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## The Colony Retail Center 2

Result 1 of 1

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**Quick Edit:**

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**The Colony Retail Center 2** PM  
 4171 South Main Street  
 The Colony, TX 75056  
 County: Denton



**For more information, click to email:**  
[Ron Patton](#) (214) 357-6440

**PATTON INT**

<p><b>Photos</b></p> <div style="border: 1px solid black; height: 200px; display: flex; align-items: center; justify-content: center; text-align: center;"> <p style="font-size: 24px; color: gray;">Photo Not Provided</p> </div>	<p><b>For Lease</b> <span style="float: right;"><b>Active</b></span></p> <p><b>Primary Type:</b> Shopping Center Strip Center</p> <p><b>Divisible To:</b> 1,250 SF</p> <p><b>Maximum Contiguous:</b> 3,500 SF</p> <p><b>GLA:</b> 16,385 SF</p> <p><b>Year Built:</b> 2007</p> <p><b>Date Last Verified:</b> 8/8/2007</p> <p><b>Property ID:</b> 15278747</p> <p style="text-align: center;"><a href="#">Find Out More...</a></p>	<p><b>Options</b></p> <p> <a href="#">Email</a></p> <p> <a href="#">Map</a></p> <p> <a href="#">Demo</a></p> <p> <a href="#">Print</a></p> <p> <a href="#">Print</a></p> <p> <a href="#">Feed!</a></p> <p style="text-align: center;"><a href="#">Save P</a></p>
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**Available Spaces**

More Info	Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	As Entered	Date Available	Space Type	Suble
	100	3500 SF	N/A	N/A	\$20.00/SF/Year		Immediate	Strip Center	N/A
	200	1500 SF	N/A	N/A	\$20.00/SF/Year		Immediate	Strip Center	N/A

	300	1750 SF	N/A	N/A	\$20.00/SF/Year	Immediate	Strip Center	N/A
	400	1500 SF	N/A	N/A	\$20.00/SF/Year	Immediate	Strip Center	N/A
	500	1250 SF	N/A	N/A	\$20.00/SF/Year	Immediate	Strip Center	N/A

**Additional Information**

**Property Description:**

New retail center under construction on the west side of F.M. 423 (Main Street) approximately 404 feet south of Cougar Allen and less than one mile Hwy. 121 is available for lease. Two (2) buildings containing 10,500 square feet and 5,885 square feet will be constructed fronting on Main Street. Retail and office uses are available. The site is located at the southern entrance to the Colony with numerous shopping centers, office buildings and is located nearby. A Wall Mart superstore and a major shopping center anchored by Ross Dress for Less and Staples Office Center is located at the intersection of Highway 121 and Main Street. A Home Depot, IHOP, Arbys Restaurant, Walgreens and Chase Bank are located along the frontage of the Highway at the Colony.

**Location Description:**

The property is located at the entrance to the Colony, which is one of the fastest growing cities in the Dallas, Ft. Worth area and is within 15 minutes regional airport to the west through the cities of Carrollton, Lewisville and Flower Mound. S.H. 121 extends through the cities of Plano and Frisco to the east and connects with the Dallas North Tollway approximately 5 miles to the east. A major regional shopping mall, Stonebriar Mall, which is anchored by Dillard's, Macy's, Nordstroms, and Sears is located approximately 8 miles to the east. Completion is construction on the widening of S.H. 121 into a 6-lane divided highway is expected by the end of 2007 and when completed, traffic is expected to increase from 50,000 cars per 24 hour period to almost 75,000 cars per day. F.M. 423 (Main Street) contains a traffic count of over 50,000 cars at the subject site, and extends to the north through the fast growing cities of Frisco and Elm.

**Zoning Description:**

Retail

<b>No. Stories:</b>	1	<b>Lot Size:</b>	2.72 Acres
<b>Additional Types:</b>	Free Standing Bldg Community Center Neighborhood Center	<b>Traffic Count:</b>	52000
		<b>Cross Streets:</b>	Cougar Alley
		<b>NNN Expenses:</b>	\$4.85

**Highlights**

- Excellent access and visibility to Main Street
- Numerous retail and anchored shopping centers nearby
- Median break in front of the property
- One of the fastest growing regions in D/FW metro area
- Excellent traffic counts in front of property
- New construction of S.H. 121 by end of 2007

Interested in this property? Contact the listing broker to find out more details.

Contact Listing

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine the suitability of the property for your needs.

# **RETAIL CENTER FOR LEASE**

## **THE COLONY, TEXAS**

**LOCATION:** New retail center to be constructed in 2007 on the west side of F.M. 423 (Main Street), approximately 400 feet south of the intersection with Cougar Alley) and less than 1 mile north of the intersection of S.H. 121 and F.M. 423 (Main Street) The City of the Colony is a very fast-growing suburban city located in the northwest quadrant of the Dallas/Ft. Worth metroplex and is in a very high-growth corridor conveniently situated within 6 miles west of Stonebriar Mall, a major Regional Mall anchored by Dillards, Foleys, J.C. Penney, Sears and Macys, at the intersection of Preston Road and S. H. 121 in the City of Frisco.

**BUILDING AREA:** 12,500 square feet of retail space and 3,887 automotive

**ZONING:** PD-14

**AVAILABLE SPACE:** 12,500 square feet of retail with minimum space of 1,000 square feet

**PROPOSED USES:** Any retail use including restaurants, convenience store, cleaners, nail salon, mail box user, clothing store, etc.

**THOROUGHFARE INFORMATION:** F.M. 423 (Main Street) is the major north thoroughfare into the City of The Colony, Frisco and Little Elm. To the south, F.M. 423 (Josey Lane) connects with the city of Carrollton and extends to the cities of Dallas and to I-635. Cougar Alley Road is the main entrance to the Colony High School. S. H. 121 is located less than 1-mile south of the retail center and is a major east/west highway extending to the cities of Frisco, McKinney and Plano to the east and to the cities of Lewisville, Grapevine and the D/FW Airport to the west.

**AREA DESCRIPTION:** (1) Numerous restaurants, retail centers and grocery stores are located nearby on Main Street. This property is located in the heart of the City of The Colony and Main Street contains numerous retail establishments with a new Quik Trip Convenience Store and Racetrak Petroleum approximately 1/4 mile north of the retail center. (2) Numerous fast-food restaurants are located on Main Street, including McDonalds, Chick Fil-A, Taco Bell, Burger King and and Braums. (3) The largest landowner in the Colony is constructing a 1,500 acre planned community called "Austin Ranch" which is located on Plano Parkway, approximately 1/4 mile south of S.H. 121. which will include campus style offices, multi-family homes and retail.

**FOR FURTHER INFORMATION  
PLEASE CONTACT:**

**RON PATTON**

**PATTON INTERESTS**

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# PATTON INTERESTS

REAL ESTATE BROKERAGE & INVESTMENTS

(214) 357-6440 fax (214) 357-8358  
4506 Gloster Road Dallas, TX 75220

## RETAIL CENTER FOR LEASE THE COLONY, TEXAS

**LOCATION:** New retail center to be constructed in 2007 will be located on the west side of F. M. 423 (Main Street.), approximately 400 feet south of the intersection with Cougar Alley, and less than 1 mile north of the intersection of S. H. 121 and F. M. 423 (Main Street).

**BUILDING AREA:** 12,500 square feet of retail and 3,887 square feet of automotive

Landlord looking for restaurant, mail box retailer, beauty salon, cleaners, or any retailer looking for a prime location in the heart of the fast growing City of The Colony. Minimum space require: 1,000 to 1,200 square feet.

### AREA INFORMATION:

- (1) The Colony is located in one of the fastest growing areas of Dallas/Ft. Worth, and is conveniently located within 5 miles of the Dallas North Tollway to the east, 5 miles from I-35 to the west and within 12 miles of the D/FW Regional Airport.
- (2) A major retail development is located at the entrance to the Colony at the intersection of F. M. 423 and S. H. 121 with a 30,000 square foot retail center, several restaurants and a 208,000 square foot Wal Mart store.
- (3) The business complex which houses the corporate offices of EDS, JC Penney, Frito Lay, and Dr. Pepper is located less than 10 minutes from the site. Additional corporate relocations are anticipated in this area due to the availability of large tracts of campus style land.
- (4) The largest landowner in the Colony is constructing a 1,500 acre planned community called "Austin Ranch" at the intersection of F. M. 423 and S. H. 121 which will include campus style offices, multi-family homes and retail.
- (5) Major housing developments are being completed in the Colony, including a high-end residential community being developed on Wynnewood Peninsula, which will bring the City population to above 26,000 residents.
- (6) Numerous restaurants are located along F. M. 423 (Main Street) corridor, including McDonalds, Burger King, Taco Bell, Chick Fil-A and Braums.
- (7) A major regional mall is located less than 6 miles from the subject property at the intersection of Preston Road and S. H. 121 and is anchored by Dillard's, Foley's, JC Penney and Sears.

**SITE INFORMATION:** The site is located on the west side of F. M. 423 (Main Street), the primary thoroughfare into the Colony, 400 feet south of the intersection with Cougar Alley Rd., which connects to the Colony High School campus. It is located north and adjacent to the Lone Star Car Wash. An upscale residential community is located to the west of the intersection, and numerous restaurants, office buildings and apartments are located in the area surrounding the site.

**TRAFFIC COUNTS:** Approximately 48,000 cars per 24 hour period on F. M. 423 at the intersection with Cougar Alley Road, at the location of the subject retail center, according to the City of the Colony traffic department.

**THOROUGHFARE INFORMATION:**

(1) F. M. 423 (Main Street) is the major north thoroughfare into the City of the Colony. To the south, F. M. 423 (Josey Lane) is being extended approximately 1 mile to connect with the existing Josey Lane in the City of Carrollton.

(2) Cougar Alley is an east/west thoroughfare which extends to Blair Oaks Drive to the east. It is currently being extended to the west to connect with S. H. 121, southwest of the intersection.

(3) S. H. 121 is a major east/west highway which extends to the west thru the cities of Lewisville and Grapevine to the D/FW Regional Airport, and extends thru the cities of Colleyville, Southlake, Hurst, Euless and Bedford to the city of Fort Worth. To the east, S. H. 121 extends thru the cities of Frisco, Plano and McKinney. The highway has a traffic count of over 70,000 cars per 24 hour period at the intersection with F. M. 423, the primary entrance into the Colony.

**ZONING:** PD-14. The zoning permits various restaurant, cleaners, clothing stores, office, convenience stores and other retail uses. Special Use Permits may be required for certain uses.

**for additional information, please contact:  
RON PATTON**

**PATTON INTERESTS**

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The information contained herein is from sources believed reliable; however, Patton Interests makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

of east headwall of box  
423. ELEV.= 564.59

# RIDGEPOINTE DR. (Variable Right of Way)

ARE SHOWING TO THE

RIDGEPOINT PHASE II  
RESIDENTIAL

LOT 10, BLK F  
RIDGEPOINTE, PHASE 2B  
CAB. N. SLIDE 32

PHASE 2B  
SLIDE 32

INSTALL  
WHEELSTOP (TYP.)

END OF RETAINING WALL  
METAL BEAM GUARD FENCE

NO CURB  
INSTALL EXPE  
SEE SHT. C-

INSTALL  
WHEELSTOP

BLDG 'A'  
RETAIL  
7488 SF  
RESTAURANT  
3000 SF  
FF=568.00  
25' DRAINAGE EASEMENT

F.M. 423  
(Variable Right of Way)

START OF RETAINING WALL  
METAL BEAM GUARD FENCE

BLDG 'B'  
RETAIL  
2000 SF  
FF=568.00

BLDG 'C'  
*Leased*  
3,869 SF  
FF=568.00

LONESTAR CAR WASH

598.15'  
XPS

PROP.  
S.S.MH.

