

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 - 120,249 VPD
- Main Street - 51,932 VPD

Jeff Harkinson President
JHarkinson@harkcorp.com

PROPERTY OVERVIEW

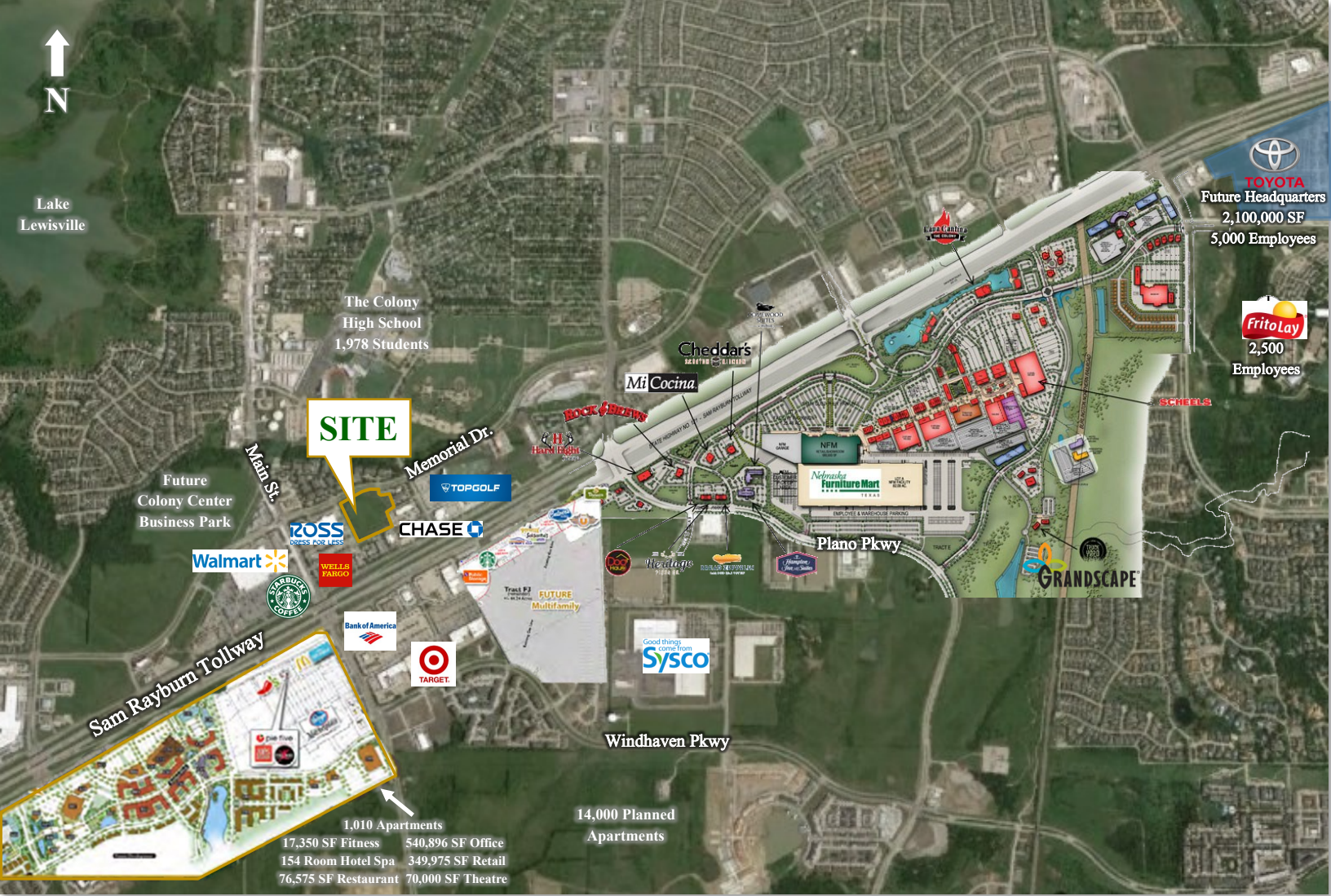
Excellent opportunity for development of retail, hotel, office/commercial along Highway 121. Located a short distance from Nebraska Furniture Mart. Ranked one of the best places to live by Money magazine, The Colony, TX offers job opportunities, affordable housing and close proximity to Lake Lewisville.

Chris LaRocco
 Vice President
CLaRocco@harkcorp.com



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4560 Belt Line Road Suite 400 Addison, Texas 75001
 972-934-8414
HarkinsonDevelopment.com



Demographics	1 mile	3 mile	5 mile
Population (2022)	8,880	95,578	283,625
Households (2022)	3,350	36,179	108,948
Avg. HH Income	\$134,474	\$127,410	\$123,709
2022—2027 Pop Growth	4.6%	4.4%	4.5%

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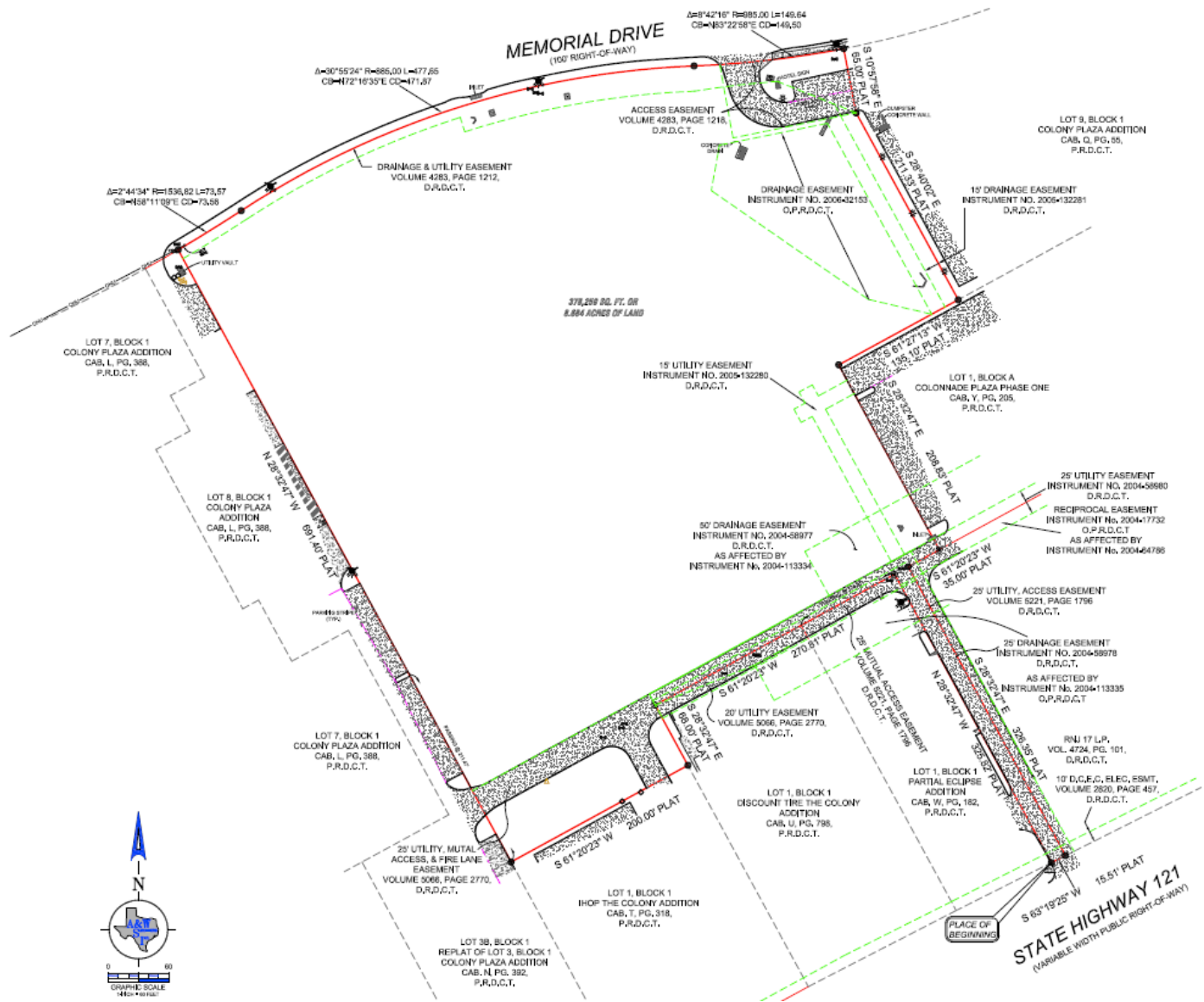
PROPERTY INFORMATION

- 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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