

FOR SALE

4815 State Highway 121, Suite 4

THE COLONY, TEXAS 75056

OFFICE CONDO | NNN INVESTMENT
HIGH VISIBILITY FRONTAGE ALONG SH-121



For Information and Inquiries, Please Contact:

ELAINE XU, CCIM

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elaine.xu@youngerpartners.com



OFFICE CONDO | NNN INVESTMENT HIGH VISIBILITY FRONTAGE ALONG SH-121

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 passive income through an NNN lease with minimal landlord responsibilities and upside through below market rent. Renewal options support both immediate cash flow and long term value.

With exposure to more than 103,000 vehicles per day, the site offers strong visibility, prominent signage, and excellent access, driving consistent tenant demand.

The surrounding trade area includes

- 259,000 plus residents within 5 miles
- 150,000 average household income
- More than 12 percent population growth within 1 mile since 2020

Located less than a mile from Grandscape, anchored by Nebraska Furniture Mart, the property benefits from a major retail and entertainment hub, more than 900 hotel rooms, and millions of annual visitors to Lake Lewisville.

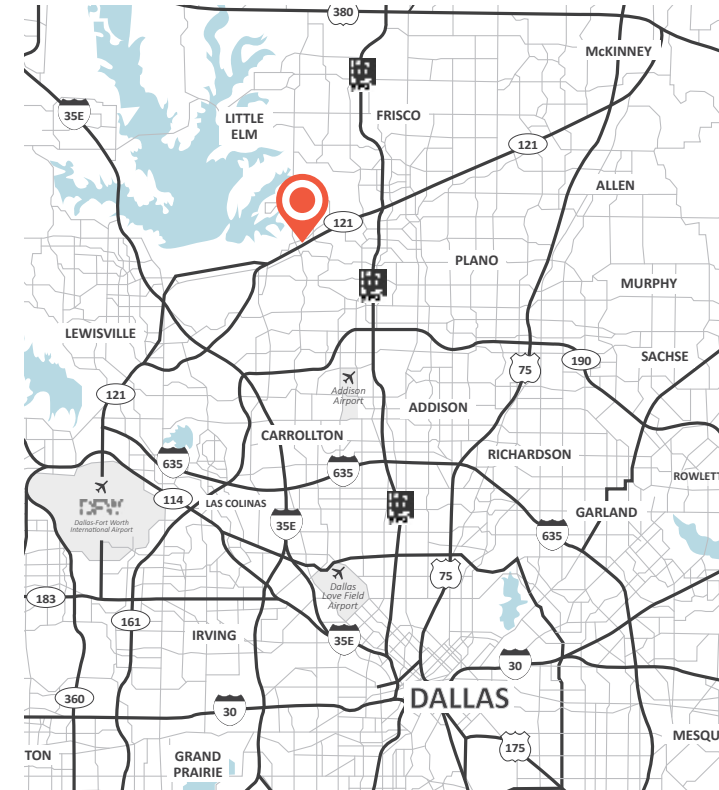


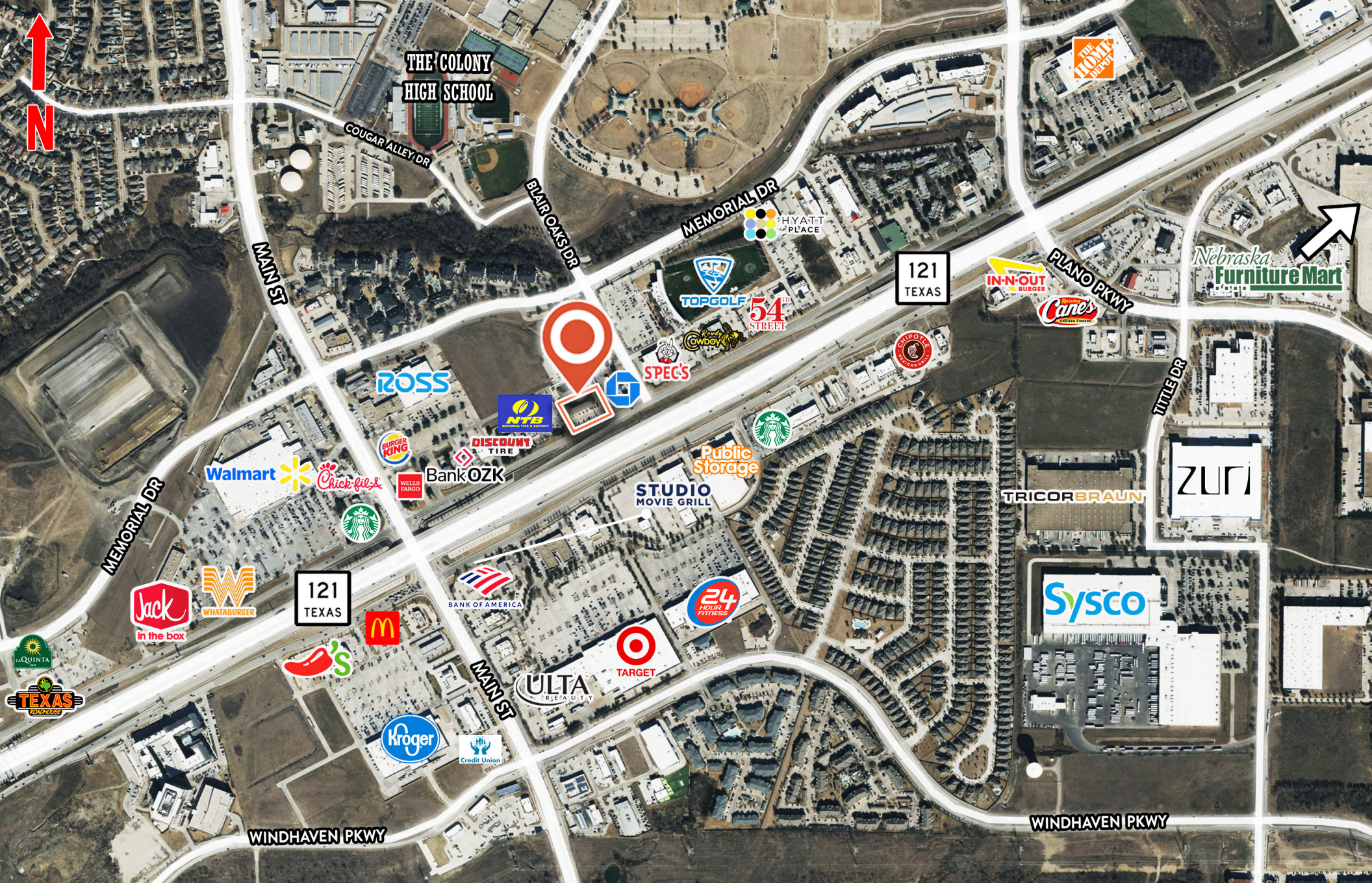
THE OPPORTUNITY

Address	4815 SH-121, Suite 4 The Colony, Texas 75056
Size	±1,947 SQ. FT.
Year Built	2015
Interior Finish	2024
Zoning	PD-11
NOI	\$46,800
Expense Structure	NNN
Occupancy	100%
Uses	Flexible; medical, dental, general office, personal services, tutor centers, and etc.
Tenant Name	YP Day Spa
Initial Term	2 years
Lease Commencement	January 10, 2026
Lease Expiration	January 10, 2028
Sales Price	Call Agent

STRONG IN PLACE INCOME | MARK TO MARKET OPPORTUNITY | PRIME FRONTAGE

- NOI \$46,800 per year
- ***Below market rent with upside potential***
- Stable NNN income with minimal management
- Ideal for investors or owner users
- Zoned PD 11 with a variety of permitted uses
- Suitable for medical or dental, personal services, or studio use
- Frontage along State Highway 121 in The Colony
- High traffic retail corridor with excellent access
- Pylon signage on State Highway 121
- Near Topgolf, Walmart, and Kroger, plus multiple hotels
- Dense commercial environment in an affluent area with strong household incomes
- Multiple medical offices and clinics within the building





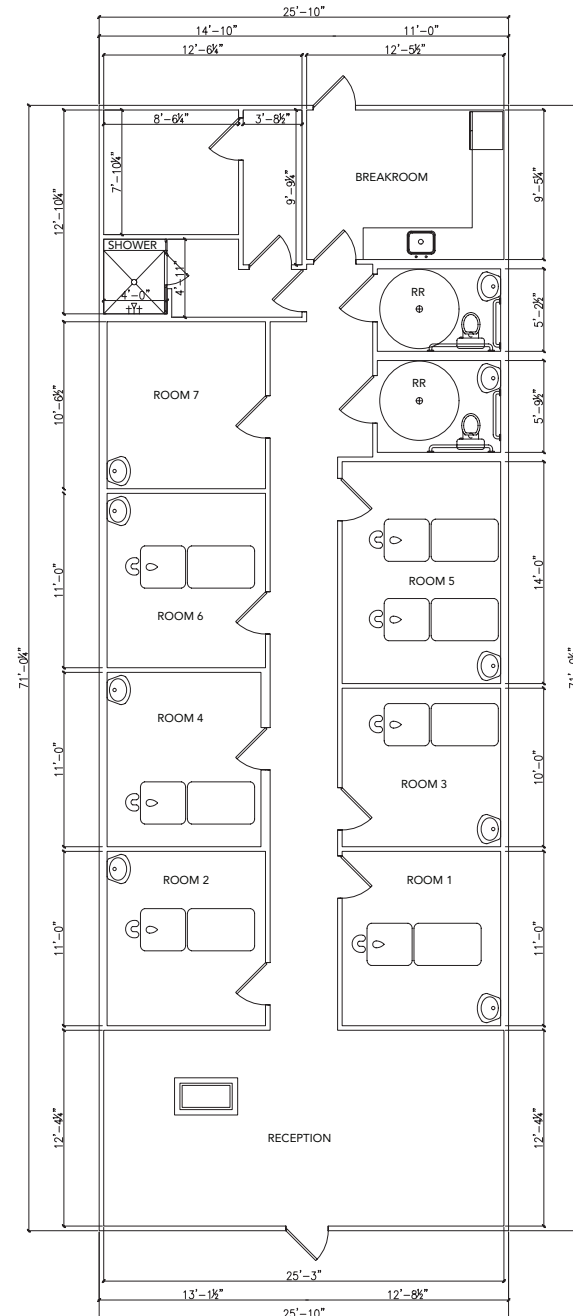
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PROPERTY OVERVIEW

- 1,947 SF total
- Built in 2015 with interior improvements completed in 2024
- High quality interior improvements
- 7 rooms, 2 restrooms, 2 showers, 1 break room
- **Plumbing in each room**
- Washer and dryer hookups
- Pylon signage on State Highway 121
- 121 Office Plaza Condominium Association

FLOOR PLAN



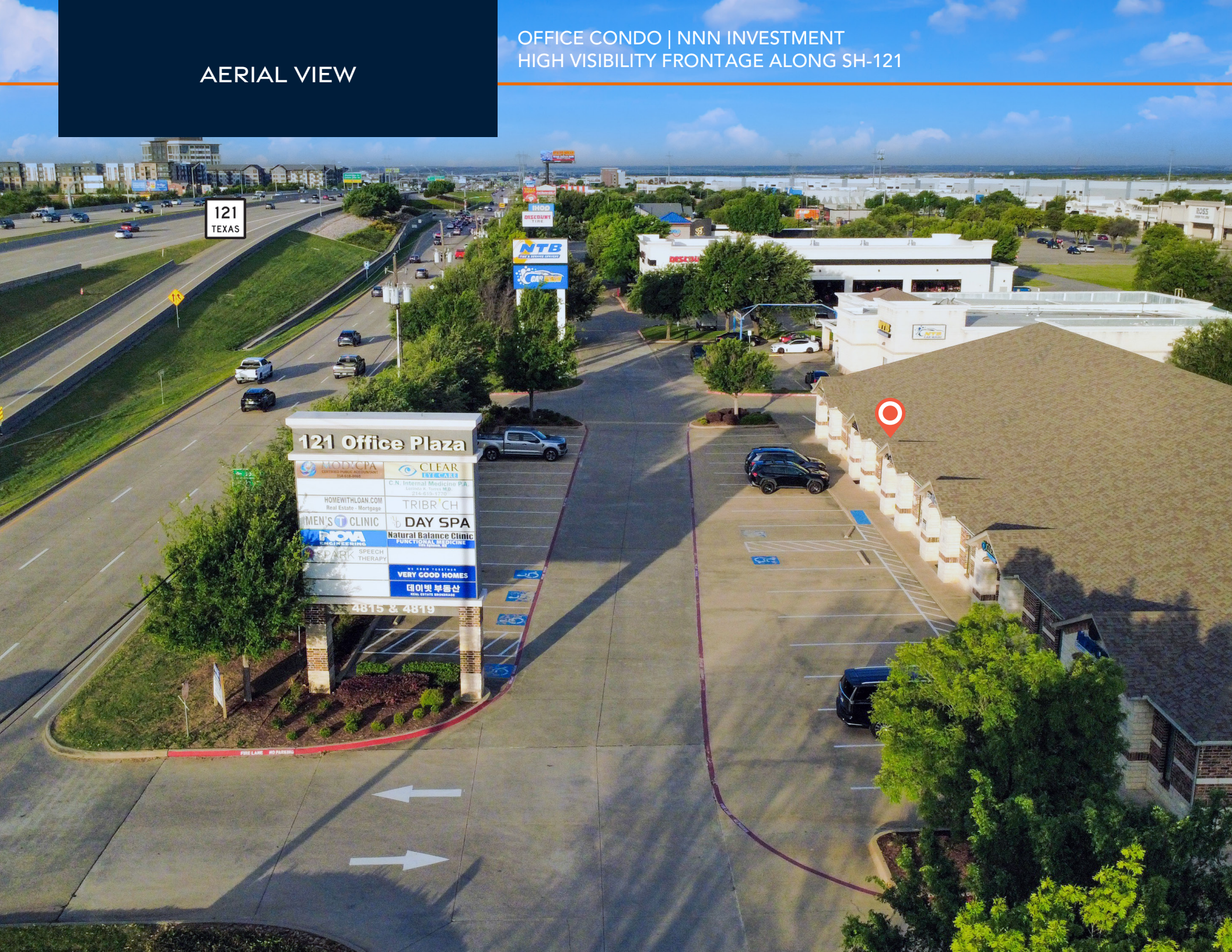
AERIAL VIEW

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AERIAL VIEW

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121
TEXAS

121 Office Plaza

- HODY CPA
CERTIFIED PUBLIC ACCOUNTANT
334.418.2888
- CLEAR INTERESTS
G.N. Internal Medicine PA
Lorraine A. Turner, M.D.
214.618.4770
- HOMEWITHLOAN.COM
Real Estate - Mortgage
- TRIBRCH
- MEN'S CLINIC
- DAY SPA
- NOVA ENGINEERING
- Natural Balance Clinic
FUNCTIONAL MEDICINE
- SPARK SPEECH THERAPY
- VERY GOOD HOMES
데이빗 부동산
REAL ESTATE BROKERAGE

4815 & 4819

NO PARKING

AREA HIGHLIGHTS

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#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



THE COLONY

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%



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