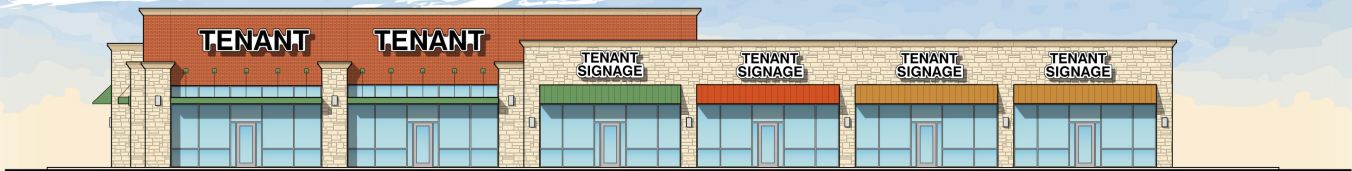


AVAILABLE FOR LEASE

PRIME RETAIL SPACE



BUILDING ELEVATION - EAST

MAIN ST. & MEMORIAL • The Colony, TX

THE BASICS

Project: Highly visible 18,845 sq. ft. retail center
Location: Across from Wal-Mart on Main Street at Memorial
Area: Exploding growth of new homes and commercial activity
Zoning: General Retail
Traffic Count: 44,800 Cars per day
Available Space: 1,200 sq. ft. (20'x65') up to 10,000 sq. ft.
Lease Rate: \$20.00 nnn +\$5.00 nnn
Tenant Imp: \$15.00 per sq. ft.
Availability: 2nd quarter of 2007

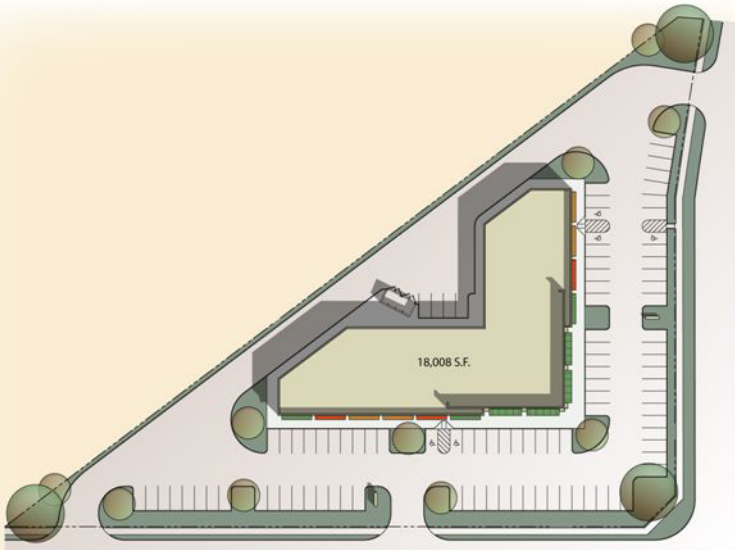
CONTACT

Bill Ellis
Ellis & Tinsley, Inc.
817.737.5000
bellis@ellis-tinsley.com

DEMOGRAPHICS

	2006	1 mile	3 Mile	5 Mile
Population		4,123	51,047	145,736
5 yr Projected		4,902	66,490	185,627
Avg. HH Inc.		\$95,245	\$98,281	\$124,519

The information furnished in this package is from sources deemed reliable, but is not guaranteed by Ellis & Tinsley, Inc., and is subject to change in price, correction, errors, and omissions, prior sale or withdrawal without notice. Ellis & Tinsley, Inc. has not inspected or investigated this property for potential environmental problems.



④ SITE PLAN

THE COLONY COURT RETAIL CENTER

Halbach & Dietz
Architects

