

4920 Hwy 121, Suite#300



FOR LEASE

Call for Pricing
2,352 SF

TEXAS LEGACY
REALTY

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OFFERING SUMMARY

PROPERTY TYPE	Retail Space
PROPERTY RATES	Call for Pricing
PROPERTY SIZE	7,973 SF
LEASABLE SUITE	Ste #300
LEASABLE AREA	2,352 SF
YEAR BUILT	2016

PROPERTY OVERVIEW

Located along the highly trafficked Highway 121 corridor in The Colony, Texas, 4920 Highway 121 presents a strategic commercial real estate opportunity in one of the fastest-growing areas of the Dallas-Fort Worth Metroplex. The property offers excellent visibility and convenient access to major highways, surrounding residential communities, retail destinations, entertainment venues, and established business centers. Its location along the Highway 121 corridor makes it well-suited for a variety of retail, restaurant, service, medical, and commercial uses seeking a high-visibility location in The Colony and the broader Frisco - Lewisville trade area.

KEY HIGHLIGHTS

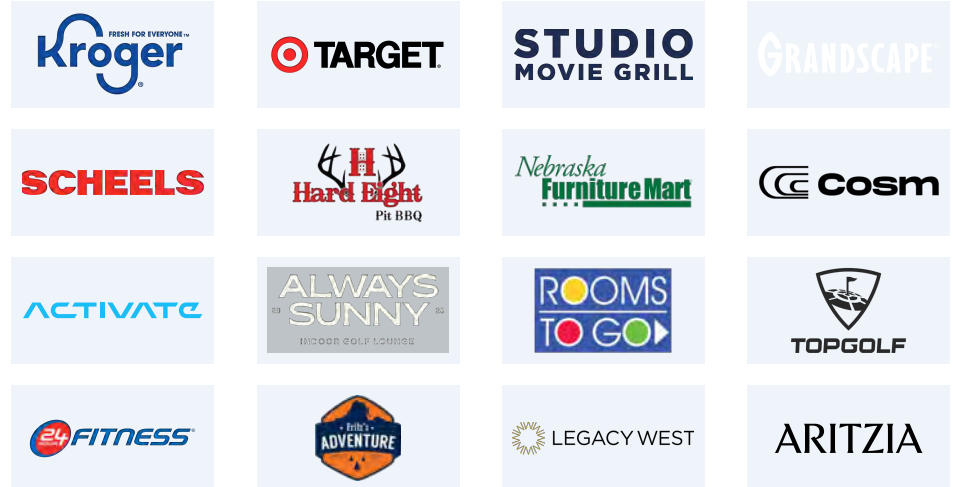
High-Traffic Retail Corridor: Located in a busy retail corridor surrounded by national retailers, restaurants, grocery stores, and entertainment destinations.

Ideal for Multiple Commercial Uses: Ideal for boutique fitness, medical, wellness, QSR, specialty retail, beauty services, professional offices, and experiential retail.

Strong Demographics & Purchasing Power: Serves a growing, affluent population with increasing residential density and a strong daytime workforce.

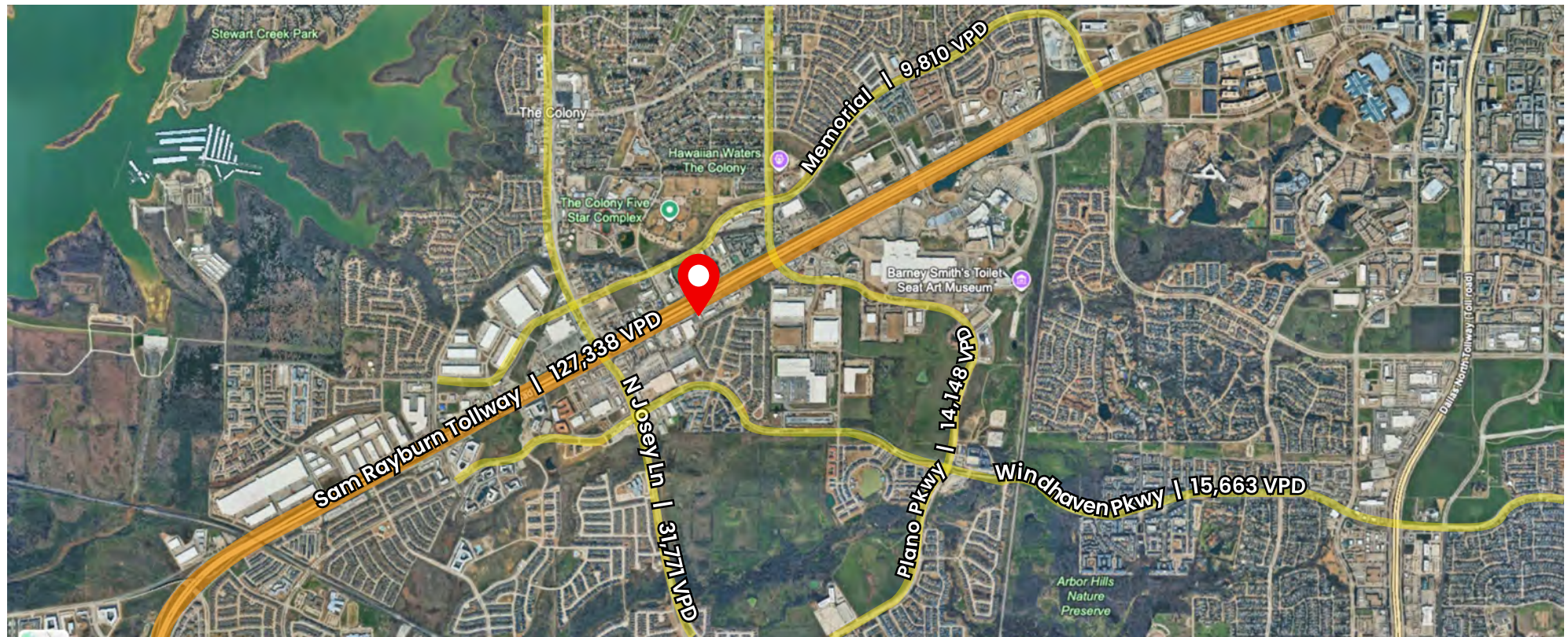
Second-Generation Retail Space: Former F45 Training space with an existing layout that can reduce build-out costs and accelerate occupancy.

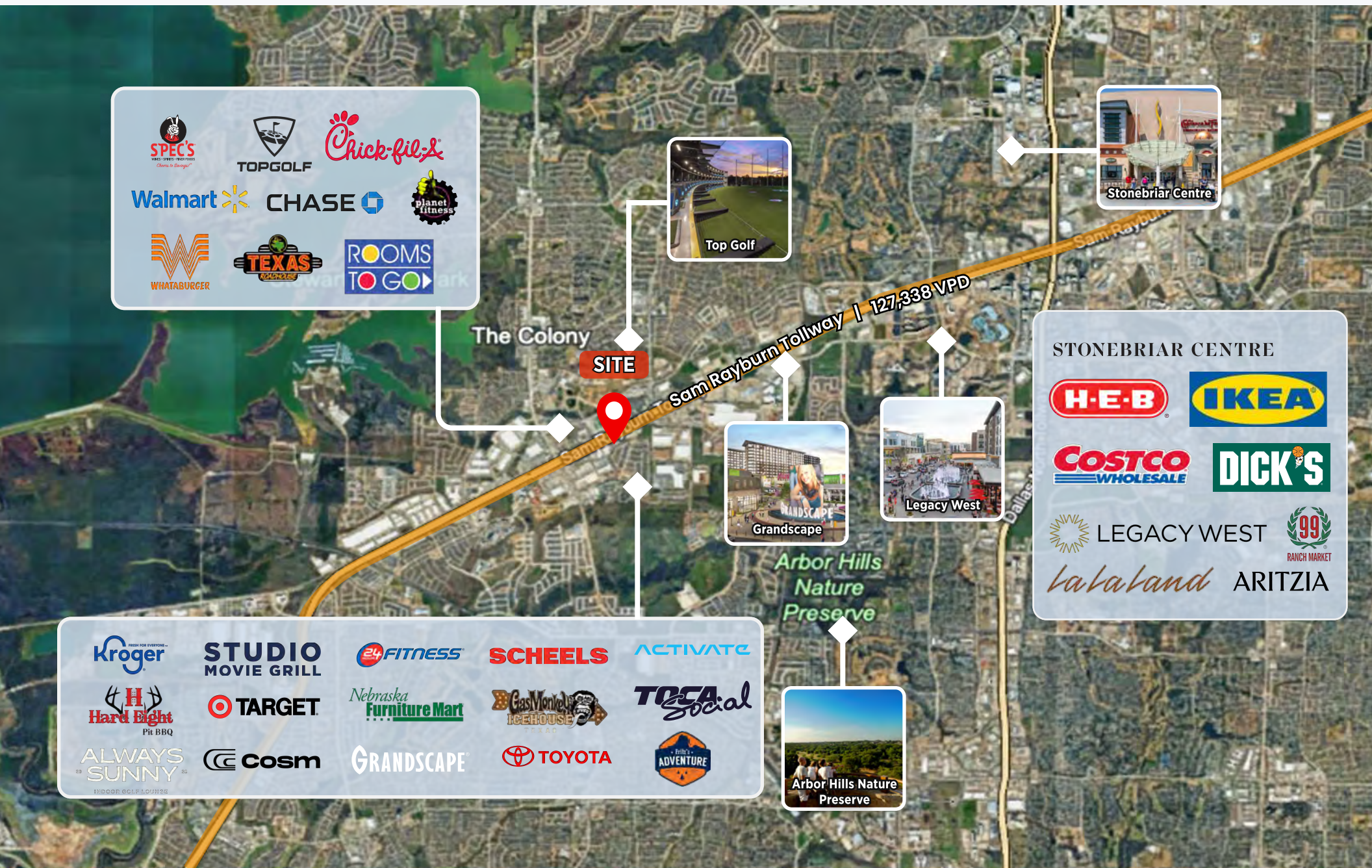
AREA RETAILER



DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2025 POPULATION (Pop.)	8,302	267,294	1,154,001
2025 HOUSEHOLDS (HH)	3,441	109,969	451,133
2025 AVG. HH INCOME	\$148,845	\$143,710	\$138,269
5YR. POP. GROWTH (Total %)	12.04%	14.13%	10.50%

TRAFFIC COUNTS	
SAM RAYBURN TOLLWAY	127,338 VPD
N JOSEY LN	31,771 VPD
PLANO PKWY	14,148 VPD
WINDHAVEN PKWY	15,663 VPD











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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date