

for sale or lease | former washington mutual



Located at the NEQ of Highway 121 and Main Street | The Colony, Texas 75070

available
4,762 sf

pricing
please call for rates

traffic counts

SH 121	49,550 cpd
Main Street (NCTCOG, 2006)	36,402 cpd

demographics

	1 mile	3 mile	5 mile
population	3,455	57,075	162,082
daytime population	4,486	44,321	163,882
avg. hh income (based on 2008 data)	\$84,777	\$96,095	\$103,571

information

Free-standing Washington Mutual bank building for sale or lease at a high traffic, high profile retail intersection. The building is 4,762 sf with 4 drive through lanes.

broker contact

Aaron Ashmore, Associate
214.252.1181
aashmore@ucrrealty.com

Tey Tiner, Associate
214.252.1139
ttiner@ucrrealty.com

United Commercial Realty
7001 Preston Road, Suite 222
Dallas, Texas 75205
www.ucrrealty.com

Knowing the difference makes all the difference

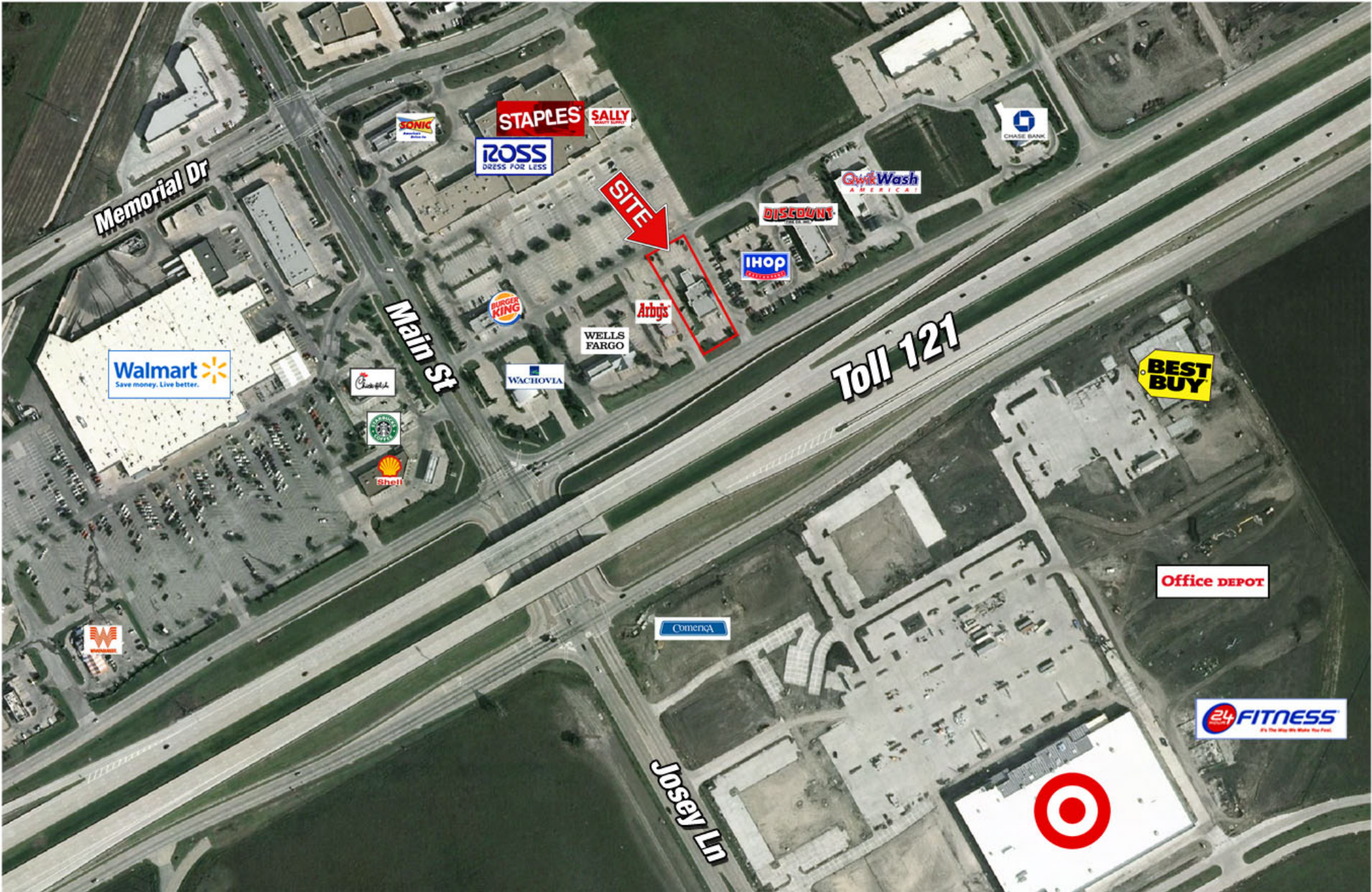
Dallas / Ft Worth
Metroplex

Former WAMU
4707 State Hwy 121
The Colony, Texas



7001 Preston Rd, Suite 222
Dallas, Texas 75205
Tel : 214.526.6262
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www.ucrrealty.com

The information contained herein was obtained from sources believed to be reliable; however, United Commercial Realty makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to error & omissions.



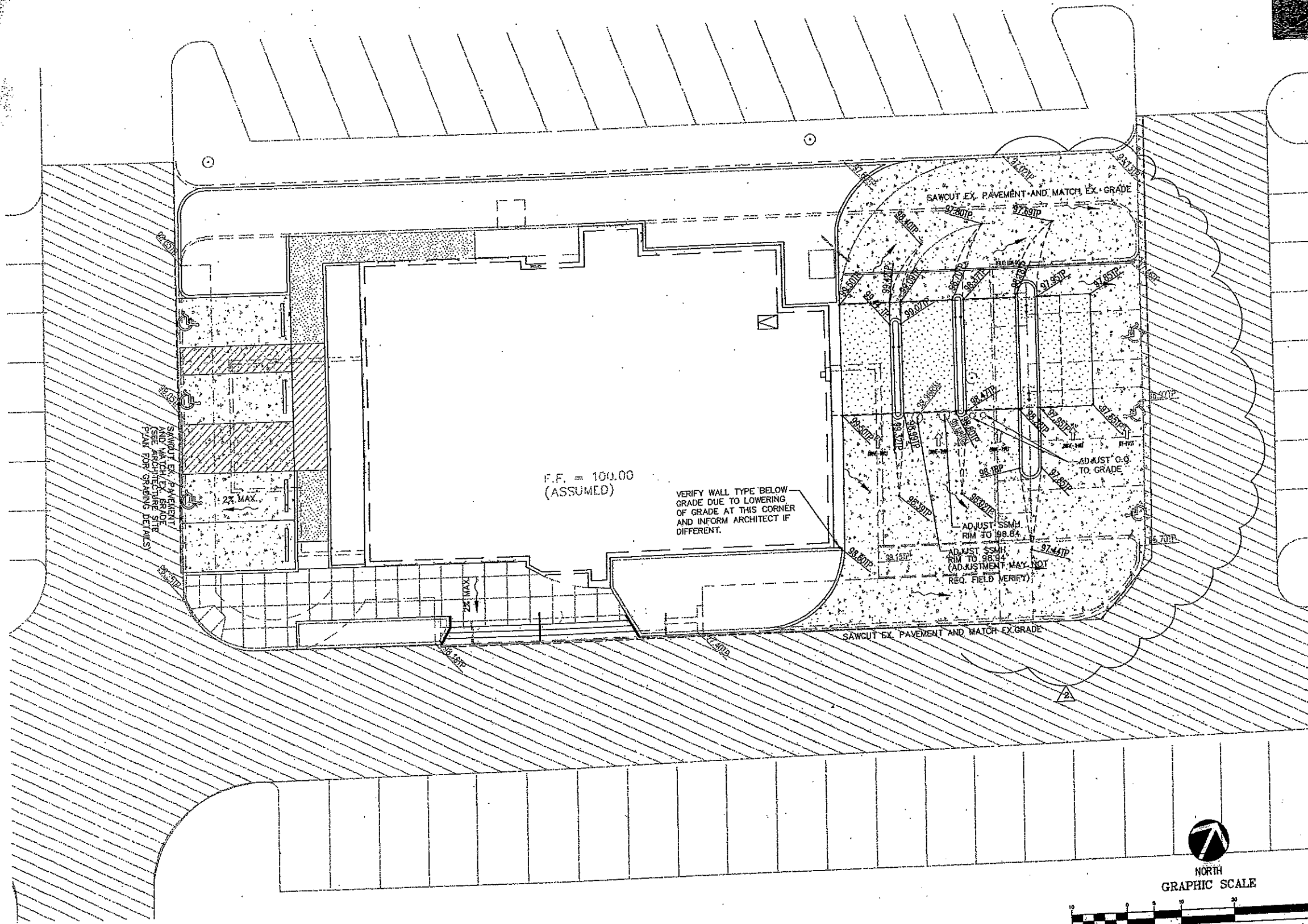
view
Closeup

FORMER WAMU
4701 State Hwy 121
The Colony, Texas

UCR
CHAINLINKS
RETAIL ADVISORS

7001 Preston Rd, Suite 222
Dallas, Texas 75205
Tel: 214.526.8262
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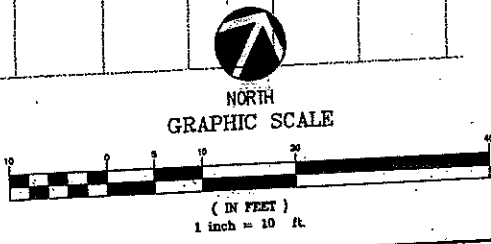
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- GENERAL NOTES:**
1. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
 2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 3. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO: (A) BACKFILLING TRENCHES FOR PIPE; (B) PLACING OF AGGREGATE BASE; (C) PLACING OF CONCRETE; (D) PLACING OF CONCRETE OR ASPHALT PAVING.
 4. THE CONTRACTOR SHALL ARRANGE AND CONDUCT A PRE-CONSTRUCTION CONFERENCE AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF ANY WORK. ALL CONTRACTORS, SUB-CONTRACTORS, AND UTILITY COMPANIES SHOULD BE PRESENT. THE CITY COLONY ENGINEERING DEPARTMENT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE MEETING.
 5. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THE PROJECT MEET THESE REQUIREMENTS AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
 6. SAW-CUT PAVEMENT WIDTH SHALL BE 1' MINIMUM TO ALLOW SUFFICIENT SPACE FOR PAVEMENT COMPACTION.
 7. SEE ARCHITECTURE SITE PLAN FOR SITE DEMOLITION ON EXISTING CONCRETE CURB AND PAVEMENT REMOVAL.
 8. SEE ARCHITECTURE SITE PLAN FOR PAVEMENT MARKINGS, HANDICAP STALLS LAYOUT AND DIMENSIONING.
 9. CONTRACTOR TO CONNECT CANOPY DRAINS AND NEW ROOF DRAIN TO THE EXISTING STORM SYSTEM WITH CLEAN OUT AND 8" DIAMETER PIPE MINIMUM. CONTRACTOR TO LOCATED EXISTING STORM STRUCTURE OR STORM LINE BEFORE CONSTRUCTION.
 10. ALL CONCRETE PAVEMENT SHALL BE 6" THICK MINIMUM AND REINFORCEMENT ACCORDING TO THE DETAILS ON SHEET C2 WITH 20' EXPANSION JOINT MAXIMUM.
 11. REMOVE AND PUMP ALL GREASE FROM THE EXISTING GREASE TRAP STRUCTURES AND ADJUST TO NEW GRADES. EXISTING CLEAN OUTS SHALL BE ADJUST TO GRADE WITH TRAFFIC BEARING COVER.

LEGEND

PROPOSED	
SPOT ELEVATION	
TP - TOP OF PMT.	
CONC. PAVEMENT	
CONC. CURB	
SURFACE RUNOFF	
FLOW ARROW	
FIRE LANE	



APPROVED BY THE CITY COUNCIL ON THE _____ DAY OF _____, 20____

DIRECTOR OF PLANNING AND DEVELOPMENT

ISSUED / REVISIONS

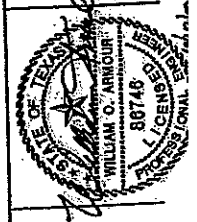
ADDENDUM #1	
ADDENDUM #2	
PLAN CHECK ISSUE	

PERMIT SET
SEPTEMBER 24, 2000

GRADING & PAVING PLAN C1

OWNER:
WASHINGTON MUTUAL
3200 Southwest Freeway
Suite 1500
Houston, Texas 770

AKB
ENGINEERS, INC.
810 UNIVERSITY STREET - SUITE 1022
SEATTLE - WASHINGTON - 98104-0404
(206) 881-8800 • FAX (206) 881-8800



CALLISON
ARCHITECTURE, INC.
1420 Fifth Avenue, N.W.
Seattle, Washington 98101-2543

WASHINGTON MUTUAL
PROJECT OCCASIO
4707 SH 121

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

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 instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

