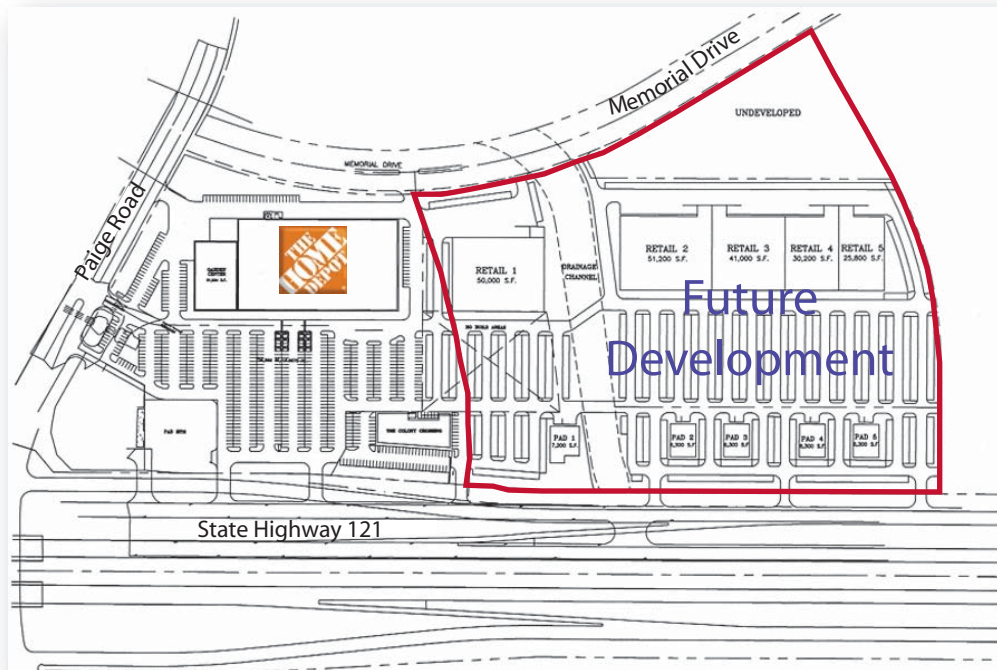


Junior Anchor & Pad Site Opportunities

Powerful Retail at a Prominent Intersection

NEC of SH 121 & Paige Road
The Colony, Texas



LOCATION

Adjacent to Home Depot at the
NEC of SH 121 & Paige Road

DEVELOPMENT SIZE

± 31 acres
Pad sites vary

TRAFFIC COUNTS

58,654 vehicles per day (SH 121)
16,339 vehicles per day (Paige Rd)

AREA RETAILERS



COMMENTS

This is a 31± acre development situated on SH 121. We have over 1,250 ft. of highway frontage planned for big box users. Pad site opportunities, restaurants welcome. (Site is wet)

2005 Demographics	1-mile	3-mile	5-mile
Population Estimate	60,435	149,624	351,008
# of Households	20,850	57,515	139,887
Avg. H.H. Income	\$113,967	\$106,473	\$103,375



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SITE

121

Hawaiian Falls
Water Park

Home
Depot

Five
Star
Community
Complex

Albertsons

Wal-Mart
Supercenter

PAIGE RD

S COLONY BLVD

BLAIR OAKS RD

FM 423

CROWDER RD

MCKAMY TRL

MORNINGSTAR DR

MILLER DR

STANDRIDGE DR