PROPERTY STATUS



4819 State Highway 121 Office

Owner User or Investment Opportunity

OFFERING MEMORANDUM | 4819 STATE HIGHWAY 121 | THE COLONY, TX

Exclusively Listed by

Raymond Edler - Broker Associate | (469) 430-8866 | Raymond.Edler@KWCommercial.com | 0581538-B, TX

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL
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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Property Description



Property Description

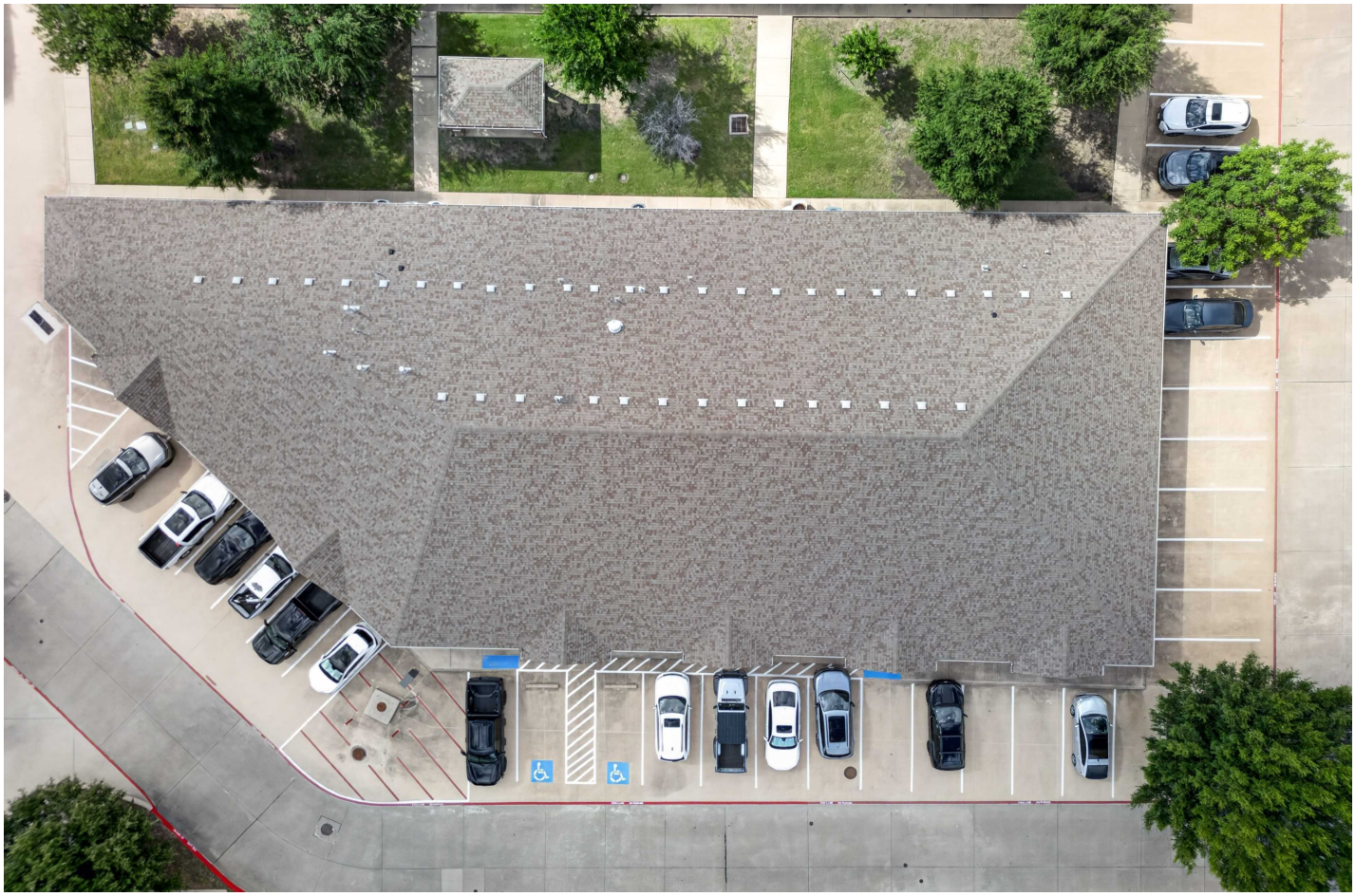
Position your business in one of North Texas' most visible and rapidly growing commercial corridors at 4819 E. State Highway 121, Suite 13, The Colony, Texas. Offered at $735,000, this professionally finished office/retail condominium presents an exceptional opportunity for an owner-user seeking a strategic location or an investor pursuing stable cash flow in a high-demand market.

The approximately 2,179-square-foot suite is thoughtfully configured with five private offices, an open collaborative workspace, reception area, break room, and two restrooms, creating an efficient layout suitable for a wide range of professional office, medical, consulting, service, and retail-related uses. The turnkey floorplan allows a new owner to occupy immediately while maintaining flexibility for future reconfiguration.

Exceptional Visibility
- Along SH-121/Sam Rayburn Tollway
- Easy east-west access
- Minutes from Grandscape, Legacy West and Plano
- One of North Texas' fastest-growing trade areas

Owner/User Advantages
- Stop paying rent
- Build equity
- Low maintenance condo ownership
- Professional office environment
- Easy access for clients and employees

Property Summary



Property Summary

Building SF:	2,179
Lot Size:	1.94 Acres
Parking:	Surface
Price:	$Call for Pricing$
Year Built:	2017
Zoning:	Office and General Retail Use

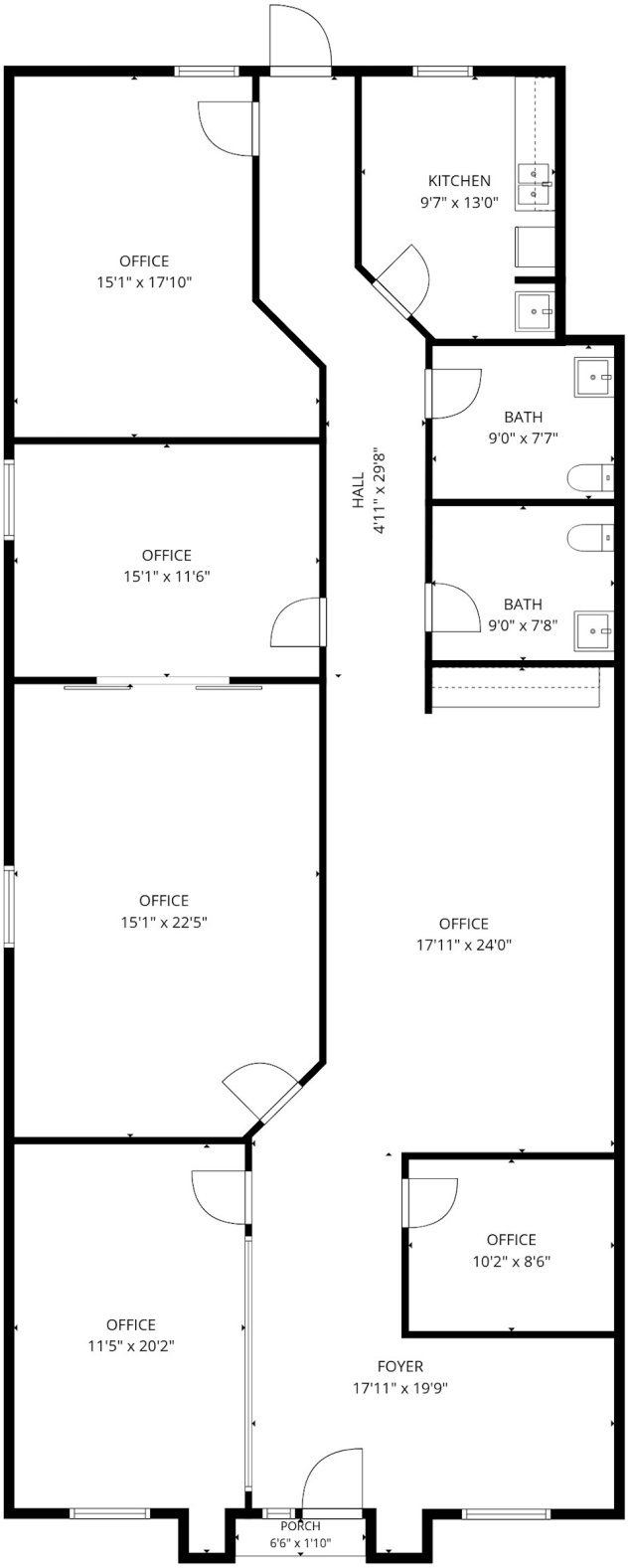
Property Overview

Highly visible location along State Highway 121
Turnkey space currenty office setup
High quality investment property or owner user
Strong Demographics
High Traffic Counts

Location Overview

Located within the highly visible 121 Office Plaza, the property benefits from direct frontage along State Highway 121 (Sam Rayburn Tollway), one of the most heavily traveled transportation corridors in the Dallas-Fort Worth Metroplex. The area is surrounded by national retailers, restaurants, service providers, healthcare users, and major employers, providing outstanding exposure and convenience for employees and clients alike. Nearby amenities include Nebraska Furniture Mart, Walmart, Kroger Marketplace, retail centers, dining destinations, and the region's premier entertainment district anchored by Grandscape. The corridor continues to experience strong population growth, household income expansion, and commercial investment.

FLOORPLAN



4819 State Highway 121, Suite 13
The Colony, TX 75056

Property Photos





Property Photos





Key Facts

Key Facts

4819 State Highway 121, The Colony, Texas, 75056 (1 mile)
4819 State Highway 121, The Colony, Texas, 75056
Ring of 1 mile

Prepared by Raymond Edler KW Commercial
Latitude: 33.06871
Longitude: -96.88570

Key Facts

4819 State Highway 121, The Colony, Texas, 75056
Ring of 1 mile

KEY FACTS

8,632
Population

35.1
Median Age

2.5
Average Household Size

$151,379
Median Household Income

EDUCATION

3.4%
No High School Diploma

16.8%
High School Graduate

26.9%
Some College/ Associate's Degree

52.9%
Bachelor's/Grad/ Prof Degree

BUSINESS

581
Total Businesses

7,027
Total Employees

EMPLOYMENT

77.5%
White Collar

7.8%
Blue Collar

14.6%
Services

3.3%
Unemployment Rate

INCOME

$151,379
Median Household Income

$76,173
Per Capita Income

$553,975
Median Net Worth

2026 Households by income (Esri)
The largest group: $200,000+ (34.5%)
The smallest group: $15,000 - $24,999 (0.2%)

Indicator ▲	Value	Diff
<$15,000	1.1%	-2.6%
$15,000 - $24,999	0.2%	-2.3%
$25,000 - $34,999	2.0%	-1.9%
$35,000 - $49,999	3.6%	-2.0%
$50,000 - $74,999	14.5%	+2.3%
$75,000 - $99,999	7.8%	-2.9%
$100,000 - $149,999	20.1%	-0.4%
$150,000 - $199,999	16.1%	+1.4%
$200,000+	34.5%	+8.2%

Bars show deviation from Denton County

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

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Business Key Facts

4819 State Highway 121, The Colony, Texas, 75056 (1, 3, 5 miles)
4819 State Highway 121, The Colony, Texas, 75056
Rings: 1, 3, 5 mile radii

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Latitude: 33.06871
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Business Key Facts 4819 State Highway 121, The Colony, Texas, 75056 | Rings: 1, 3, 5 mile radii

This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

3 miles

2,354	30.3K	$5.75B	3.5%
Total Businesses	Total Employees	Total Sales	Unemployment Rate

Largest Businesses in Area

25*	25*
100 or More Employees	$10M+ Annual Sales Vol

Most Employees

Aimbridge Hospitality, LLC	Headquarters	10.5K

Highest sales volume

DXC Technology Company	Branch	$1.77B

Daytime Population

3 miles

94,342
Total Population

93,496
Total Daytime Population

Ratio of daytime to total population:

0.99

Values > 1.0 mean that more people come to the area during the day than live there.

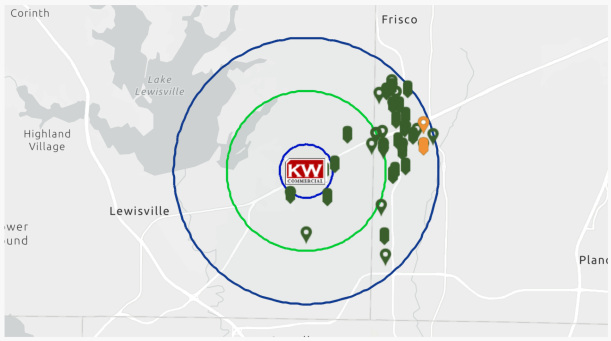
3 miles

Suburb

Dominant Urbanicity Type

6.2
Avg Number of Employees

185
Total Businesses Per Square Mile



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

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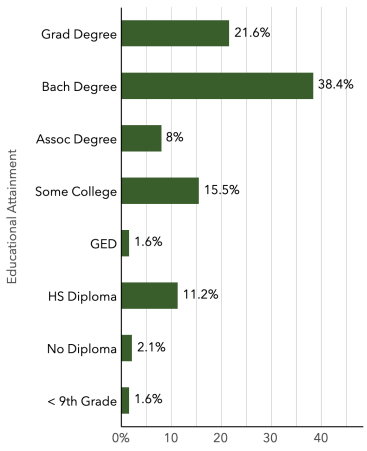
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Business Key Facts | 4819 State Highway 121, The Colony, Texas, 75056 | Rings: 1, 3, 5 mile radii

About the Workforce

3 miles

9.5%	8.4%	82.1%
Services	Trades/Skilled Labor	Office Based



Tapestry

Top 3 segments by household count

D3 Modern Minds >	6,768	17.1%
L2 Professional Pride >	5,827	14.7%
D4 Metro Renters >	5,661	14.3%
Other	21.3K	53.9%

View comparison table

About the Community

3 miles

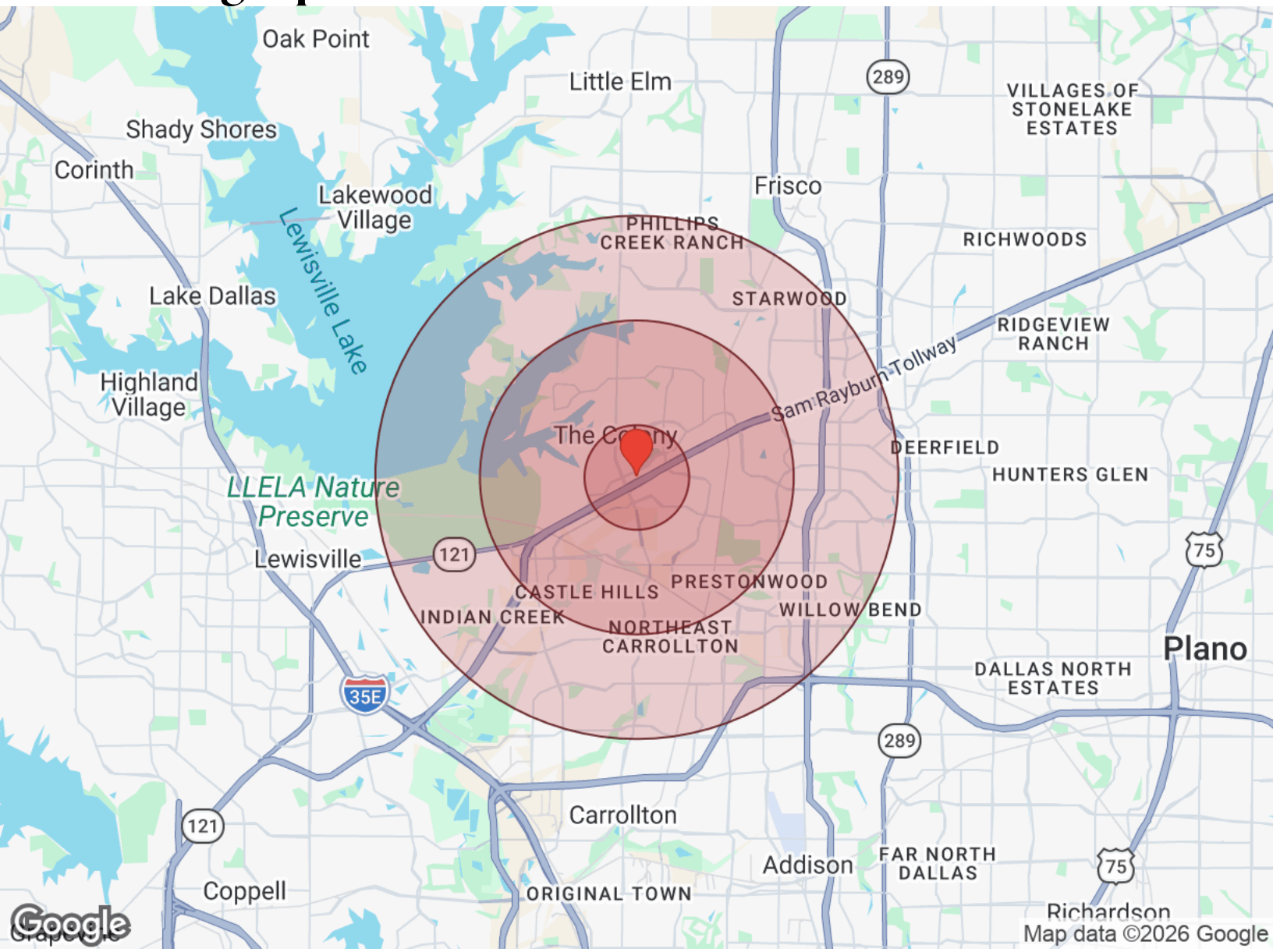
1.8% ↑	136	3.1% ↑
Pop Growth Rate is 214.0% higher than **United States**	Wealth Index Below 100 = **low** Above 100 = **high**	Housing Units Growth Rate is 218% higher than **United States**.

Businesses Per 1,000 Population

Business Categories	1 mile	3 miles	5 miles	ZIP Codes 75056 (The Colony)	States Texas	National United States
Restaurants	10.66	2.38	3.34	2.58	2.53	2.42
Health Care & Social Assistance	6.49	3.18	5.84	1.75	3.26	3.69
Retail	9.04	2.24	4.06	2.29	4.33	4.51
Manufacturing	1.62	0.47	0.87	0.44	1.10	1.29
Finance & Insurance	3.94	1.28	3.18	1.08	1.83	1.77
Professional & Tech Services	4.87	2.60	5.32	2.18	3.26	3.56

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Demographics



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,305	44,435	116,432
Female	4,564	46,562	120,461
Total Population	8,869	90,997	236,892

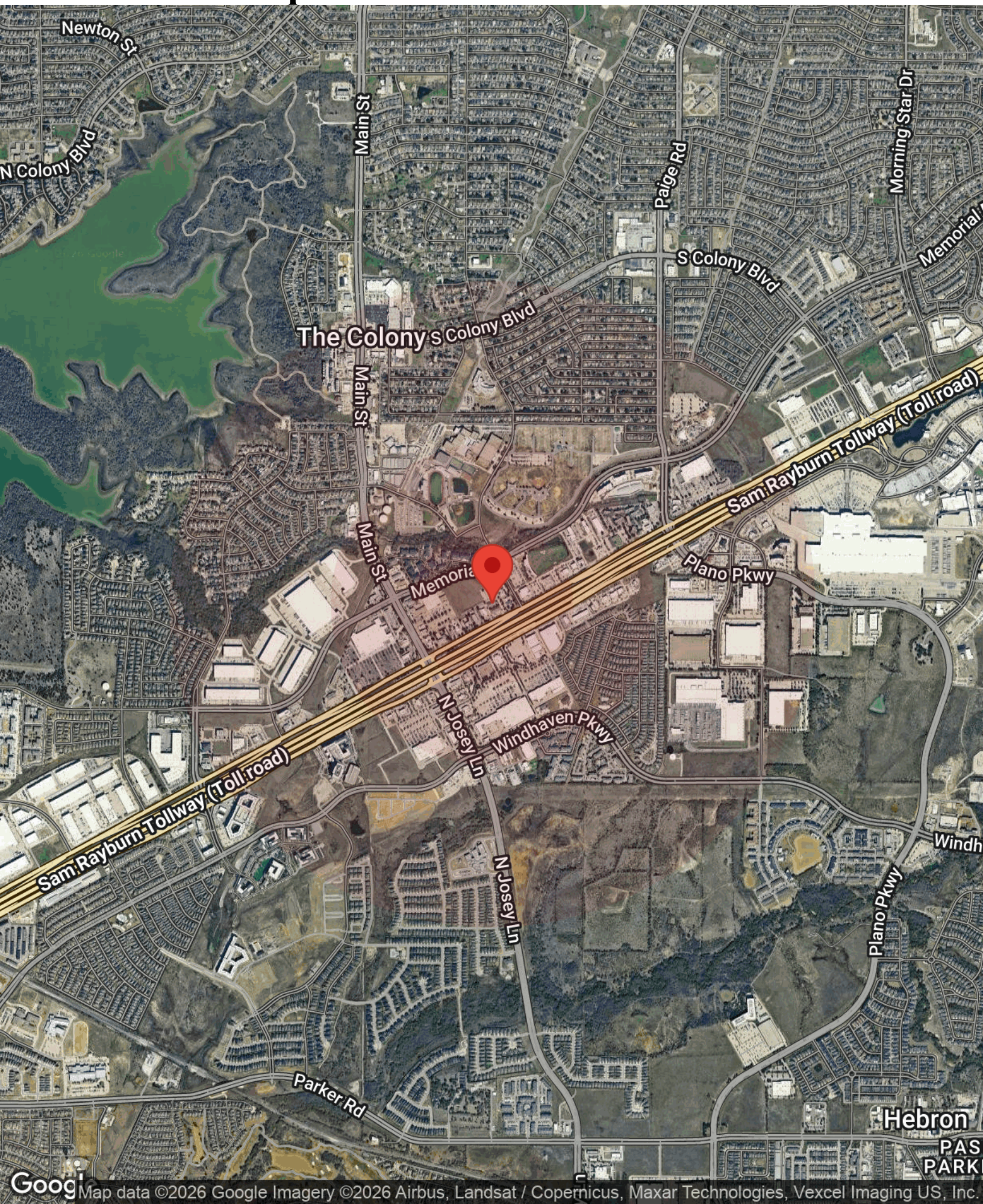
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,522	41,622	104,161
Black	1,110	10,911	31,317
Am In/AK Nat	18	164	403
Hawaiian	4	36	95
Hispanic	1,650	16,489	40,840
Asian	2,380	19,637	54,485
Multiracial	179	2,075	5,401
Other	5	55	190

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,899	42,281	109,485
Occupied	3,729	40,415	104,506
Owner Occupied	1,999	20,504	49,452
Renter Occupied	1,730	19,911	55,054
Vacant	170	1,867	4,979

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,582	15,143	40,102
Ages 15 - 24	923	10,269	27,052
Ages 25 - 54	4,727	45,105	115,375
Ages 55 - 64	860	10,717	27,801
Ages 65+	777	9,765	26,564

Income	1 Mile	3 Miles	5 Miles
Median	$127,328	$124,134	$119,981
Under $15k	148	1,798	4,555
$15k - $25k	5	737	2,158
$25k - $35k	81	1,386	3,522
$35k - $50k	120	1,956	6,059
$50k - $75k	774	5,329	14,413
$75k - $100k	284	4,335	12,179
$100k - $150k	768	8,914	21,328
$150k - $200k	545	5,326	11,715
Over $200k	1,003	10,634	28,576

Business Map



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2-10-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

Keller Williams Realty DPR, KW Commercial	**499181-BB**	**klrw48@kw.com**	**(972)732-6000**
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
Janice Moore	**369873-B**	**klrw48@kw.com**	**(972)732-6000**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Raymond Edler	**581538-B**	**raymond.edler@kw.com**	**(214)552-2091**
Sales Agent/Associate's Name	License No.	Email	Phone

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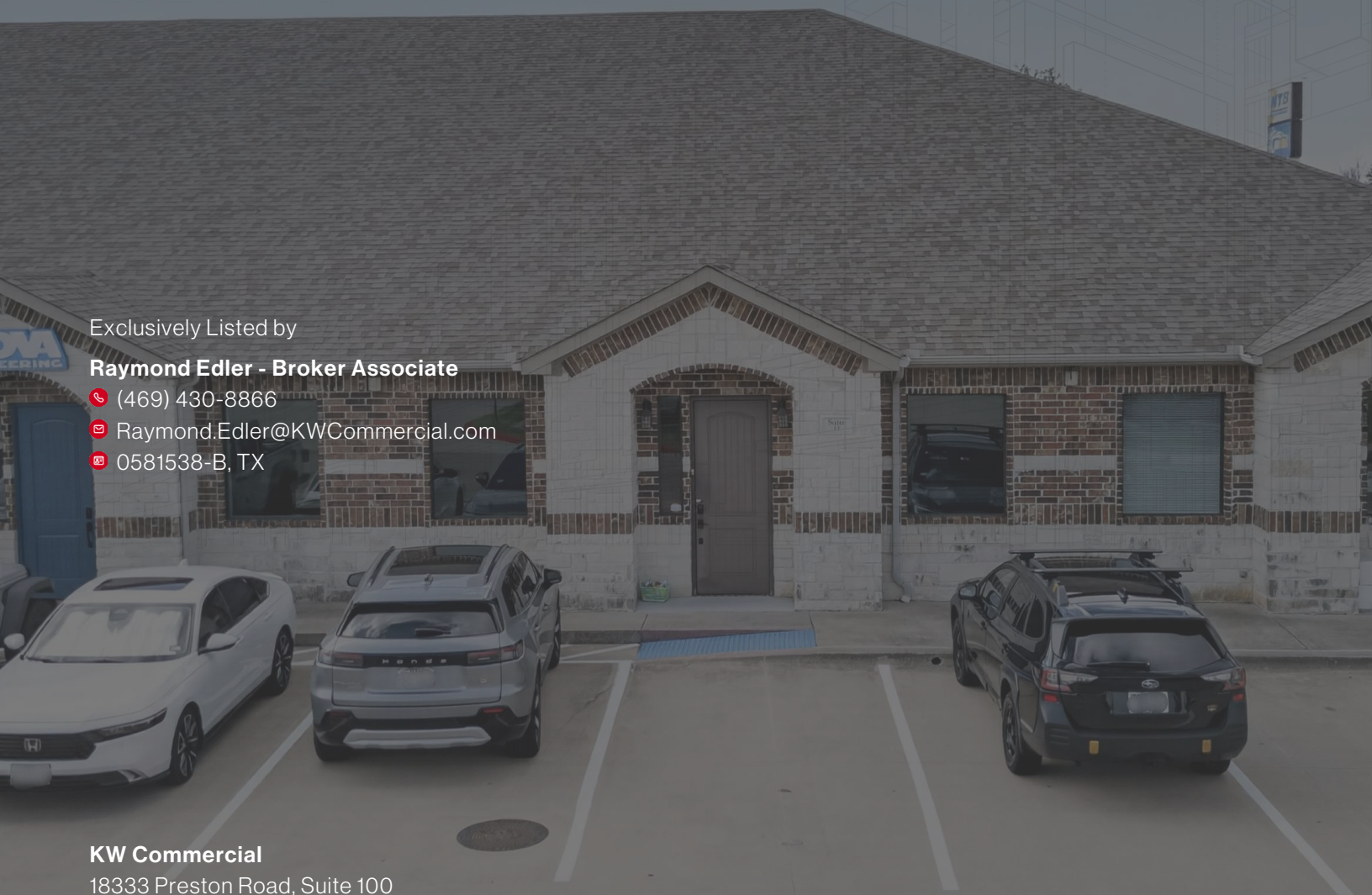
Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

IABS 1-1
TXR 2501

Why Lease When you can buy?

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