

The Colony Hard Eight Land

8.684 Acres for Sale

NEC Sam Rayburn Tollway (SH-121) & Main Street, The Colony, TX



PROPERTY HIGHLIGHTS

- Price: Negotiable
- 8.684 Acres
- 378,231 SF

TRAFFIC COUNT

- Highway 121: 109,704 VPD
- Main Street: 33,539 VPD

PROPERTY OVERVIEW

Excellent opportunity for development of retail, hotel, office/commercial along Highway 121. Located a short distance from Nebraska Furniture Mart. Ranked one of the best places to live by Money magazine, The Colony, TX offers job opportunities, affordable housing and close proximity to Lake Lewisville.

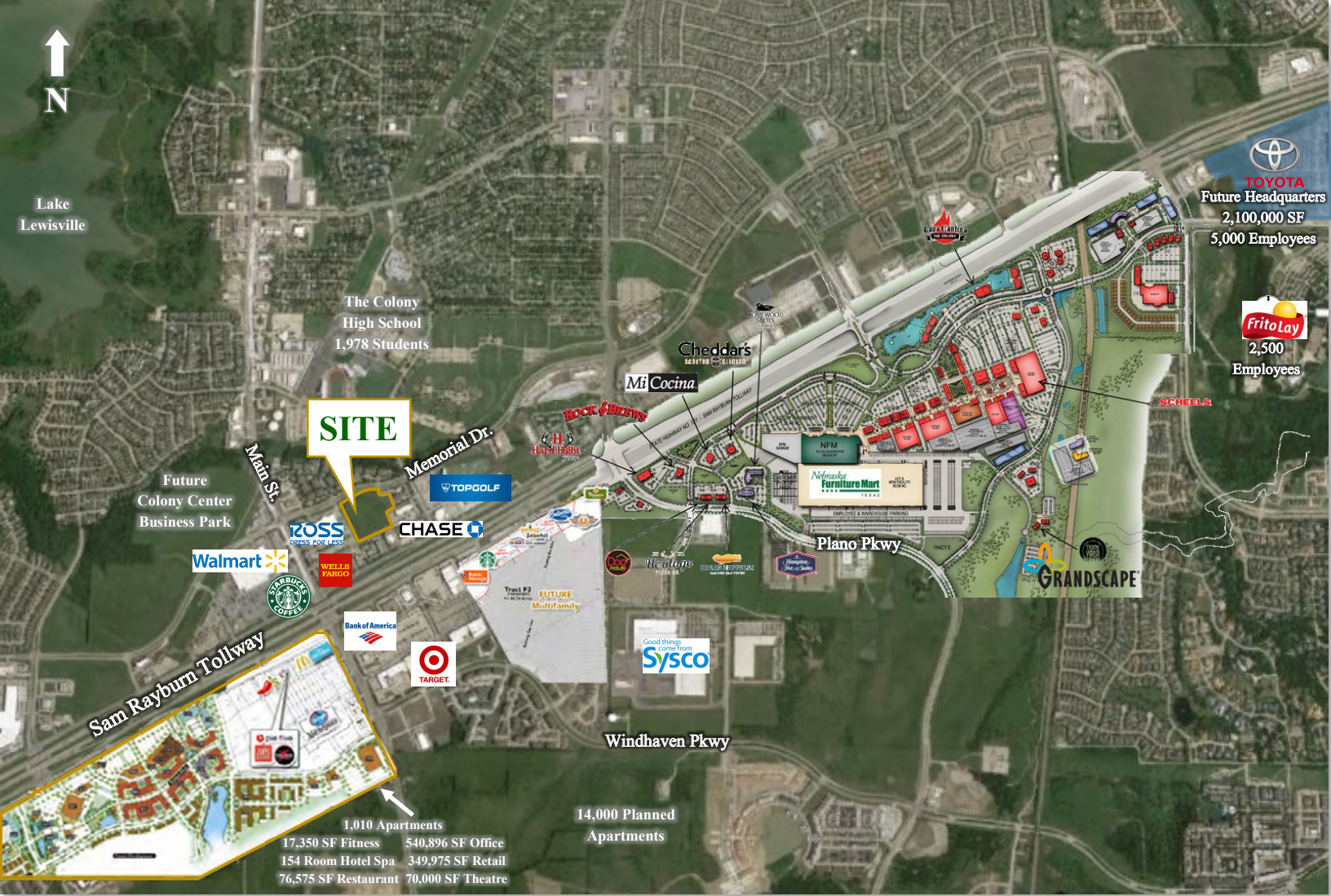
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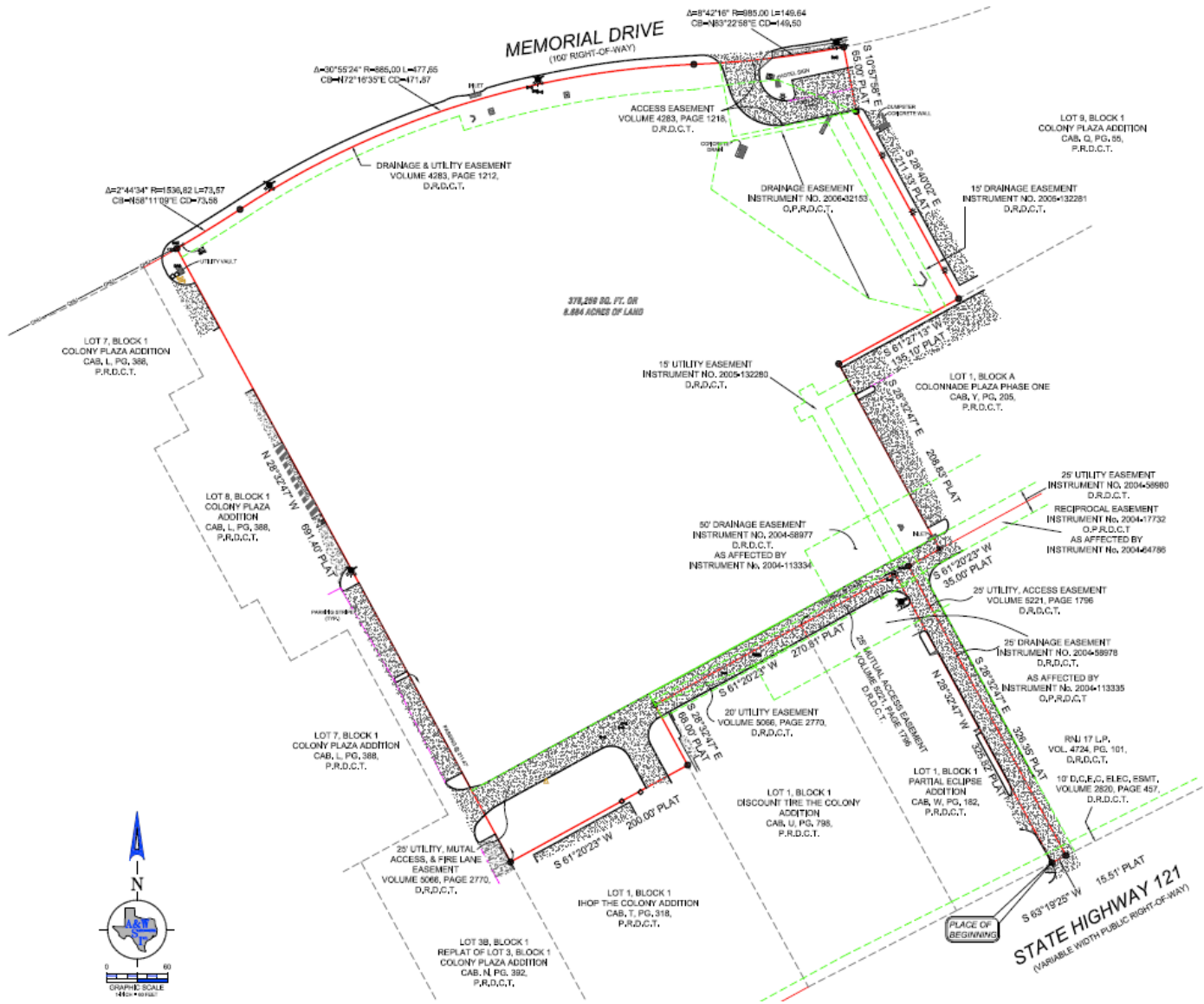
Demographics	1 mile	3 mile	5 mile
Est. Population	6,303	74,436	209,316
Est. Households	2,217	26,264	78,002
Avg. HH Income	\$84,461	\$90,661	\$83,503
2015—2020 Pop Growth	14.71%	15.07%	15.37%

PROPERTY INFORMATION

- Located in the center of the North Texas growth corridor, one of the fastest growing areas in the U.S.
- In 2013, The Colony was named number 20 in the top 50 Best Places to Live by Money Magazine
- The site is just west of the 433 acre mixed-use development, Grandscape, expected to draw 8 million visitors annually

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