

121 OFFICE PLAZA 10

121 Office Plaza 10
4819 State Highway 121, Plaza 10
The Colony, TX 75056

121 OFFICE PLAZA 10

AVAILABLE FOR SALE



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121 OFFICE PLAZA 10

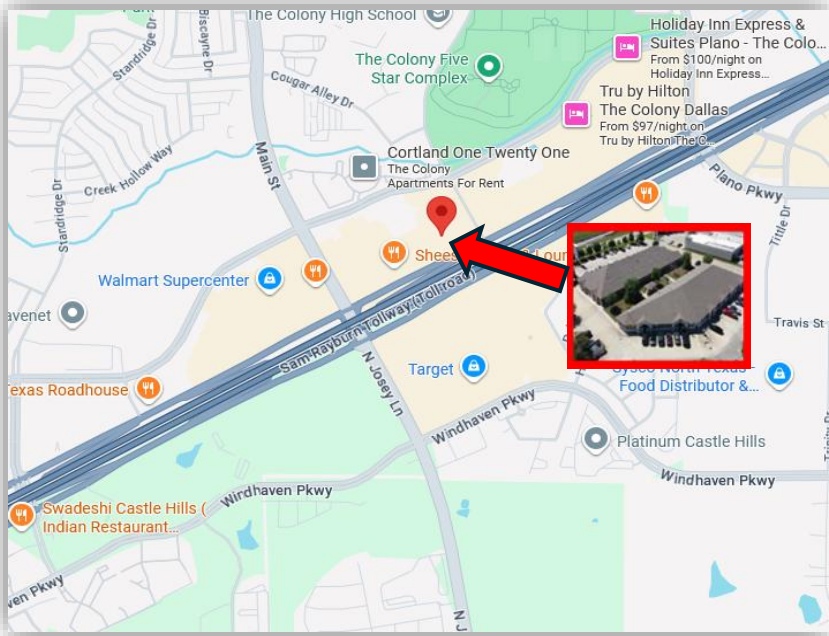
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Executive Summary

4819 State Hwy 121 is a single-story office condominium in a highly visible location along State Highway 121 in The Colony, TX, within the Dallas–Fort Worth metroplex. The turnkey space offers multiple private offices, reception area, bullpen/cubicle space, kitchenette, and ADA-compliant restrooms, supporting a variety of professional uses. Built in the mid-2010s, the property combines modern finishes with functional design and provides easy access to Frisco, Little Elm, North Plano, and nearby amenities via Hwy 121 and the Sam Rayburn Tollway. Ample surface parking and well-maintained common areas make it ideal for owner-users or investors seeking a high-quality office property in a growing DFW submarket.

Property Summary

- **Property Type:** Retail Office Center / Flex
- **Building Size:** 4,300 SF
- **GLA:** 4,212 SF
- **Year Built:** 2015
- **Lot Size:** 1.947 acres
- **Parking:** 45 spaces (3.74/1,000 SF)



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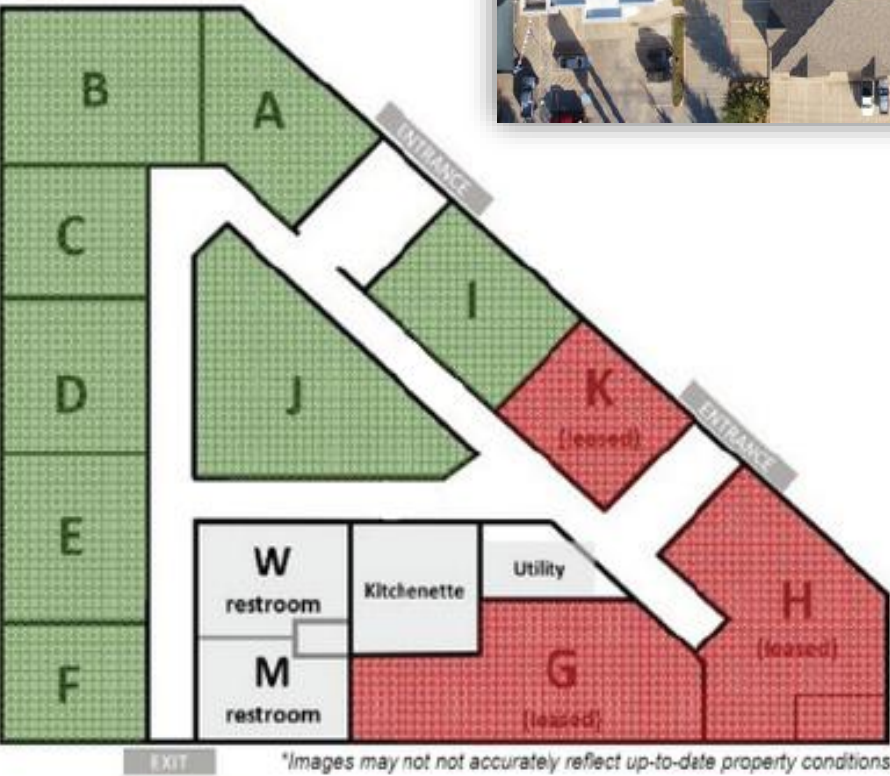
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Plaza 10 – Floor Plan



Building total: 4300 sq.ft.



*Images may not not accurately reflect up-to-date property conditions

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Exterior



Interior



Investment Highlights

- Fronting **SH-121**, one of the DFW Metroplex's highest-traffic corridors — with direct monument sign visibility
- **30-second walk** to TopGolf The Colony; steps from Nebraska Furniture Mart and Grandscape, attracting **6–8 million visitors/year**
- **~25 minutes** to DFW International Airport and **~35 minutes** to Downtown Dallas ([LinkedIn](#))
- Surrounded by major retailers, restaurants, hotels, and entertainment — a premier suburban DFW address
- Affluent, growing trade area — median household income of **\$114,511** and population projected to reach **46,489 by 2026** ([Texas Demographics](#))
- Over **60% college-educated** population within the regional trade area ([Thecolonyedc](#))
- Live Oak Logistic Park added a **7-building, 1.1M sq ft Class-A** industrial development on 70 acres — signaling major investor confidence ([D Magazine](#))
- The Colony EDC has received the **State Award for Economic Excellence for 17 consecutive years** ([Thecolonyedc](#))



Financial Overview / Rent Roll

Suite	Usable SF	Rentable SF (x1.54)	Renter	Rent Start Date	Current Rent	Target Rent
A	215	331.10	Arcus Technology (High Tech)	3/1/2023	\$ 600	\$ 600
B	270	415.80	Quality Counts (Traffic Service)	3/1/2026	\$ 1,250	\$ 1,250
C	190	292.60	Available		\$ -	\$ 950
D	190	292.60	McFresh Fades (Hair Style)	1/1/2023	\$ 900	\$ 1,000
E	190	292.60	Farmers (Insurance)	3/1/2026	\$ 600	\$ 1,000
F	185	284.90	LaTeisha Johnson (Therapy)	10/1/2025	\$ 1,000	\$ 1,000
G	425	654.50	Available		\$ -	\$ 1,400
H	386	594.44	Available		\$ -	\$ 1,400
I	190	292.60	Denise Parker (Therapy)	1/1/2026	\$ 1,000	\$ 1,000
J	400	616.00	Farmers (Insurance)	6/1/2024	\$ 1,500	\$ 1,500
K	158	243.32	ProSmart Automation (High Tech)	1/1/2026	\$ 800	\$ 1,000
			TOTAL MONTHLY		\$ 7,650	\$ 12,100
TOTAL	2799	4310.46	TOTAL ANNUAL		\$ 91,800	\$ 145,200

Pro Forma Income / Expense	
Property Tax	\$23,700
HOA (includes insurance)	\$15,201
Gas	\$1,500
Cleaning + Management Fee	\$6,000
Electricity	\$3,000
TOTAL Expense	\$49,401
Rent Target	\$145,200
Expense	\$49,401
Net Operating Income Target (Annual)	\$95,799

Pricing

Price: \$1,390,000

Cap Rate (pro forma): 6.89%

GLA: 4,212 SF

NOI: \$95,799



Demographics

Variable	2 miles	5 miles	10 miles
DEMOGRAPHIC SUMMARY — Radius Ring Analysis			
2020 Population	37,565	226,542	1,034,231
2025 Population	44,088	258,404	1,142,263
2030 Population Projection	49,653	290,514	1,265,779
Annual Growth Rate 2020–2025	3.5%	2.8%	2.1%
2025 Median Age	39	40	39
Bachelor's Degree or Higher	50.0%	53.0%	51.0%
2020 Households	14,954	91,911	402,578
2025 Households	17,578	105,994	446,003
2030 Household Projection	19,837	119,598	494,953
Annual Growth Rate 2020–2025	3.2%	2.8%	2.3%
2025 Average Household Income	\$149,154	\$144,671	\$138,700
TRAFFIC COUNTS — Subject Property Vicinity			
ROADWAY / COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	
TX 121	FM 423 SW	22,984	
Sam Rayburn Tollway	Plano Pkwy NE	101,978	
State Hwy 121	FM 423 SW	102,992	
Sam Rayburn Tollway	FM 423 SW	97,402	
Main Street	E Hwy 121 SE	44,594	

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FOR MORE INFORMATION
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