



THE COLONY, TEXAS



FOR LEASE

AREA TRAFFIC GENERATORS

- Zen
- Cafe Gecko
- Edward Don Corp. Headquarters
- Pizza Inn Corp. Headquarters
- Sysco Foods Distribution Facility
- JC Penny Corp. Headquarters
- Bank of America Mortgage Servicing Headquarters
- Beal Bank Corp. Headquarters
- Legacy Business Park and The Shops at Legacy
- Beauty Control Distribution Facility
- Texas Health Presbyterian Hospital of Plano

PROPERTY INFORMATION

LOCATION

SWC of Windhaven Pkwy & Saintsbury Dr.
The Colony, Texas

AVAILABLE:

5,545 SF Divisible & 1,071 SF (Can
4,583 SF Divisible & 1,130 SF Combine)

TRAFFIC COUNTS

Windhaven Parkway, East of Plano Parkway:
13,421 VPD

DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
2010 Population	12,637	27,466	68,111
2010 Avg. HH Income	\$193,210	\$169,324	\$136,897

For Information

John Rutledge
Charlotte Walley
214.378.1212



AUSTIN **SQ**UARE



THE COLONY, TEXAS

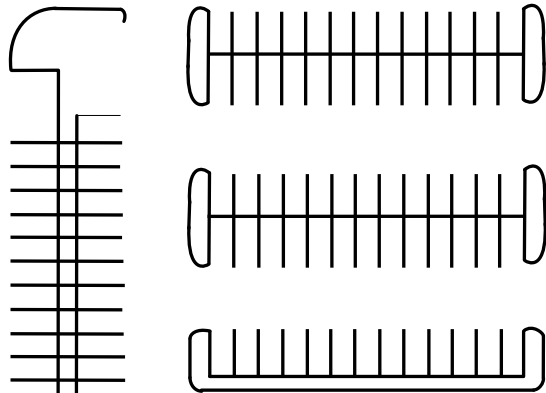
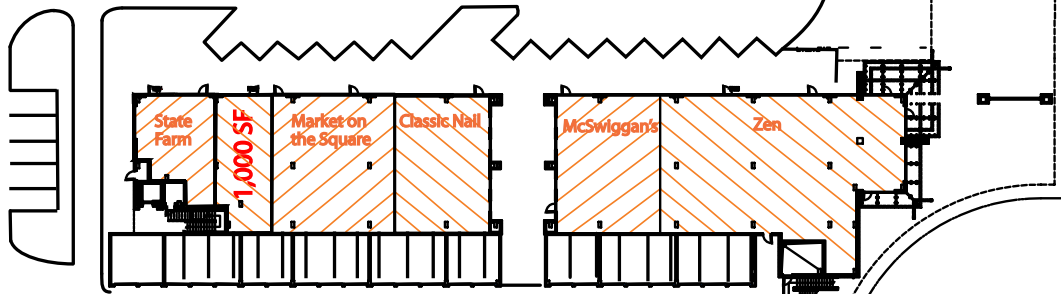


VENTURE
COMMERCIAL

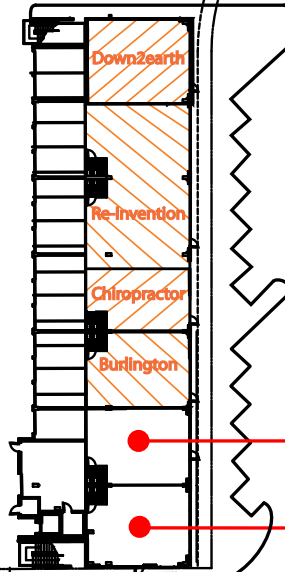
WWW.VENTUREDFW.COM

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WINDHAVEN PARKWAY



TOWNHOMES



SAINTSBURY DRIVE WEST

1,071sf

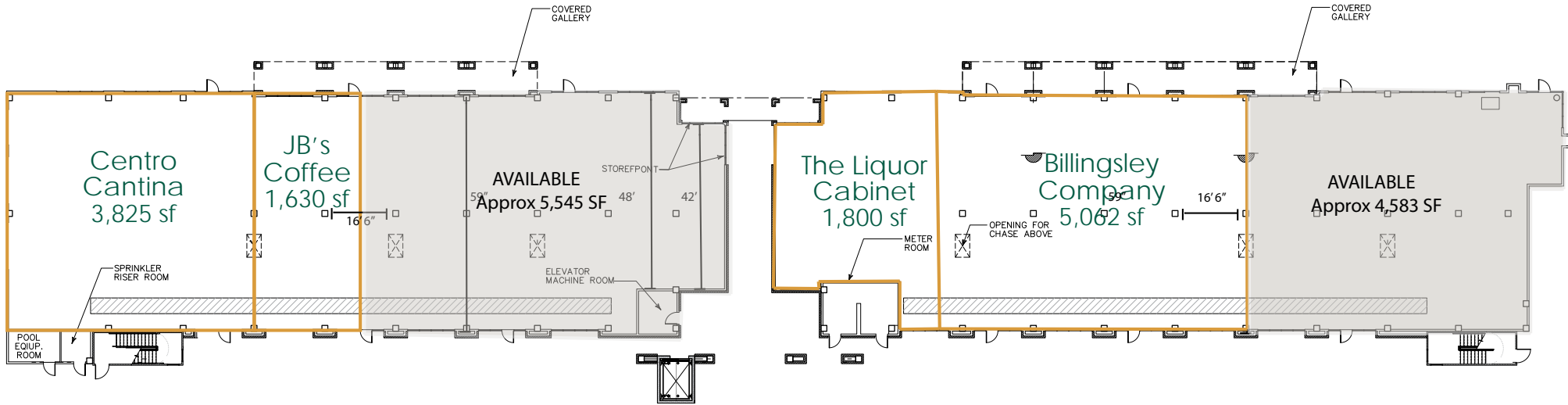
1,130sf

Available Space

SUMNER STREET



Austin Ranch Phase V Retail



Colton Wright | Asset Manager
Phone 972.820.2236
cwright@billingsleyco.com
www.billingsleyco.com

AUSTIN RANCH

THE COLONY, TEXAS





BOULDERS PARK & POOL

SANTA CRISTINA STREET

CABANA POOL

CLOCK CORNER

CHESS CORNER

SCHOLAR'S PARK

CAFE & RETAIL

WINDHAVEN PARKWAY

RETAIL

RESTAURANT & RETAIL

RETAIL

RETAIL

AUSTIN SQUARE

OFFICE & RETAIL

VILLAGE GREEN

DRY CREEK LODGE

THE POOLS AT DRY CREEK LODGE

SAND VOLLEYBALL

THE THICKET

ARBOR HILLS NATURE PRESERVE

LAKE CONNELL

INFINITY POOL

THE LODGE

TRAIL ENTRY

TRAIL ENTRY

TRAIL ENTRY

TRAIL ENTRY

THE TRAILS

THE RAVINE

TO PLANO PARKWAY & AUSTIN RANCH CORPORATE

TO DALLAS NORTH TOLLWAY

LA PISCINA

POCKET PARK

ANNIE'S PARK

ROSEMARY'S PARK

DUCKHORN LANE

SIBLEY LANE

WEST ARBOR HILLS WAY

SONOMA WAY

SPENCER HOUSE

PLAZA DEL SOL

PLAZA DE LA LUNA

THE VERANDAH

SIENA PLACE

SACRED WOODS

TOAD HOLLOW LANE

MEWS

ANDOVER DRIVE

ANDOVER PARK

DAVIDSON STREET

DAVIDSON PARK &

SAND VOLLEYBALL

RESIDENT CENTER

SAINTSBURY DRIVE

ARBOR HILLS WAY

SHADOW MEWS

SUMNER STREET

SAINTSBURY DRIVE WEST



Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 5/98)

Property: Austin Ranch, The Colony, Texas

In this transaction, Venture Commercial Real Estate, LLC, is:

[X] agent for Owner/Landlord only; [] agent for Buyer/Tenant only; or [] an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord

Date

Buyer or Tenant

Date