

# FOR SALE OR LEASE

## Colonnade Plaza

### \$2,200,000 Asking Price



## Office/Medical Strip Center

### 4897 State Highway 121, The Colony, TX 75056



- 20,100 SF Building, 2.562 Acres Land
- Excellent Visibility and Access to major highway
- Constructed in 2005
- 89% Vacancy with Upside Leasing Potential
- Surrounded by major Retailers: Walmart, Staples, Ross Dress for Less

#### OFFERED BY:

Jay Annand 214.207.9016 Cell

[jay@annandaleco.com](mailto:jay@annandaleco.com)

#### LEASING BY:

Sue Hageman 469.939.7195 Cell

[Shageman.annandale@yahoo.com](mailto:Shageman.annandale@yahoo.com)



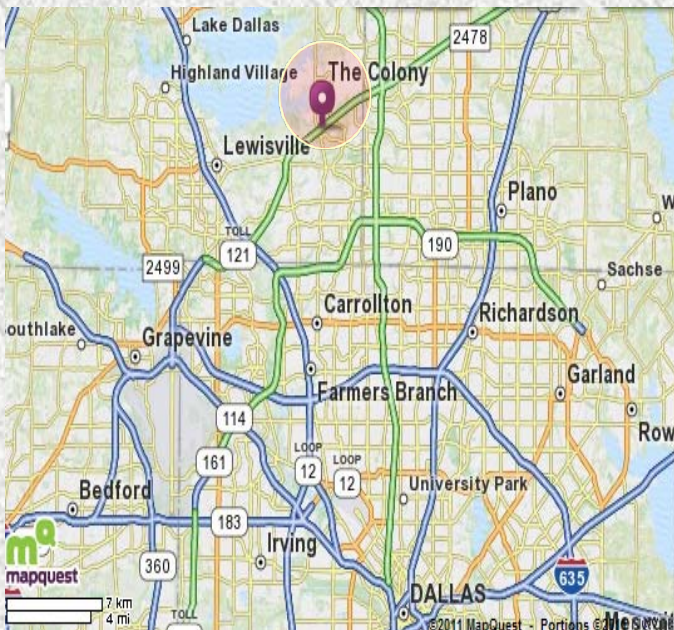
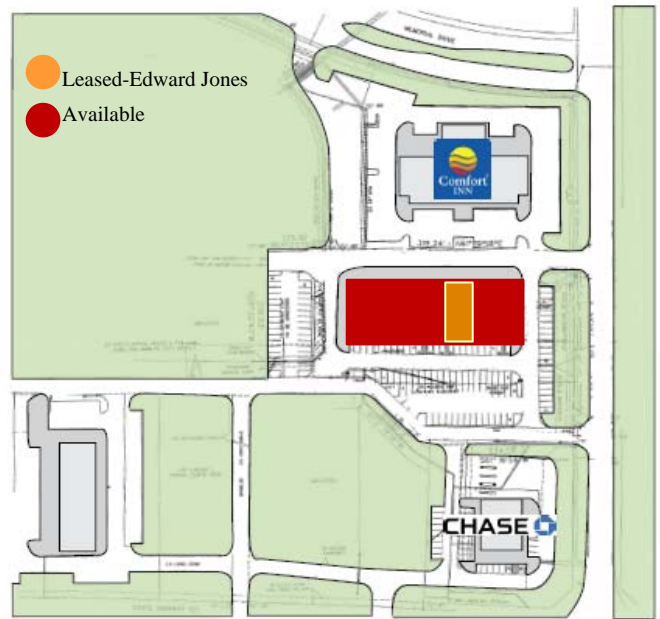
17776 Preston Road, Suite 250 Dallas, Texas 75252  
214.358.3975 Office 214.572.7104 Fax [www.annandaleco.com](http://www.annandaleco.com)

# Colonnade Plaza The Colony, TX

## Investment Overview:

Colonnade Plaza is a 20,100 sf strip center located along State Highway 121 and Blair Oaks Drive, situated in a major retail area. Retailers: Walmart, Staples, Ross Dress for Less. Comfort Suites, The Colony High School and numerous athletic fields are located behind the property. Colonnade is home to, Edward Jones, currently leasing 1,200 sf at the premises.

Colonnade provides a new investor an opportunity to acquire a strip center that can be either retail/office or medical in a well located DFW suburb with upside potential through leasing the vacant space.

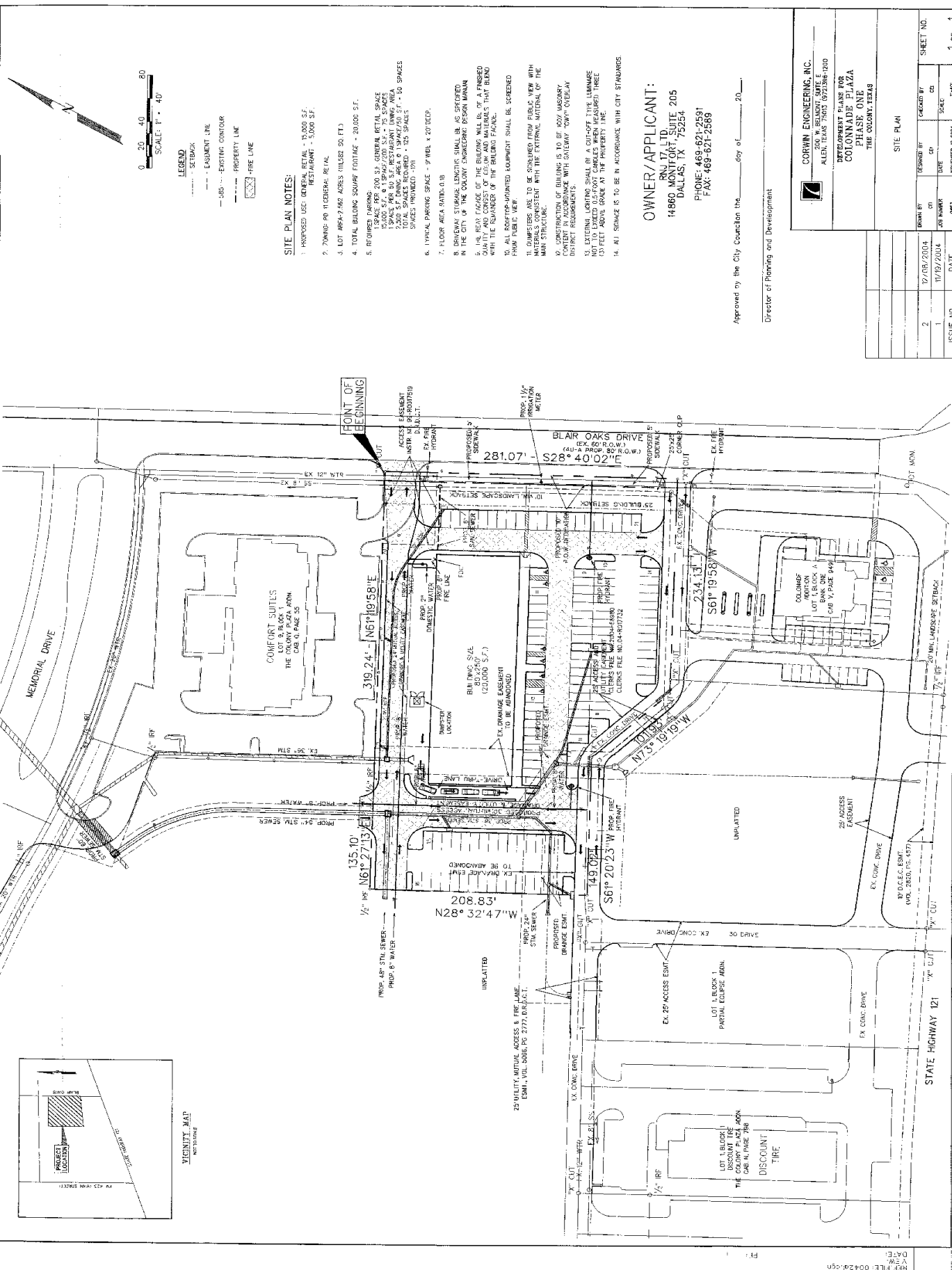


DEMOGRAPHICS:	<u>3 Miles</u>	<u>5 Miles</u>
Avg. HH Income	\$102,356	\$105,992
Population	64,230	173,532
% Population Growth (2009 – 2014)	18%	13%

Source: 2009 ESRI

AVERAGE DAILY TRAFFIC VOLUME:	
State Highway 121	103,000 cars per day
Main Street	41,000 cars per day
Blair Oaks	5,958 cars per day

Source: 2010 ESRI, MPSI



**SITE PLAN NOTES:**

1. PROPOSED USE: GENERAL RETAIL - 15,000 S.F. RESTAURANT - 15,000 S.F.
2. ZONING: PD 11 GENERAL, RETAIL.
3. LOT AREA: 7,562 ACRES (111,592 SQ. FT.)
4. TOTAL BUILDING SQUARE FOOTAGE - 30,000 S.F.
5. PROPOSED PARKING: 230,000 S.F. GENERAL RETAIL SPACE, 15,000 S.F. RESTAURANT/DRINKING AREA, 15,000 S.F. & 1 SPAN/2,000 S.F. \* 72 SPACES, 15,000 S.F. \* 1 SPAN/2,000 S.F. \* 72 SPACES. TOTAL SPACES REQUIRED: 225 SPACES. 15' x 45' SPACES PROVIDED: 101.
6. TYPICAL PARKING SPACE - 9' WBL x 20' DEEP.
7. FLOOR AREA RATIO: 0.18
8. DESIGNER: SHAW-WALKER ARCHITECTS, P.C. IS SPECIFIED IN THE CITY OF THE COLONY ENGINEERING DESIGN MANUAL.
9. THE BEST FACADE OF THE BUILDING SHALL BE OF AN ENHANCED QUALITY AND CONSIST OF GLASS AND MATERIALS THAT BLEND WITH THE CHARACTER OF THE BUILDING FACADE.
10. ALL ROOFTOP-MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
11. COMPRESSORS ARE TO BE SCREENED FROM PUBLIC VIEW WITH MATERIALS CONSISTENT WITH THE EXTERNAL MATERIAL OF THE MAIN STRUCTURE.
12. CONSTRUCTION OF BUILDING IS TO BE 6027 MASONRY CONSTRUCTION WITH SHEDDING 60% OVERLAY DISTRICT REQUIREMENTS.
13. EXTERNAL LIGHTING SHALL BE A CUT-OFF THIS LAMINARE NOT TO EXCEED 0.5-FOOT CANDLES WHEN MEASURED THREE (3) FEET ABOVE GRADE AT THE PROPERTY LINE.
14. ALL SIGNAGE IS TO BE IN ACCORDANCE WITH CITY STANDARDS.

**OWNER/APPLICANT:**  
 RUI 17, LTD.  
 14860 MONTFORT, SUITE 205  
 DALLAS, TX 75254  
 PHONE: 469-621-2591  
 FAX: 469-621-2599

Approved by the City Council on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 Director of Planning and Development

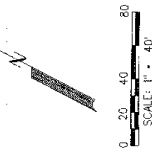
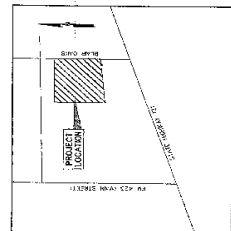
**CORWIN ENGINEERING, INC.**  
 206 W. BELMONT SUITE E  
 COLONY, TEXAS 75005 (972)386-1200

**DEVELOPMENT PLANS FOR  
 COLONADE PLAZA  
 PHASE ONE  
 THE COLONY, TEXAS**

**SITE PLAN**

DATE	ISSUE NO.	DATE	ISSUE NO.
11/19/2004	1	11/19/2004	1
12/09/2004	2		

CREATED BY: CD  
 CHECKED BY: CD  
 DATE: NOVEMBER 18, 2004  
 SCALE: 1"=40'  
 SHEET NO.: 1 OF 1



**LEGEND**

- SETBACK
- EASEMENT LINE
- - - - EXISTING CONTOUR
- - - - PROPERTY LINE
- - - - FIRE LINE