

COLLEYVILLE STAMPEDE

COLLEYVILLE, TX | NWQ CENTER PARK BOULEVARD AND COLLEYVILLE BOULEVARD [HWY 26]



Great looking strip center with great street frontage. Come join Ideal Dental, Jersey Mikes, Benny's Cafe, Pure Barre and Tune Up The Manly Salon.

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2019 Total Population	8,222	80,007	270,165
2019 Total Households	3,016	31,448	103,484
2019 Daytime Population	7,195	71,806	287,650
2019 Average HH Income	\$165,957	\$134,309	\$114,096
2019 Median HH Income	\$134,750	\$101,262	\$80,864

TRAFFIC COUNTS:

Colleyville Blvd.: 51,606 VPD

CENTER SIZE: 12,763 SF

AVAILABILITY: 1,305 SF
[FORMER MOD FACIAL BAR]

NNN: \$9.50 PSF

RENT INFO: CALL FOR DETAILS

AREA RETAILERS:

WHOLE
FOODS
MARKET

SINCE 1956
Jersey
Mike's
SUBS

verizon

ACE
Hardware

SONIC
America's
Drive-In

PETCO

LIFETIME
FITNESS

ZOËS KITCHEN

MARKET
STREET
United

Walmart

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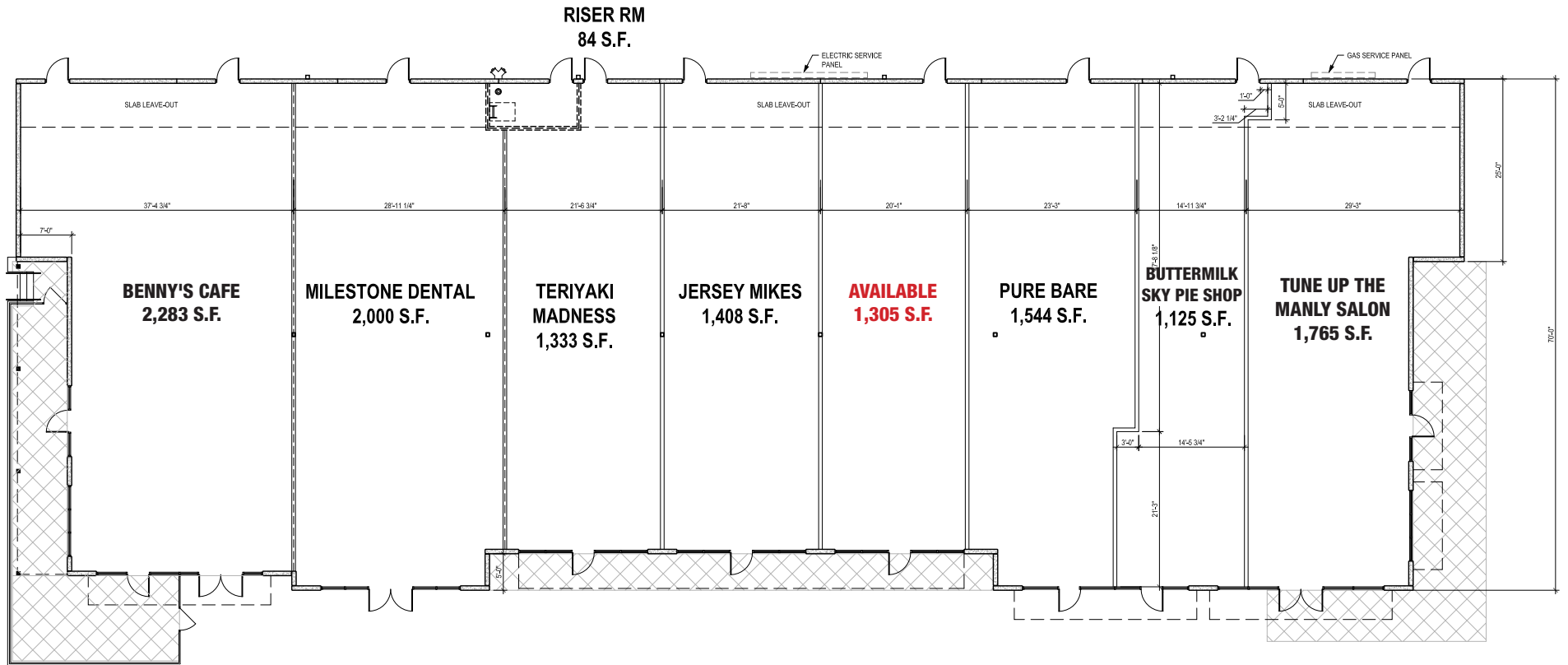


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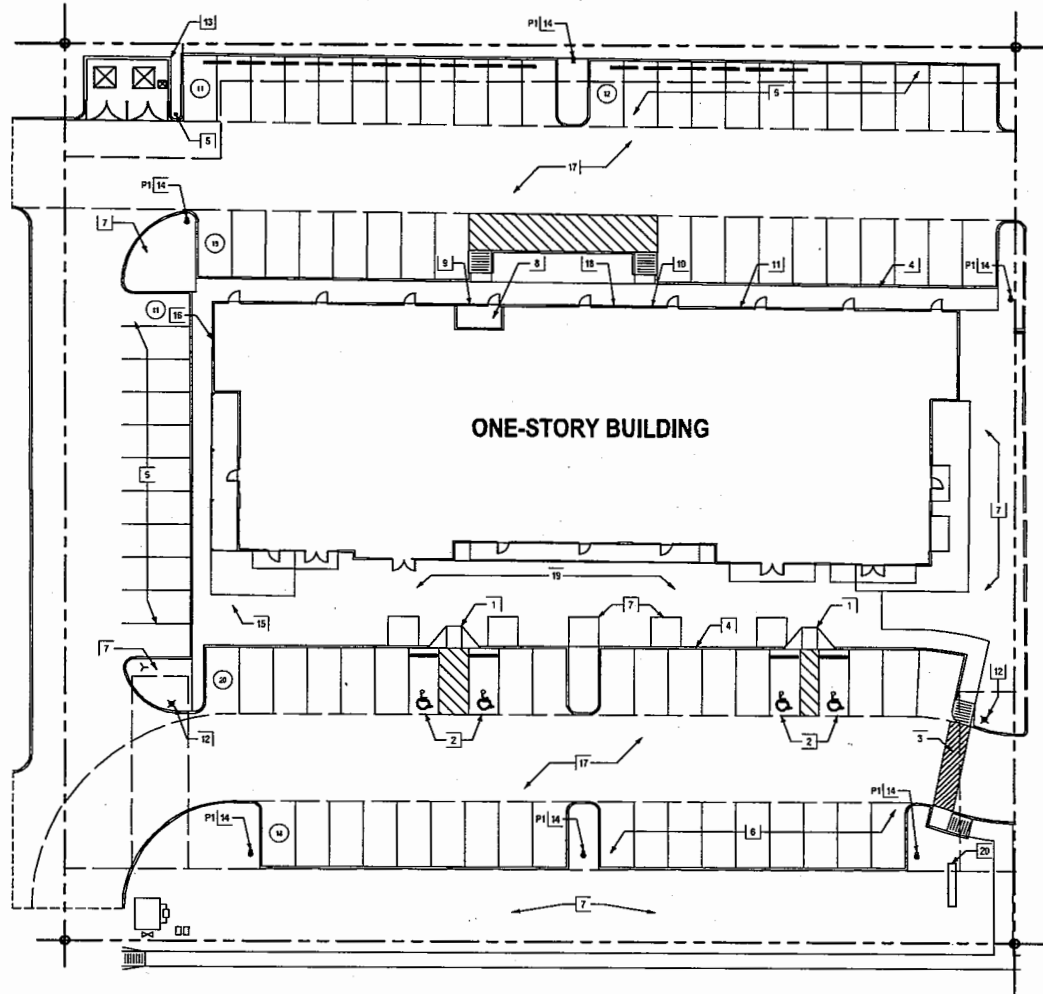


01 LEASING PLAN

BUILDING AREA: 12,847 S.F.
LEASABLE AREA: 12,763 S.F.

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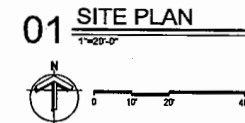


STATE HIGHWAY NO. 26
(COLLEYVILLE BOULEVARD)
(110' RIGHT-OF-WAY)

GENERAL NOTES	
1.	REFER TO CIVIL FOR DIMENSIONAL CONTROL.
2.	REFER TO LANDSCAPE PLAN FOR IRRIGATION SLEEVING REQUIREMENTS.
3.	REFER TO CIVIL FOR CONCRETE PAVING REQUIREMENTS.
4.	REFER TO CIVIL PLANS FOR ACCESSIBLE CURB DESIGNS.
5.	REFER TO CIVIL FOR EXTENT OF OFF-SITE PAVING

KEY NOTES	
1.	CURB RAMP / REF TO CIVIL
2.	HANDICAP STALL REQUIREMENTS (SIGNAGE, GRAPHIC & WHEEL STOPS), REF TO SHEET A102
3.	4' STRIPED ACCESSIBLE PATHWAY W/ 4' WHITE STRIPING AT 24" O.C. (45 DEGREES); 120 MAX RUN, 1:43 MAX CROSS-SLOPE
4.	CONCRETE CURB / REF CIVIL FOR DETAILS
5.	6" PAINTED PIPE BOLLARD/ REF TO SHEET A102
6.	4" WHITE PARKING LOT PAINT
7.	LANDSCAPE & HARDSCAPE / REF TO LANDSCAPE PLANS
8.	FIRE RISK RM
9.	F.D.C. LOCATION
10.	GAS METER BANK LOCATION
11.	LOCATION OF INTERNAL ROOF DRAIN EXITS 18" BELOW FINISH FLOOR/ REF TO CIVIL FOR CONTINUATION
12.	FIRE HYDRANT/ REF TO CIVIL
13.	DUMPSTER ENCLOSURE, REF 09A102
14.	NEW SITE LIGHTING POLE (P1)
15.	PATIO FENCE BY TENANT
16.	FP HOSE BIB LOCATION AT 18" A.F.F./ REF TO MEP
17.	24" FIRE LANE / REF TO CIVIL
18.	ELECTRICAL SERVICE
19.	DECORATIVE PAVING / REF TO LANDSCAPE PLAN
20.	PROPOSED MONUMENT SIGN

SITE INFORMATION	
TRACT A, BLOCK 1	
LOT AREA	1.4 AC (81,888 SF)
PARKING REQ'D	73
PARKING PROVIDED	10
ACCESSIBLE REQ'D	4
ACCESSIBLE PROVIDED	4



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 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:

1. that the owner will accept a price less than the written asking price;
2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date