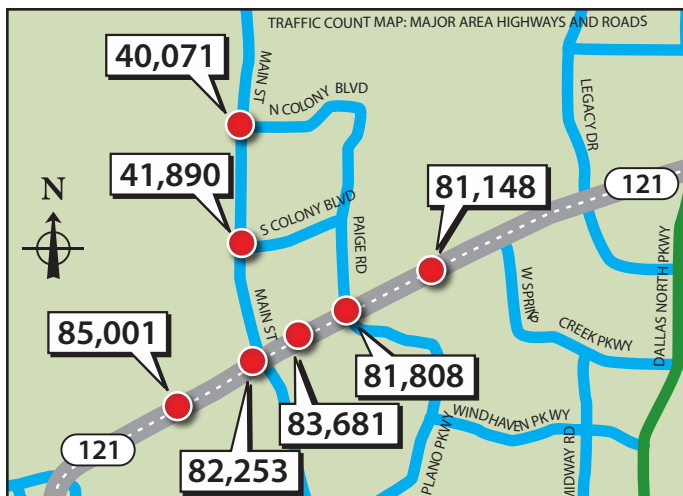
Educational Attainment

	2009 Estimate
Graduate or Professional	8.48%
Bachelor's Degree	25.48%
Associate Degree	7.22%
Some College, no degree	27.52%
High School Graduate	19.61%
Some High School, no degree	7.60%
Less than 9th grade	4.11%

THE COLONY, TEXAS RETAIL TRADE AREA MAP



AREA TRAFFIC COUNTS



CONTACT INFORMATION

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Sources: The Retail Coach, LLC | TXDOT | U.S. Census Bureau | Claritas 2009

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