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4683 State Highway 121, The Colony, TX 75056



**OFFERING  
PRICE**

**\$2,750,000**

**CAP  
RATE**

**5.50%**

**NOI**

**\$151,250**



**ABSOLUTE NNN LEASE  
CORPORATE GUARANTY  
WITH 10% RENT INCREASES  
EVERY 5 YEARS**



**NATIONAL RETAIL SYNERGY  
SHADOW ANCHORED BY WALMART  
SUPERCENTER AND SURROUNDED BY  
TOP-PERFORMING TENANTS**



**HIGH-GROWTH CORRIDOR  
IN CLOSE PROXIMITY TO GRANDSCAPE,  
A 400+ ACRE PREMIER SHOPPING AND  
ENTERTAINMENT DESTINATION IN DFW**

**POINTS OF CONTACT**

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