

FOR SALE

4815 State Highway 121, Suite 4

THE COLONY, TEXAS 75056

**5-YEAR TERM | NNN INVESTMENT
HIGH VISIBILITY FRONTAGE ALONG SH-121**



For Information and Inquiries, Please Contact:

ELAINE XU, CCIM

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OFFERING SUMMARY

A premier single-tenant office condo fronting SH 121 in The Colony, offering a high performing, low maintenance asset in one of the fastest growing corridors in North Texas.

The property provides stable passive income through an NNN lease with minimal landlord responsibilities and strong upside potential driven by its premium location. This investment offers an attractive combination of immediate cash flow, limited management responsibilities, and long-term value appreciation potential.

With exposure to more than 103,000 vehicles per day, prominent pylon signage, and direct frontage along SH 121, the property provides outstanding visibility and convenient regional access.

The surrounding trade area continues to experience exceptional growth and affluence, supported by:

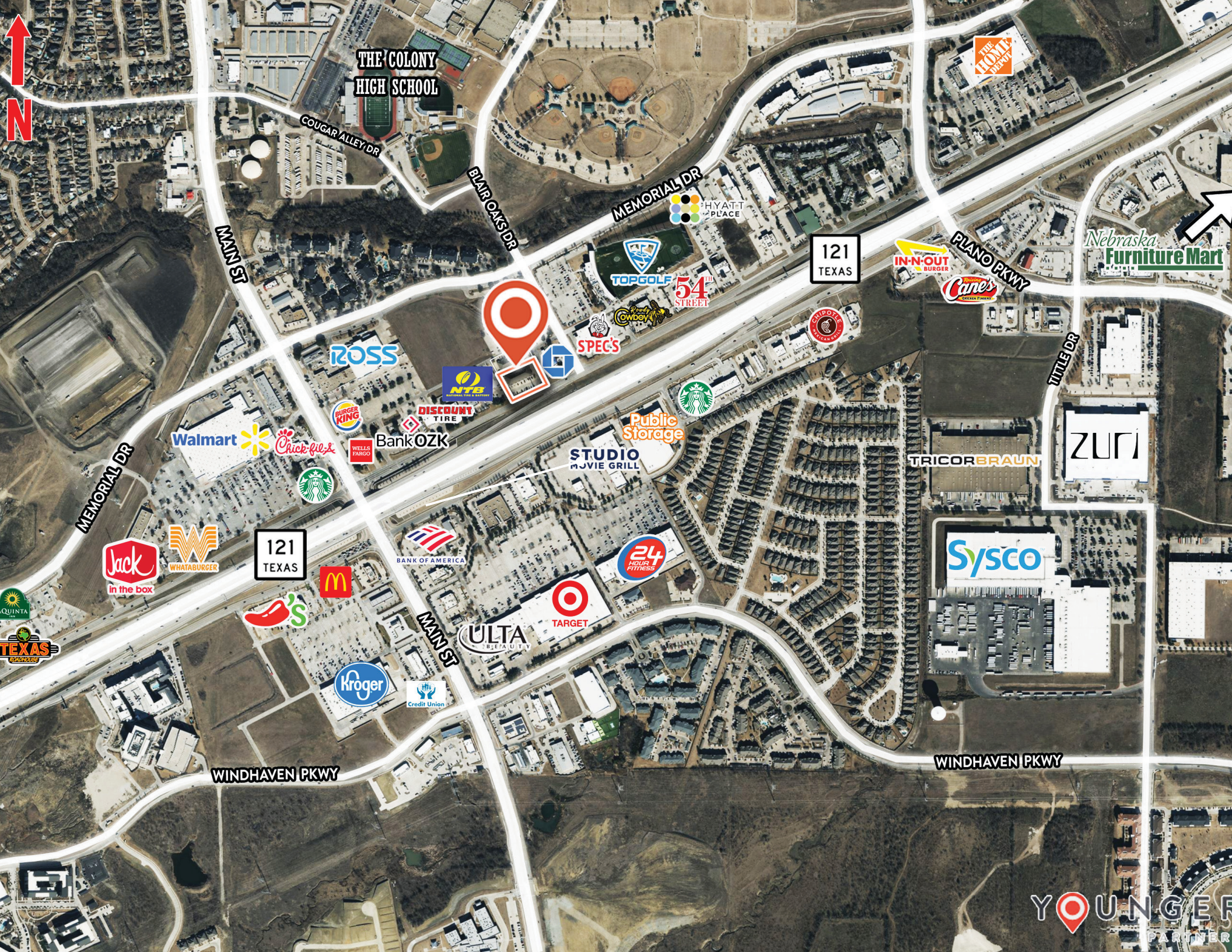
- 259,000+ residents within five miles
- \$150,000 average household income
- 12%+ population growth within one mile since 2020

Located less than one mile from Grandscape, the property benefits from one of North Texas’ premier retail and entertainment destinations, anchored by Nebraska Furniture Mart and supported by more than 900 hotel rooms, nationally recognized retailers, restaurants, and millions of annual visitors.



PROPERTY OVERVIEW

Address	4815 SH-121, Suite 4 The Colony, Texas 75056
Size	±1,947 SQ. FT.
Year Built	2015
Improvements	High-end finishes completed in 2024
Zoning	PD-11
Uses	Flexible; medical, dental, general office, personal services, tutor centers, and etc.
NOI	\$54,905.40 in Year 1
Expense Structure	NNN
Occupancy	100%
Tenant Name	YD Day Spa
Term	5 years
Lease Period	October 1, 2026 - September 30, 2031
Configuration	Reception area, 7 rooms, 2 restrooms, 2 showers, 1 break room
Infrastructure	Sink in each room; washer/dryer hookups
Signage	Pylong signage on State Highway 121
Association	121 Office Plaza Condominium Association
Sales Price	Call Agent



THE COLONY
HIGH SCHOOL

COUGAR ALLEY DR

BLAIR OAKS DR

MEMORIAL DR

121
TEXAS

PLANO PKWY

Nebraska
Furniture Mart

MAIN ST

HYATT
PLACE

TOPGOLF

54
STREET

IN-N-OUT
BURGER

Canes



ROSS

NTB

DISCOUNT
TIRE

Bank OZK

Walmart

BURGER
KING

WELLS
FARGO

Starbucks

Public
Storage

STUDIO
MOVIE GRILL

TRICORBRAUN

ZURI

121
TEXAS

Jack
in the box

WHATABURGER

McDonald's

BANK OF AMERICA

24
HOUR
FITNESS

ULTA
BEAUTY

TARGET

Sysco

MAIN ST

Kroger

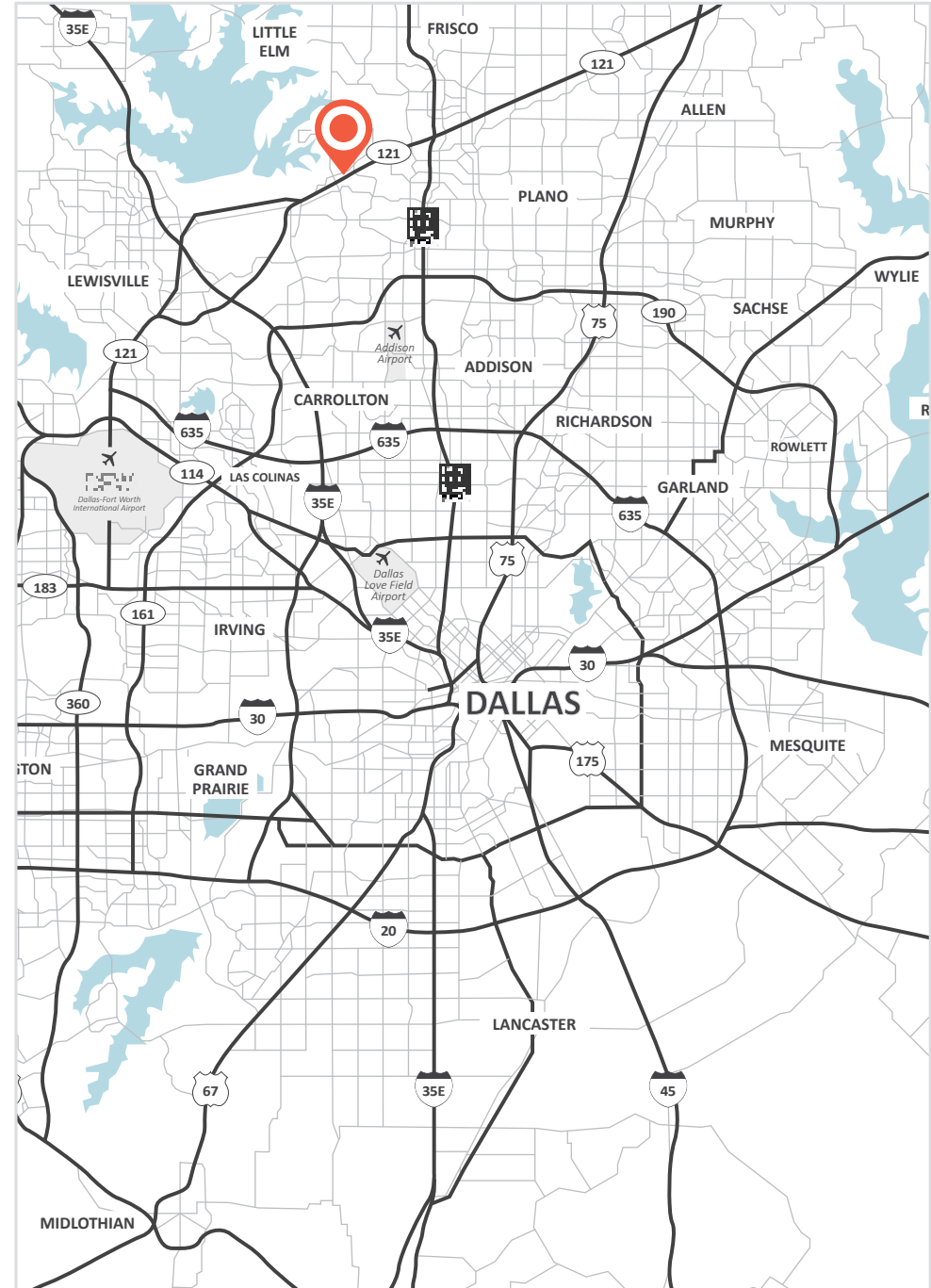
Credit Union

WINDHAVEN PKWY

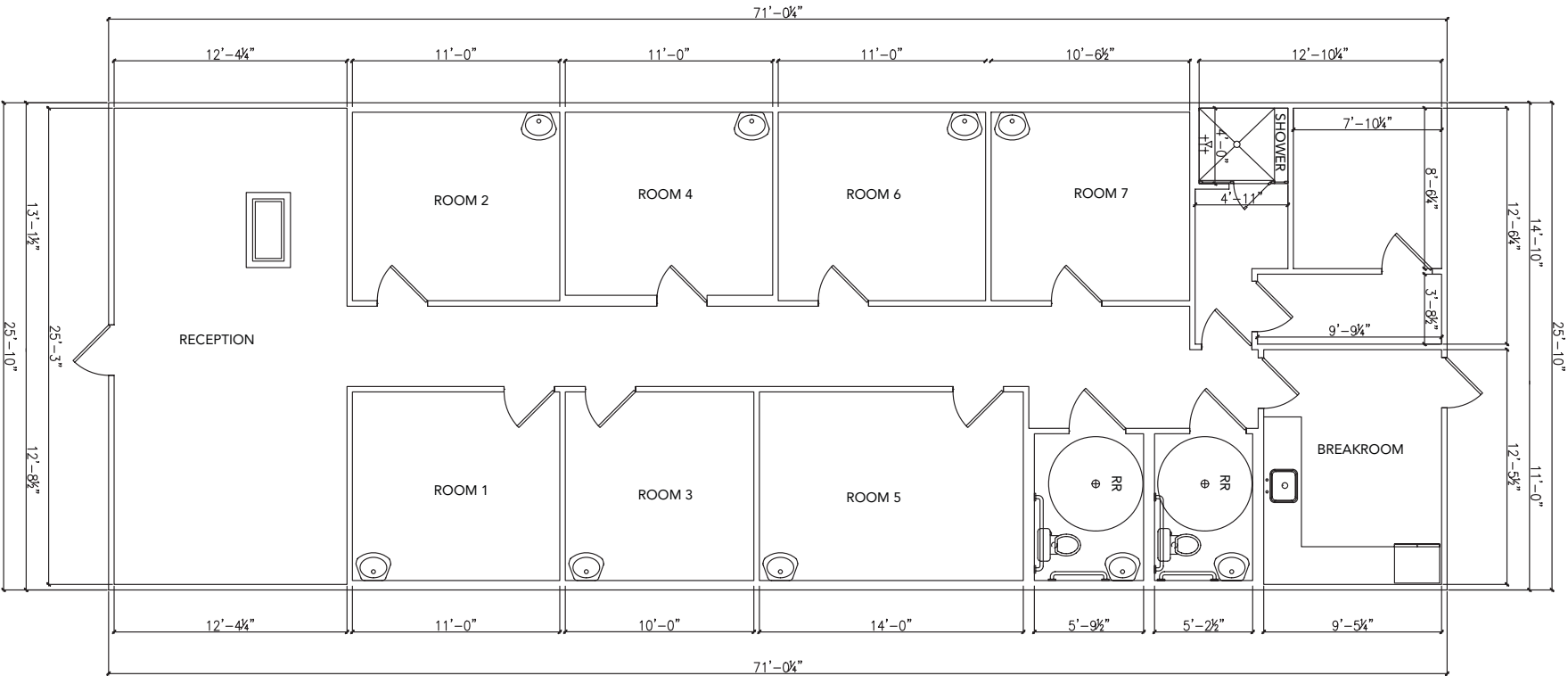
WINDHAVEN PKWY

YOUNGER
PARTNER

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FLOOR PLAN



AERIAL VIEW

5-YEAR TERM | NNN INVESTMENT |
HIGH VISIBILITY FRONTAGE ALONG SH-121



THE COLONY AREA HIGHLIGHTS

5-YEAR TERM | NNN INVESTMENT |
HIGH VISIBILITY FRONTAGE ALONG SH-121

#5

BEST PLACES TO LIVE
IN DENTON COUNTY
NICHE

#11

BEST SUBURBS FOR
YOUNG PROFESSIONALS
NICHE

#4

TOP RELOCATION
DESTINATION IN THE U.S.
BEST PLACES

#10

JOB MARKET AND
HOUSING AFFORDABILITY
BEST PLACES

DEMOGRAPHICS	3-MILES	5-MILES	10-MILES
Total Population	99,314	258,563	1,143,577
Households	99,314	258,563	1,143,577
Median HH Income	\$115,555	\$111,010	\$107,535
2030 PROJECTIONS			
Total Population	111,577	290,690	1,267,085
Households	45,003	119,675	495,655
Annual Growth '25-'30	2.5%	2.5%	2.2%

PREMIER LOCATION. EXCEPTIONAL VISIBILITY. STABLE NNN INVESTMENT.

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YOUNGER
PARTNERS



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:
 - 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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
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