

FLOOR
DECOR

chair king
BACKYARD STORE

planet
fitness

RETAIL | CONTACT BROKER

S Colony Blvd

VILLAGE @ 121

Pediatric Healthcare
VIVA
TEXAS FLOOR & HOME
ZAR
Olive Roots
30XO HIBACHI
ANYTIME FITNESS
Juicebox
PIZZA VIBES
SALON BOUTIQUE

TEXAS
FLOOR & HOME

Olive Roots

ANYTIME FITNESS

SALON BOUTIQUE

FOR LEASE
Village @ 121
The Colony, Texas

Crest Commercial Real Estate
9330 Lyndon B. Johnson Fwy #1080, Dallas, TX 75243
Abe Arteaga
214.295.7523 - AArteaga@crestcommercial.com





PROPERTY SUMMARY

Village @ 121 - For Lease
5701-5733 TX-121, The Colony, TX 75056



PROPERTY HIGHLIGHTS

- ± 1,610 SF 2nd Gen Restaurant
- ± 2,001 SF Drive-Thru 2nd Gen Restaurant
- ± 2,919 SF Turnkey Suite suitable for restaurant or medical users seeking immediate occupancy
- Strategically positioned across from Grandscape, a dominant mixed-use entertainment destination serving the North Dallas market
- Premier walkable location adjacent to Jefferson Morning, a 400-unit multifamily community under construction, scheduled for delivery Q4 2026, providing a built-in customer base and strong daytime population

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	±1,610 SF - ±4,254 SF

Crest Commercial Real Estate
214.696.6677
9330 Lyndon B. Johnson Fwy #1080, Dallas, TX 75243

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OVERVIEW OBLIQUE

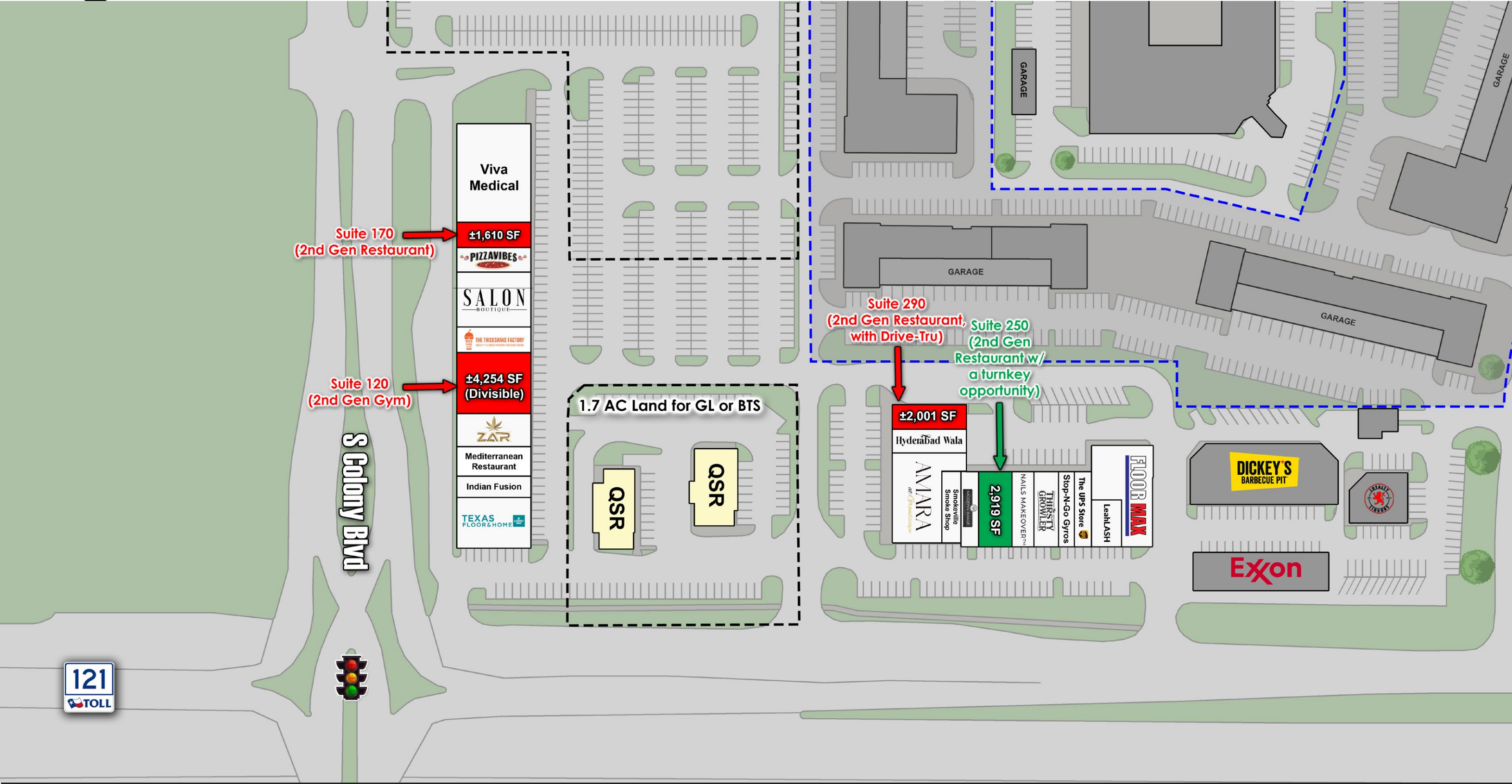
Village @ 121 - For Lease
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LEASE SPACES

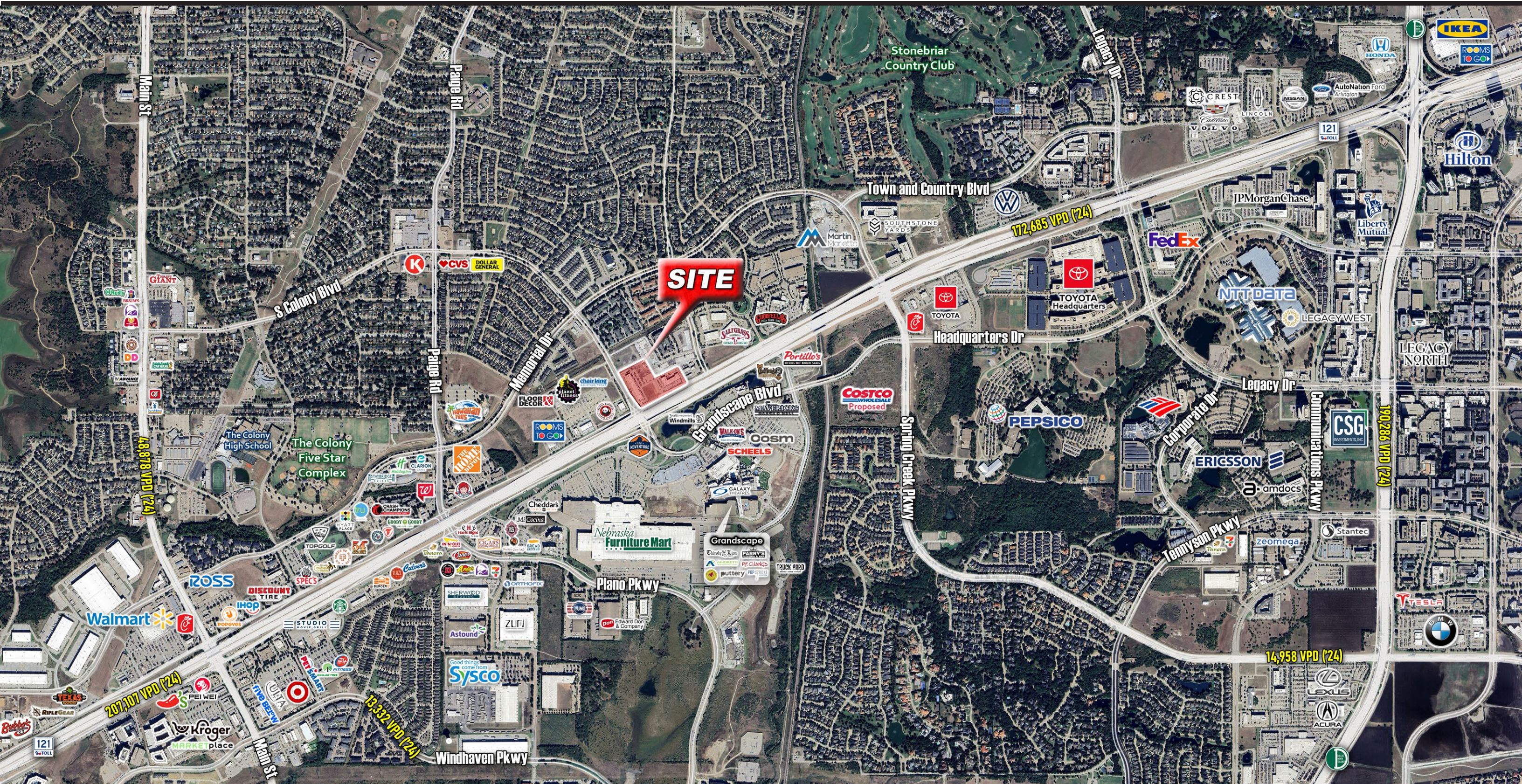
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MARKET AERIAL

Village @ 121 - For Lease
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DEMOGRAPHICS MAP & REPORT

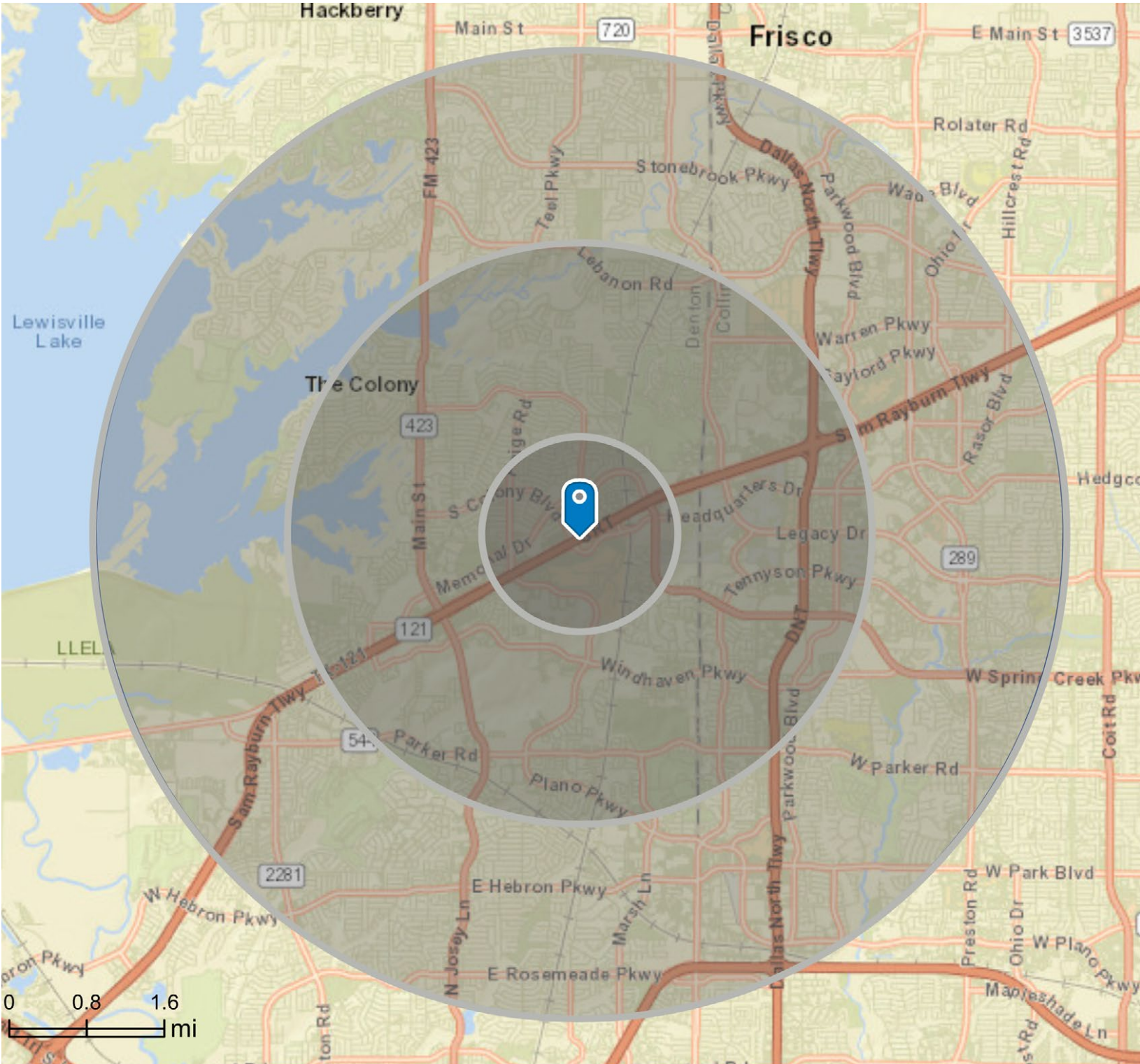
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2025 DEMOGRAPHICS

POPULATION	1 MI	3 MI	5 MI
Total Population	9,928	96,870	269,436
Median Age	37.4	36.7	37.7
Median Age (M)	36.9	36.0	36.8
Median Age (F)	37.8	37.5	38.5
HOUSEHOLDS & INCOME	1 MI	3 MI	5 MI
Total Households	3,648	42,740	113,550
# of Persons per HH	2.55	2.26	2.37
Average HH Income	\$180,242	\$162,529	\$169,356
Average Home Value	\$554,083	\$602,203	\$655,165

TRAFFIC COUNTS

- Sam Rayburn Tollway: 172,685 VPD (TXDOT 2024)
- Main St: 48,478 VPD (TXDOT 2024)
- Spring Creek Pkwy: 11,483 VPD (TXDOT 2024)





Information About Brokerage Services

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

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Abraham Arteaga	0721506	aarteaga@crestcommercial.com	214.696.6677
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date