



TOWN CENTER COLLEYVILLE | 5605 COLLEYVILLE ROAD, COLLEYVILLE, TX 76034

Features

Anchored by Market Street and Studio Movie Grill, Colleyville’s high-profile lifestyle center occupies a prime position located at the SEC of Colleyville Boulevard (SH-26) and Hall-Johnson Road.

- Offers a great tenant mix of strong national and regional retailers
- Located on the major thoroughfare within this community
- 13,989 SF end cap available or can be demised

FOR LEASE

TOTAL SF: 209,793
AVAILABLE SF: 35,782
MIN CONTIGUOUS SF: 1,477
MAX CONTIGUOUS SF: 11,163
CONTACT FOR MORE INFORMATION
NNN: \$9.74 PER SF/YR EST.

Traffic Counts

| | |
|------------------|------------|
| Colleyville Blvd | 31,375 VPD |
| Hall Johnson | 15,573 VPD |

Demographics

| | YEAR: 2019 | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|------------|-----------|-----------|-----------|
| Total Population | | 5,990 | 80,102 | 251,550 |
| Total Households | | 2,117 | 28,934 | 96,042 |
| Average Household Income | | \$190,938 | \$166,669 | \$124,516 |
| 5 Year Population Growth | | 5.41% | 6.41% | 5.37% |

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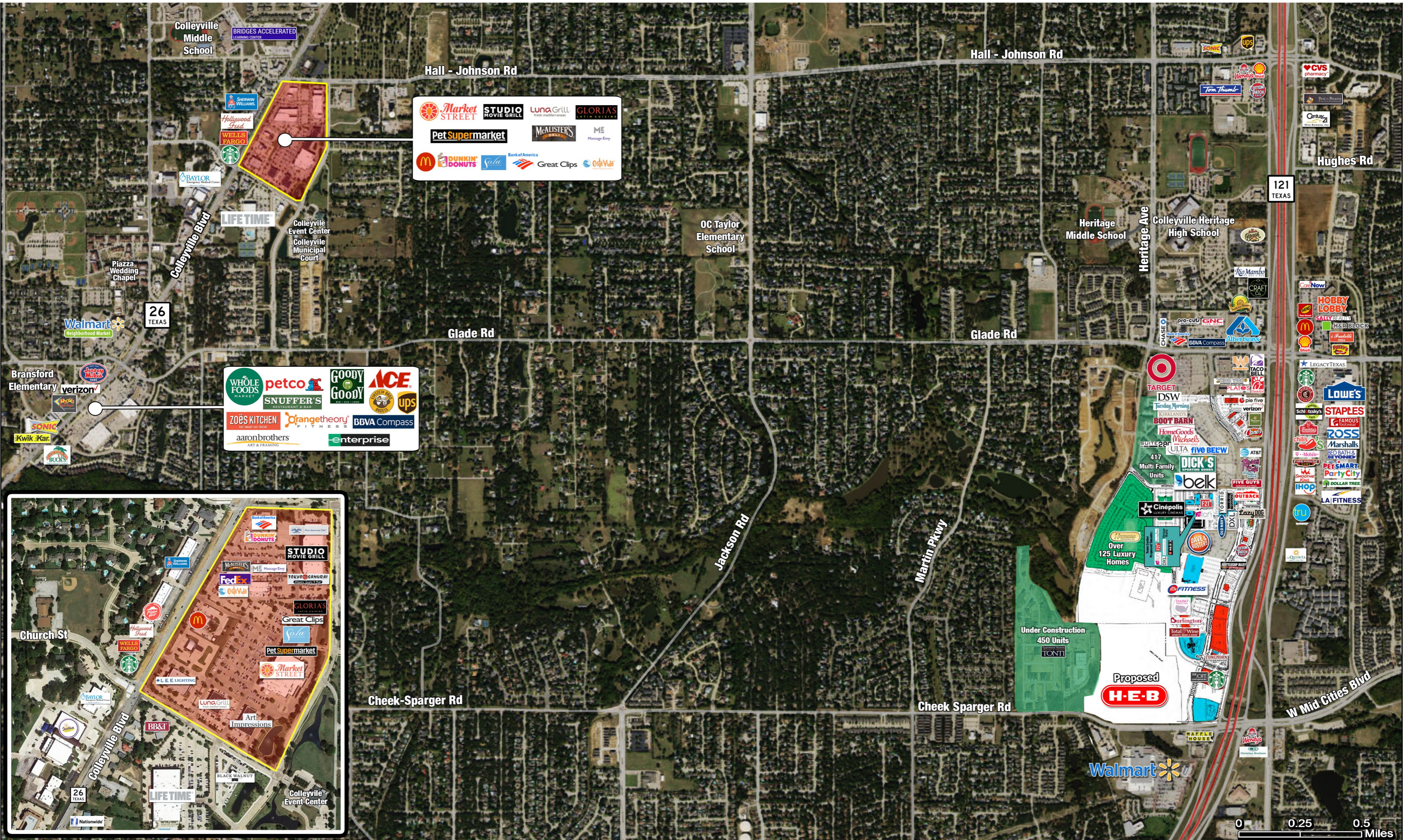
Stephen Wise
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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





Market Street, Studio Movie Grill, Luna Grill, Gloria's, Pet Supermarket, Dunkin' Donuts, Sola, Bank of America, Great Clips, Costa Vida, McAlister's, ME Massage Envy

Whole Foods Market, Petco, Goody Goody, ACE Hardware, Snuffer's, Zoë's Kitchen, OrangeTheory Fitness, BBVA Compass, Aaron Brothers, Enterprise, UPS

Bank of America, Dunkin' Donuts, Studio Movie Grill, FedEx, Tokyo Samurai, Gloria's, Great Clips, Sola, Pet Supermarket, Market Street, Luna Grill, Art Impressions, Lee Lighting, BB&T, Black Walnut, Colleyville Event Center, Lifetime, Nationwide

Target, DSW, Tuesday Morning, KIRKLAND'S, BOOT BARN, HomeGoods, Michaels, ULTA FIVE BELOW, 417 Multi Family Units, DICK'S Sporting Goods, belk, Cinépolis, F21, Lazzio DOC, FITNESS, DAVE'S BUSTERS, Curlington, Total Wine, TONTE, Under Construction 450 Units, Proposed H-E-B, Walmart

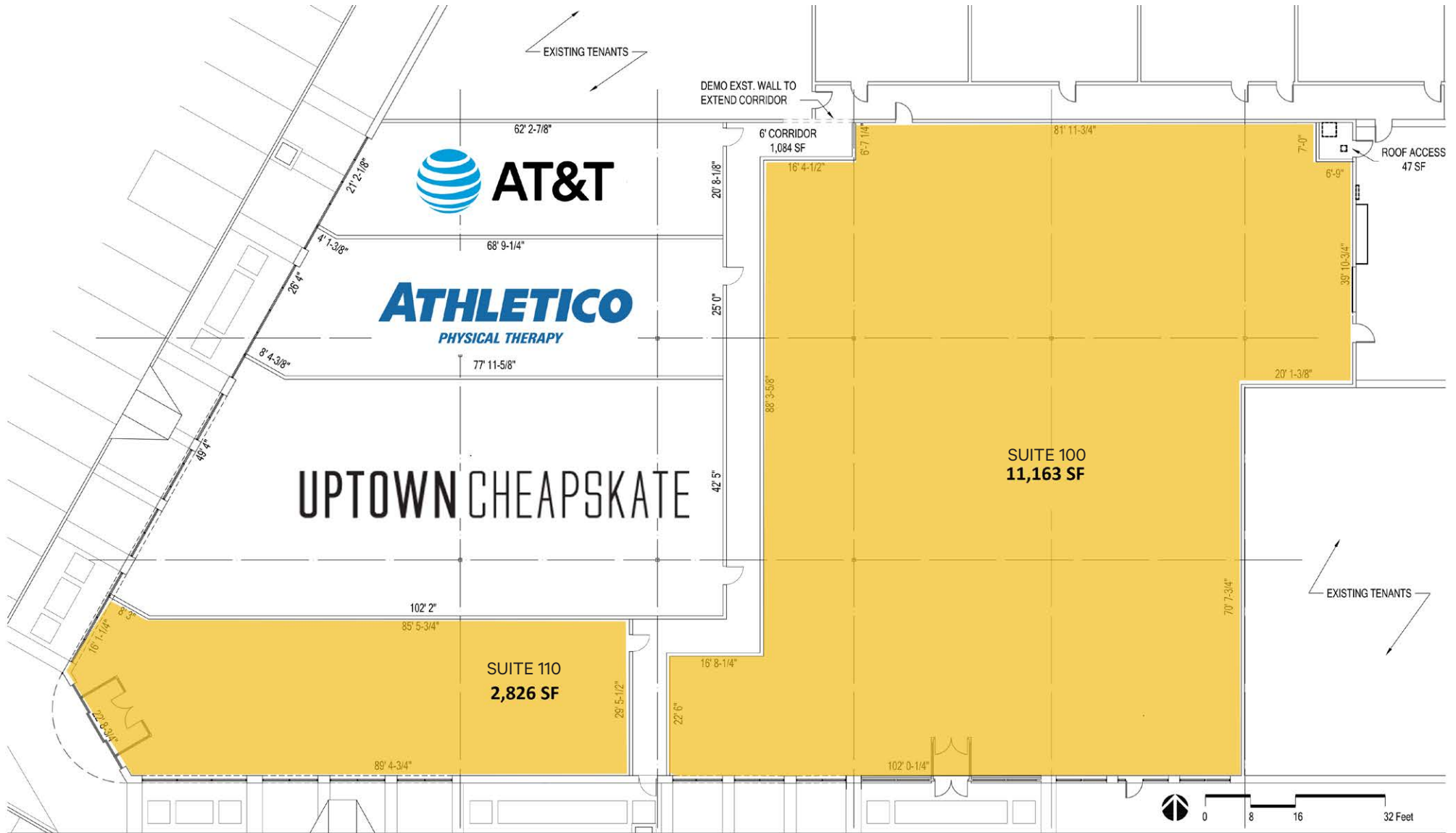
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Footprints are flexible

SUITE 5615-100 PROPOSED DEMISING PLAN

TOWN CENTER COLLEYVILLE

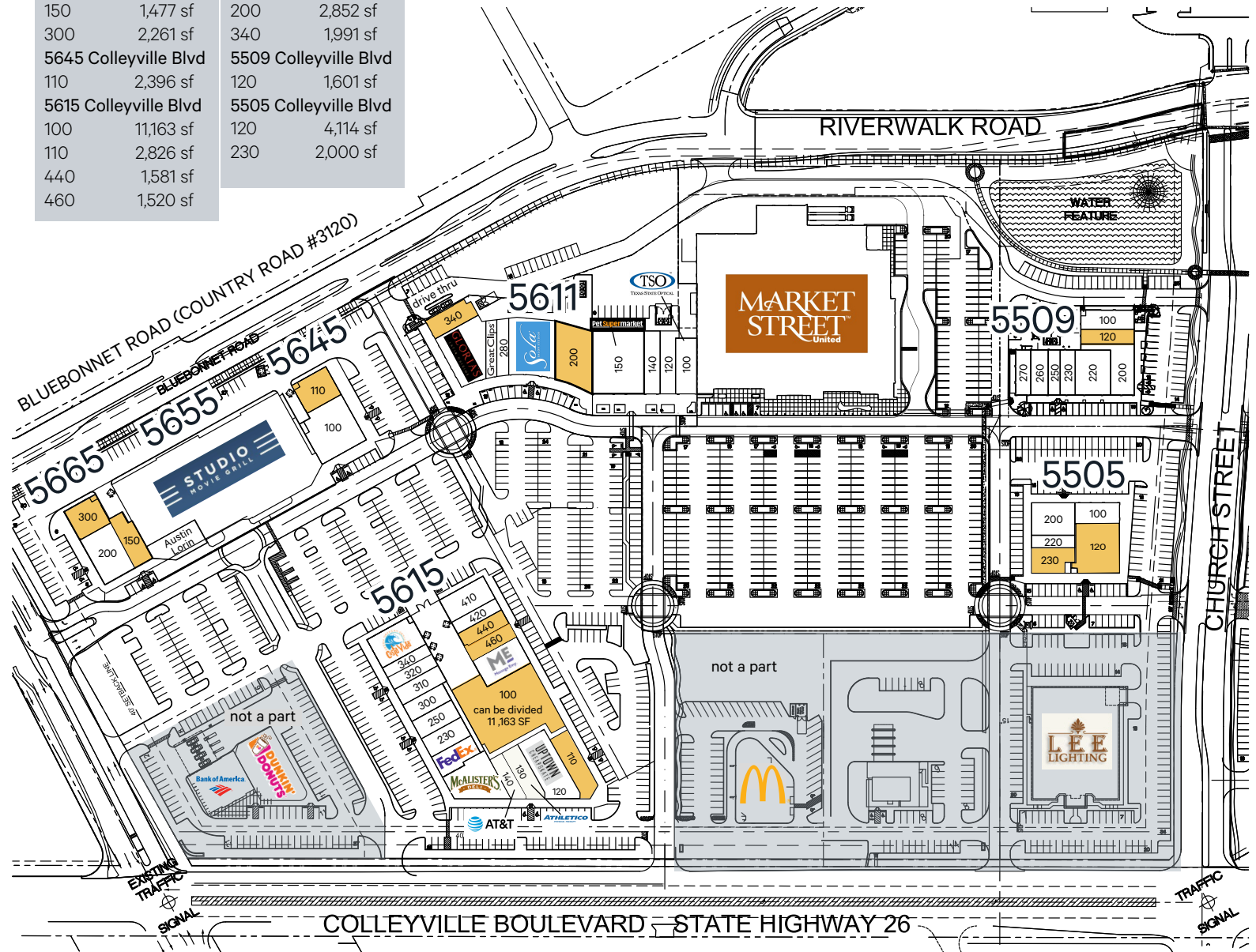
SEC HWY 26 & HALL JOHNSON RD, COLLEYVILLE, TX 76034

Current Tenants

| | | |
|------------------------------|----------|--|
| 5665 Colleyville Blvd | | |
| 200 First American Title | 4,074 sf | |
| 5655 Colleyville Blvd | | |
| 100 Austin Lorin | 2,571 sf | |
| 5645 Colleyville Blvd | | |
| 100 New Tokyo Samurai | 5,176 sf | |
| Hibachi & Sushi | | |
| 5615 Colleyville Blvd | | |
| 120 Uptown Cheapskate | 4,254 sf | |
| 130 Athleticco | 3,000 sf | |
| 200 McAlister's Deli | 4,000 sf | |
| 210 FedEx Kinkos | 1,960 sf | |
| 230 Bark Avenue | 1,884 sf | |
| 250 Rooster's Men's Grooming | 1,428 sf | |
| 300 Burgerim | 2,100 sf | |
| 310 Red Brick Oven | 1,800 sf | |
| 320 Haute Lash | 1,022 sf | |
| 340 Muggle Shakes | 1,425 sf | |
| 390 Costa Vida | 3,200 sf | |
| 410 Loveria Caffe | 2,501 sf | |
| 420 Nekter Juice Bar | 1,304 sf | |
| 470 Massage Envy | 3,000 sf | |
| 5505 Colleyville Blvd | | |
| 100 Luna Grill Mediterranean | 2,443 sf | |
| 200 Castle Nail Spa | 2,843 sf | |
| 220 Games Workshop | 1,100 sf | |
| 5611 Colleyville Blvd | | |
| 100 Texas State Optical | 2,403 sf | |
| 120 Rice Pot | 2,000 sf | |
| 140 Azure Dental | 2,000 sf | |
| 150 Pet Supermarket | 6,601 sf | |
| 240 Sola Salon | 6,990 sf | |
| 280 Heaven Nail Salon | 1,361 sf | |
| 290 Great Clips | 1,260 sf | |
| 300 Gloria's | 4,736 sf | |
| 5509 Colleyville Blvd | | |
| 100 Cornerstone Health | 2,000 sf | |
| 200 Townhouse Brunch | 2,778 sf | |
| 220 Fred Astaire Dance | 3,194 sf | |
| 230 Art Impressions | 1,376 sf | |
| 250 AIB Salon | 1,111 sf | |
| 260 Take 5 Birkenstock | 1,600 sf | |
| 270 Kanta Ramen & Thai | 1,400 sf | |

Available Space

| | | | |
|------------------------------|-----------|------------------------------|----------|
| 5665 Colleyville Blvd | | 5611 Colleyville Blvd | |
| 150 | 1,477 sf | 200 | 2,852 sf |
| 300 | 2,261 sf | 340 | 1,991 sf |
| 5645 Colleyville Blvd | | 5509 Colleyville Blvd | |
| 110 | 2,396 sf | 120 | 1,601 sf |
| 5615 Colleyville Blvd | | 5505 Colleyville Blvd | |
| 100 | 11,163 sf | 120 | 4,114 sf |
| 110 | 2,826 sf | 230 | 2,000 sf |
| 440 | 1,581 sf | | |
| 460 | 1,520 sf | | |



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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.



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 on 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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Buyer/Tenant/Seller/Landlord Initials

Date

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Date