



ONE 2 ONE PLAZA

📍 4897 Hwy 121, The Colony, TX

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4897 Hwy 121, The Colony, TX

QUICK FACTS

 **20,331 SF**
TOTAL SIZE

 **2.56 AC**
LOT SIZE

 **2005**
YEAR BUILT

 **\$564,466**
NOI

INVESTMENT OVERVIEW

Structure Commercial is pleased to exclusively present One 2 One Plaza, a well-established 19,792 RSF multi-tenant retail center featuring a strong mix of local and regional medical and retail tenants. With a 93% occupancy rate, the majority of tenants have been in place for over five years, supported by stable client bases and secured lease renewals. This offering presents an excellent value-add opportunity through the lease-up of the remaining vacant unit and locked-in rent escalations.

AREA RETAILERS



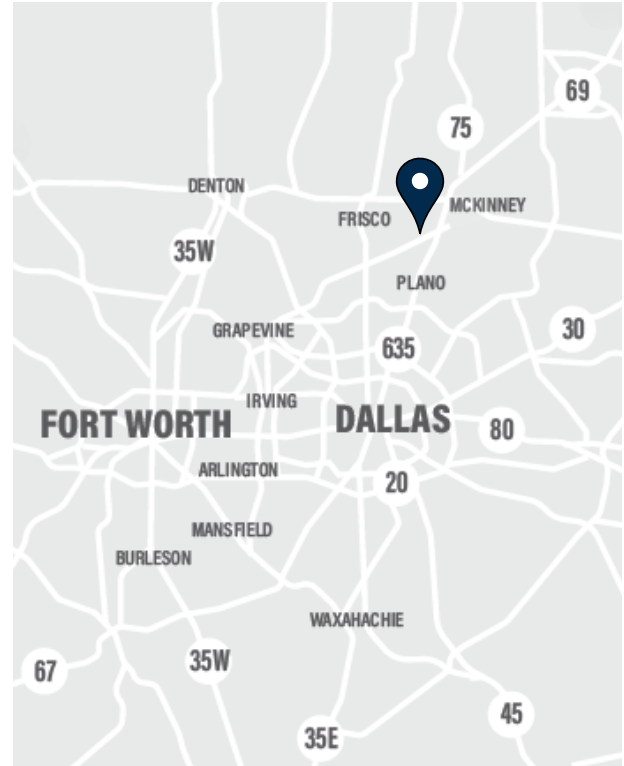
TRAFFIC COUNTS

 **TX 121** 102,992 VPD ('24)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,309	99,160	254,889
Average HH Inc	\$137,275	\$130,556	\$131,053
Households	3,168	40,040	104,244

*2024 CoStar Estimates



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FINANCIALS

	YTD 2025	As of March 2026	As of 2027
Income			
Property Rental	<i>100% Occupancy</i>		
Rents	806,083	822,210	846,876
Total Property Rental	806,083	822,210	846,876
Gross Income	806,083	822,210	846,876
Operating Expenses	Est. 2025 Expenses		
Building R & M	500	510	520
Insurance	43,780	44,656	45,549
Landscaping	3,600	-	-
Management Fees	28,495.01	29,065	29,646
Porter	3,639	3,712	3,786
Property Tax	123,932	126,411	128,939
Roof Repair	2,046		
Site Monitoring	2,141		
Trash	8,021	8,182	8,345
Utilities	25,463	25,972	26,492
Total Operating Expenses	241,617	242,107	246,877
NNNs PSF	11.88		
NOI	564,466	580,103	599,999



Please reach out to broker for confidential OM/further financials



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price,
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer, and
 - o 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.

Structure Commercial, Ltd. 9001178 eric@structurecommercial.com 214-373-8300

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials Date